

GEC

GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

June 12, 2012

Mr. Stan Brading
1201 West Peachtree Street Suite 3250
Atlanta, Georgia 30309

SUBJECT: Wetland & Floodplain Evaluation Letter
Goshen Crossing Phase II
Highway 21
Rincon, Effingham County, Georgia
GEC Job #100689.241

Dear Mr. Brading:

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

To adequately determine where the 100-foot boundaries would be located on the subject site, GEC delineated wetlands on the adjacent properties to the northeast and northwest of the subject property. The attached site plan indicates where the 100-foot wetland buffer is located, as required by the Georgia Department of Community Affairs. GEC does not anticipate any impacts to the adjacent wetland areas.

The subject property is found on the Effingham County, Georgia Flood Insurance Rate Map (13103C0289D) dated December 17, 2010. According to the FIRM map, the subject property is located in Zone X-white, which is defined as areas determined to be outside the 0.2% annual chance floodplain. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property.

A copy of the NWI, site map, and FIRM map is included as an attachment.

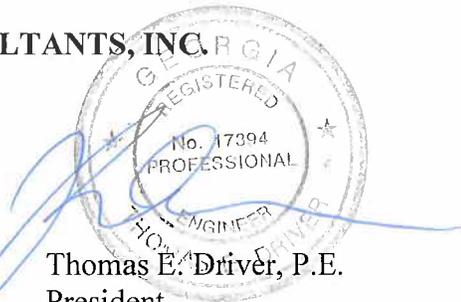
GEC appreciates the opportunity to be of service to you. If you have any questions, or need further assistance, please do not hesitate to call.

Sincerely,

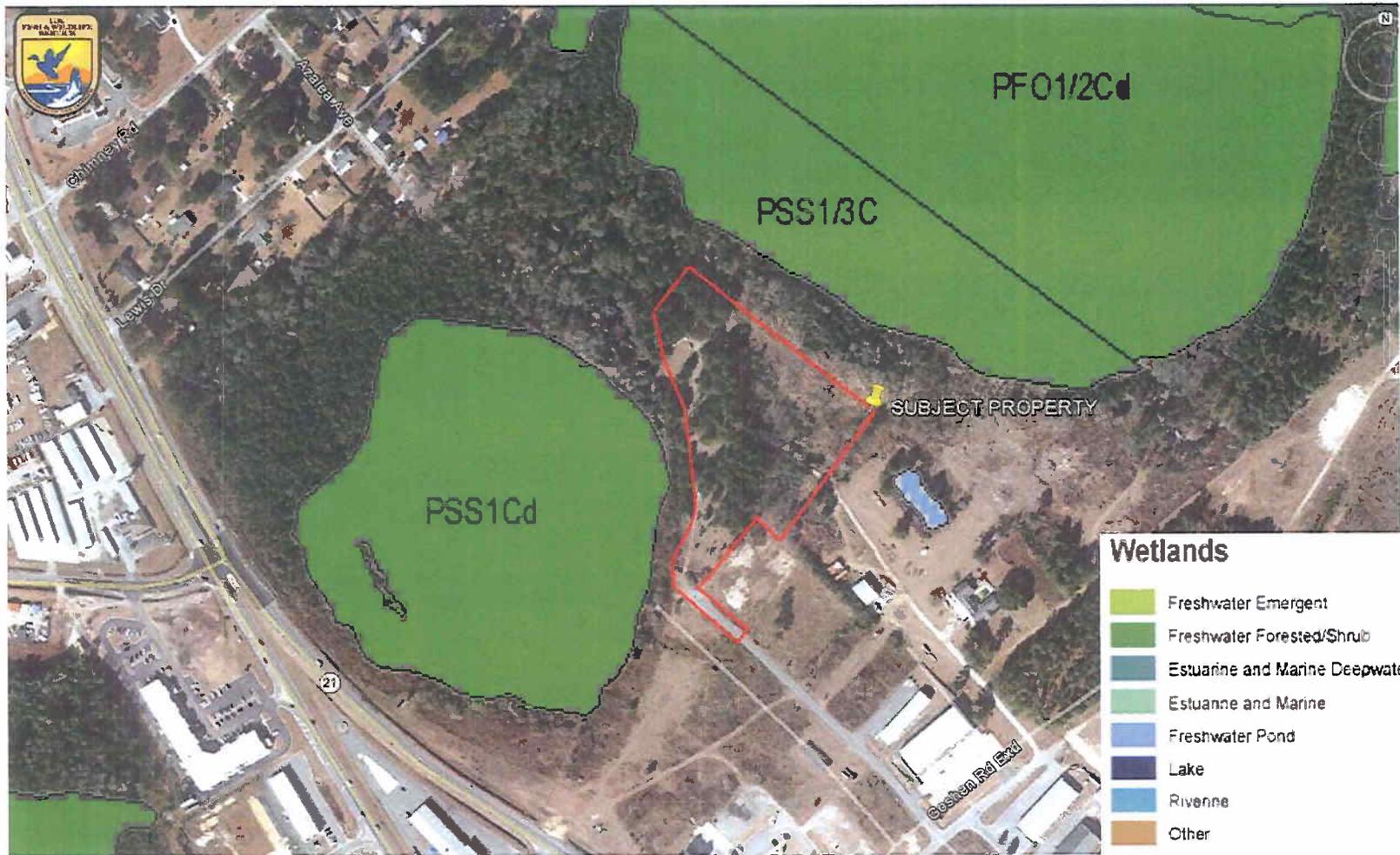
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.



Mary A. Brooks, PWS
Wetland Services Director



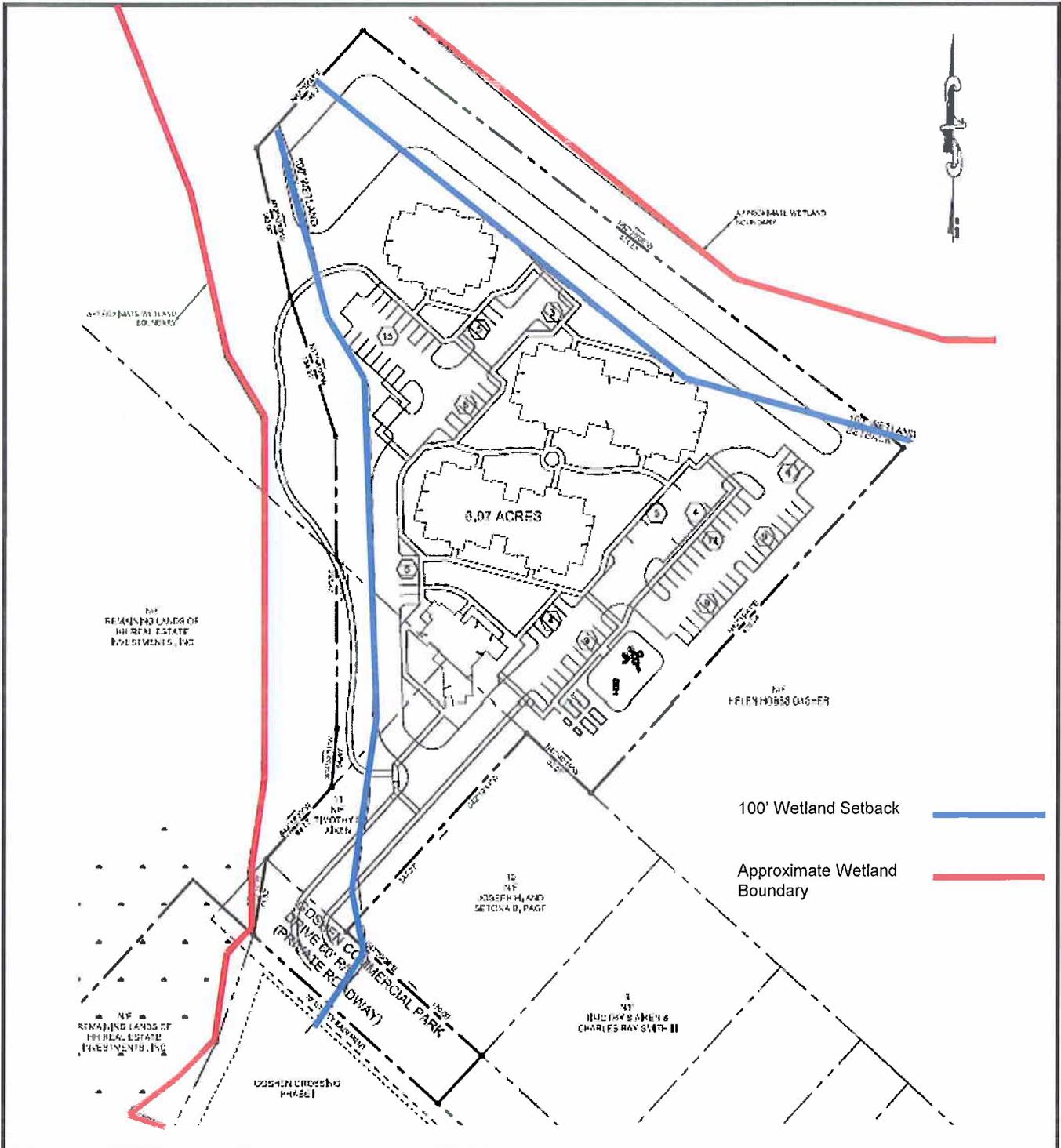
Thomas E. Driver, P.E.
President
Georgia Reg. No. 17394



National Wetlands Inventory (NWI) Map
 Proposed Goshen Crossing II
 Rincon, Effingham County, Georgia
 GEC Project No. 100689.241
 Approximate Scale: 1"=400'
 Source: U.S. Fish & Wildlife Service

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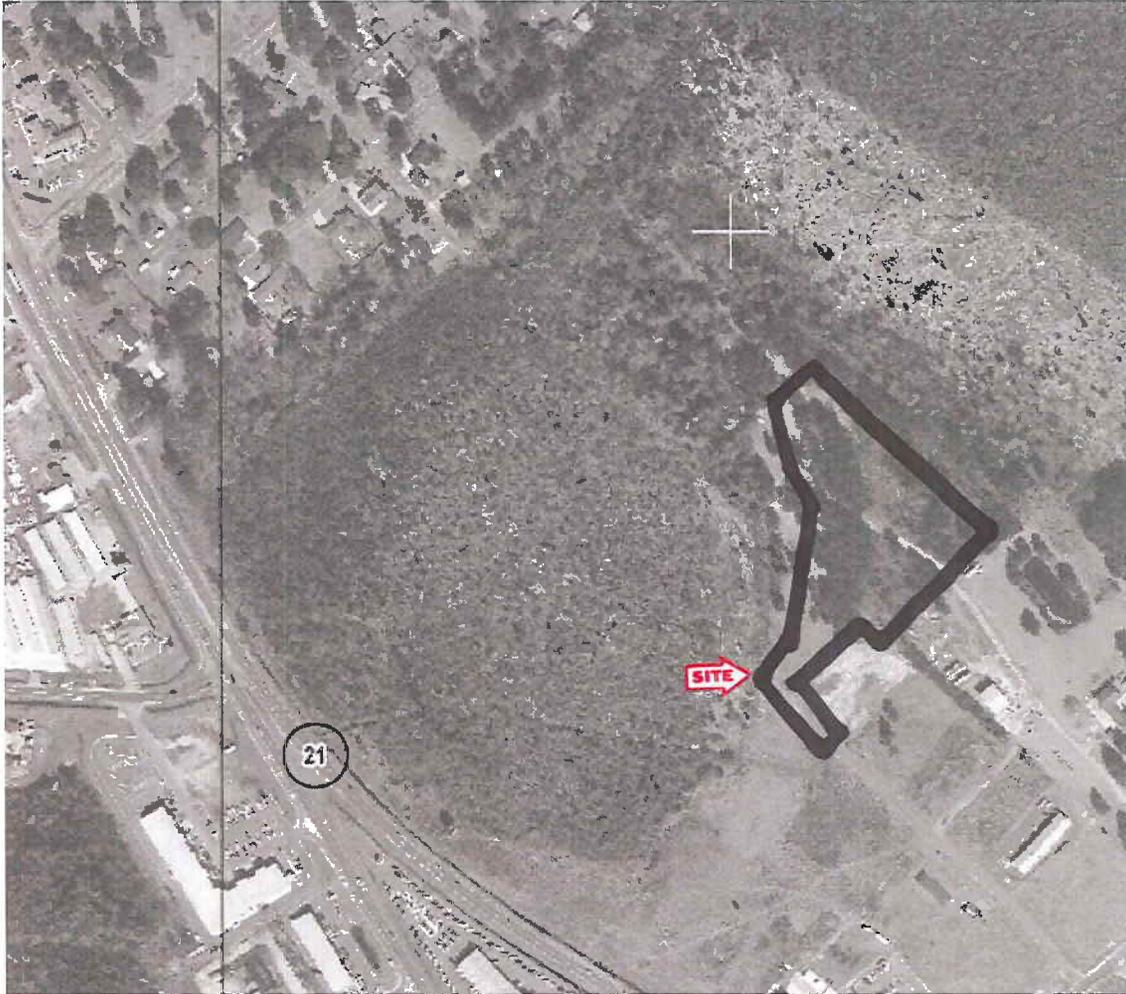
514 Hillcrest Industrial Blvd. Macon, GA 31204 Tel: (478) 757-1606 Fax: (478) 757-1608
 6202 West Hamilton Park Drive Columbus, GA 31909 Tel: (706) 569-0008 Fax: (706) 569-0940



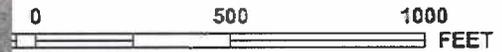
Site Plan
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"= 125'
Source: GEC's Client

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MAP SCALE 1" = 500'



NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0289D

FIRM
FLOOD INSURANCE RATE MAP

EFFINGHAM COUNTY,
GEORGIA
AND INCORPORATED AREAS

PANEL 289 OF 430
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EFFINGHAM COUNTY	13078	2809	D
RINCON, CITY OF	133426	2885	D

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

 MAP NUMBER
13103C0289D

EFFECTIVE DATE
DECEMBER 17, 2010

Federal Emergency Management Agency

↑
N

**Flood Insurance Rate Map (FIRM)
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"= 500'
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

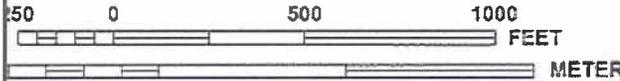
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

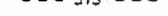


COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



MAP SCALE 1" = 500'



	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
	OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.	
	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Roadway 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 887)	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
176500N	1000-meter Universal Transverse Mercator grid values, zone 17
600000 FT	5000-foot grid values; Georgia State Plane coordinate system, East zone (FIPSZONE 1001), Transverse Mercator projection
DX5510 x	Benchmark (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
December 17, 2013

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

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

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

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**PROPOSED GOSHEN CROSSING II
121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.241**

PREPARED FOR

**EFFINGHAM GOSHEN CROSSING II, LP
1201 WEST PEACHTREE STREET
SUITE 3250
ATLANTA, GEORGIA 30309
ATTN: MR. STAN BRADING**

PREPARED BY

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

ISSUE DATE

JUNE 13, 2012

GEC

ENVIRONMENTAL CONSULTANT SIGNATURE PAGE FOR PHASE I REPORTS

June 13, 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.

6/13/12
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 Goshen Crossing II development at 121 Goshen Commercial Park Drive, Rincon, 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).

6-13-12
Date

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

6-13-12
Date

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

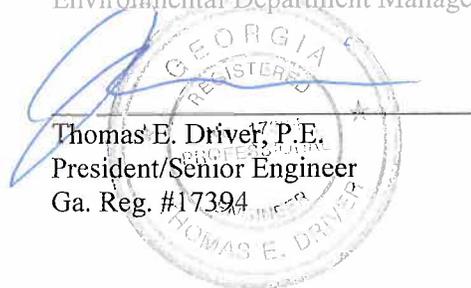


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121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.241**

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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
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- Figure 8: 2011 Aerial Photograph

APPENDIX B: SITE PHOTOGRAPHS

APPENDIX C: HISTORICAL RESEARCH DOCUMENTATION

- EDR Historical Aerial Package (Years: 2007-2005, 1994, 1988, 1971, 1965, 1958, and 1938)
- Environmental Data Resources (EDR) Sanborn Map "Report"
- EDR Historical Topographic Maps
- EDR-City Directory Abstract

APPENDIX D: DOCUMENTATION FROM TITLE COMPANY/TITLE PROFESSIONAL

- Effingham 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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121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.241**

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

Resume: THOMAS E. DRIVER, P.E.

Resume: ROBERT T. HADDEN

Resume: TAMEKA GORDON

APPENDIX J: OWNER ENVIRONMENTAL QUESTIONNAIRE

APPENDIX K: PROPERTY LOG & INFORMATION CHECKLIST

APPENDIX L: PROOF OF INSURANCE

APPENDIX M: LETTERS OF REFERENCE

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APPENDIX P: ENDANGERED SPECIES DOCUMENTATION

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

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

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

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

APPENDIX U: OTHER *[if applicable]*

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

1.0 EXECUTIVE SUMMARY

Mr. Stan Brading with Effingham Goshen Crossing II, LP retained Geotechnical & Environmental Consultants, Inc. (GEC) to perform a Phase I Environmental Site Assessment (ESA) on the 6.07-acre proposed Goshen Crossing – Phase II site located at 121 Goshen Commercial Park Drive; south of Lewis Drive, northwest of Goshen Road Extension, and east of State Route 21/McCall Road, in the City of Rincon, Effingham County, Georgia. GEC is not affiliated with Mr. Brading; Effingham Goshen Crossing II, LP; or any others associated with the subject property.

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

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

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

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

- The site reconnaissance and research revealed no business risk issues or evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Testing for the presence of lead in soil was conducted by GEC within the drip line areas of the on-site mobile home and a pre-fabricated metal shed. 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).

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically, undeveloped wooded and/or agricultural land since, and likely before, 1938. The adjacent property in all directions of the subject site was wooded land with sparsely situated rural residential homesteads on the 1938 to 1971 aerial photographs. Heavier residential and/or commercial development appears on the 1988 to 1994 aerial photographs mostly to the north toward Rincon and west toward and along Georgia Highway 21. From the 1994 to the 2005 aerial photograph, a significant amount of development occurred, as a number of commercial and warehouse-like buildings appear to the subject's south and west in the 2005 aerial along either side of Highway 21. The review of historic records did not result in the discovery of RECs for the property.
- The Environmental Data Resources, Inc. (EDR) Report used in this DCA Phase I ESA is dated May 21, 2012. The EDR report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified two AST database sites (LP gas sites) within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the EDR Environmental Database Report
- GEC reviewed the U.S. Department of the Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to determine if these records indicate potential wetland and/or floodplain concerns on the subject property. According to the maps, no wetland areas or flood plains were identified on the subject property, although there are wetlands areas to the east and west of the subject property. GEC does not anticipate that the construction of the proposed Goshen Crossing – Phase II development will impact any wetland area.

1.1 Location & Legal Description of the Property

The subject site, which is approximately 6.07-acres in size, is located at 121 Goshen Commercial Park Drive; south of Lewis Drive, northwest of Goshen Road Extension, and east of State Route 21/McCall Road, in the City of Rincon, Effingham County, Georgia. The subject property consists of a tract of land developed as a single rural residence with a mobile home currently occupying the site.

The subject property is located in the City of Rincon, Effingham County, Georgia. The subject property is legally described in the most current available deed (Deed Book 740, Page 307), a copy of which is provided in Appendix D.

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

The site reconnaissance and research conducted during the course of this project revealed no evidence of recognized environmental conditions that would indicate an existing release, a past

release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

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

1.3.2 Off-Site

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

2.0 INTRODUCTION

2.1 Background

This report describes a Phase I Environmental Site Assessment, prepared by Geotechnical & Environmental Consultants, Inc. (GEC), for the approximately 6.07-acre proposed Goshen Crossing – Phase II site located at 121 Goshen Commercial Park Drive; south of Lewis Drive, northwest of Goshen Road Extension, and east of State Route 21/McCall Road, in the City of Rincon, Effingham County, Georgia. The subject property, parts of which are included in tax parcels #04650002, #0465F011, and #04650003 of Effingham County, Georgia, currently contains developed land with one occupied mobile home, and two small buildings/sheds located in the central northern portion of the subject site. A U.S.G.S. topographic map, site map, and a site plan are included in Appendix A as Figures 1, 5, and 6, respectively.

2.2 Procedures

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

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

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

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

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

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

2.3 Significant Assumptions

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

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Thomas E. Driver, P.E., is the **President** of GEC and **Managing Senior Engineer** of all offices. Tom graduated from Auburn University with a Bachelor's degree in Civil Engineering in

1983 and has over 28 years of experience in the geotechnical, environmental and construction materials testing fields. Tom is a member of the American Society of Civil Engineers (ASCE), the Georgia Society of Professional Engineers (GSPE), and the Consulting Engineers Council of Georgia (CECG). He is a past State President of GSPE, a past board member of the Macon Economic Development Commission, and a board member of the Consulting Engineers Council of Georgia. He is a Past President of the Macon Chapter of ASCE and a past president of the GSPE Middle Georgia Branch. Tom was named the 1992 Young Engineer of the Year and the 1996 Professional Engineer of the Year in Private Practice by the Georgia Society of Professional Engineers. Tom is a registered Professional Engineer in Alabama, Florida, Georgia, Kentucky, North Carolina, South Carolina, and Tennessee.

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

Tameka Gordon is an **Environmental Specialist** with the Macon office. Tameka has 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 Effingham Goshen Crossing II, LP; 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. Brading; Effingham Goshen Crossing II, LP; or any others associated with 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-12-5169, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Goshen Crossing II site, which is approximately 6.07 acres in size, is located at 121 Goshen Commercial Park Drive. The subject property is situated south of Lewis Drive, northwest of Goshen Road Extension, and east of State Route 21/McCall Road, located in the City of Rincon, Effingham County, Georgia. GEC observed that the subject site is currently developed land with one occupied mobile home, and two small buildings/sheds located in the central northern portion of the subject site. The site vicinity currently consists primarily of commercial and undeveloped properties. GEC observed residential properties primarily north of the subject site toward Rincon and primarily commercial properties along Georgia Highway 21 to the west and south of the subject property. Wooded undeveloped land was observed to the adjacent west, between the subject site and Highway 21, and wooded land is also adjacent to the north and east. A rural residence and a small metal shop business, operated by the subject property owner, are located to the south of the subject property. A site map and a site plan are included in Appendix A as Figures 5 and 6, and a U.S.G.S. topographic map is presented in Appendix A as Figure 1.

3.1.1 Current Site Use & Description

During the reconnaissance of the subject property on May 25, 2012, GEC observed that the subject site is currently a developed tract of land with one occupied mobile home and two small buildings/sheds, in the central northern portion of the subject site. The zoning for the subject site, according to agency interviews, is currently A1R (agricultural, but re-zoning to B3, General Commercial) has been proposed. Public water and sewer serve the subject site.

3.1.2 Current Uses of Adjoining Properties

The site vicinity consists of residential and commercial properties. During the reconnaissance of the surrounding area on May 25, 2012, GEC observed wooded properties north, east and west of the subject site. Residential properties, a rural residence and multi-family housing, were observed to the south and southwest, respectively. A small metal shop is also south of the subject property and appears to be associated with the rural residence.

3.1.3 Description of Structures, Roads, & Other Improvements

The subject property is a developed, occupied tract of land with one mobile home on it. The adjacent, improved roadway is Goshen Commercial Park Drive, which currently ends at the western extent of the subject property and will be one of the main access points for the proposed development. According to various sources, public water and sewer serve the subject site. The mobile home has a central electric heating/cooling system.

3.2 Hydrogeology

3.2.1 Geologic Setting

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

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

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 primarily via surface flow to man-made storm water controls, curb and gutter and to paved streets and drainage swales. The site and vicinity is visually flat, but the topographic map indicates a slight slope for the vicinity to the south and southeast, and a relatively significant slope, falling from 50 to 25 feet mean sea level (msl), is just southeast of Goshen Road, and approximately 1,500 southeast of the site.

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 south-southeast.

3.3 Wetlands

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

3.4 Flood Plain/Floodway

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for Effingham County (and incorporated areas), Georgia. The subject property is found on Community Panel 289, Map #13103C0289D dated December 17, 2010. According to the FIRM map, the subject property is located in Zone X-white, which is defined as “area determined to be outside the 0.2% annual chance floodplain”. GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 4, Appendix A.

3.5 State Waters

There are no free flowing surface waters on the subject property; therefore, there are no state waters on the property.

3.6 Endangered Species

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

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites which have been targeted for clean-up or investigation, sites and facilities against which complaints have been filed, or sites on which generators of hazardous waste or regulated substances are located. The EDR Report is dated May 21, 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 Sites listed in Section 8.2.1 of ASTM E 1527-05 & in Exhibit B1

The Environmental Data Resources, Inc. (EDR) Report used in this DCA Phase I ESA is dated May 21, 2012. The EDR report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified two AST database sites within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not considered to be a potential environmental and/or financial concern to the subject site.

Based on the EDR Report Overview and Detail Maps of listed sites and observations during the site reconnaissance, the two listings are over one-fourth mile from the subject property. The sites are located to the west and northwest of the subject property. The closest mapped site is **Lovett Hardware** (EDR Map ID#1) listed as located at 5519 McCall Road, just over one-fourth mile to

the west of the subject property, and the other site, **Clyde's Market #87** is nearly one-half mile northwest of the subject property. At these distances and locations relative to the subject site, neither of the two listed EDR database sites is judged to represent an environmental concern or liability to the subject property.

On the basis of its reported research, GEC is of the opinion that a Phase II investigation for the subject site is unnecessary.

4.1.1.2 Orphan/Unmappable Sites

GEC reviewed the 10 listed "orphan summary" sites, which were not mapped due to poor or inadequate address information, in the EDR report. GEC found Lovett Hardware also listed in the Orphan list as an AST site, but the other 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-8 through A-16 of the EDR Environmental Database Report (see Appendix G). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells. The EDR report identified one federal U.S.G.S. well, one Federal Reporting Data System (FRDS) public water supply well, and one state database well located within the vicinity of the subject site. No Federal FRDS wells or federal or state U.S.G.S. wells were found on the subject property. The closest well is a Federal FRDS well, located ½ -mile to 1 -mile, east of the subject site. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site.

4.1.2.8 Planning Department Records

GEC contacted Mr. George Shaw, with Effingham County Community Development, via telephone on May 23, 2012. Mr. Shaw indicated that the zoning for the subject site is A-1R, agricultural, but that re-zoning of the site to B3, general commercial had been proposed. This designation allows for the construction and operation of the proposed multi-family facility. A copy of the department's response 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 Effingham County Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that City of Rincon'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)

One pole mounted transformer was located on the site, in front of the on-site mobile home. It was in good condition with no signs of leakage. The transformer is owned by, and the responsibility of, the local power utility, Georgia Power Company.

GEC received a letter from Mr. Ted A. Jones of Georgia Power Company dated April 25, 2012. Mr. Jones indicated that Georgia Power Company has the available capacity and will supply electrical service to the proposed development. A copy of the power letter is provided in Appendix H.

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 completed a telephone interview with Mr. Ryan Johnson with the City of Rincon Fire Department on June 12, 2012. Mr. Johnson stated that no environmentally related fires, hazardous materials responses, or other environmental records were listed with the subject property. He further stated that there was no site history associated with the subject property. Mr. Johnson indicated that there were no storage tanks currently or previously on the property. A copy of the telephone memorandum is presented in Appendix H.

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to Mr. D. M. O'Neal with the Effingham County Environmental Health Department on May 21, 2012. GEC received a response from Mr. O'Neal on May 23, 2012. Mr. O'Neal indicated that the department did not have record of environmental/health responses or other known environmental concerns at the subject site. He was not aware of any history of the property. A copy of the information questionnaire is presented in Appendix H.

4.2.3 Local Building Permit Agency Official

See above in Section 4.1.2.8.

4.2.4 Local Groundwater Use Permit Agency Official

GEC is not aware of any local Groundwater Use Permit Agency.

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 dated June 4, 2012, from each of Helen A. Dasher and HH Real Estate, Owners of land tracts comprising the subject property. Both noted that they were not aware of any deed restrictions, engineering or institutional controls, or other activity and use limitations for the property. Both indicated they were not aware of any specialized knowledge or experiences that are material to any potential recognized environmental conditions. Nor were either 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. Both reported they do not possess or control title records for the property, and neither is aware of any environmental liens on the property. The noted reason for having the Phase I performed was for pre-sale assessment and to support a tax credit assessment of the property. Both indicated the purchase price of the property was the same as fair market value. A copy of each of the completed DCA version ASTM Questionnaires is provided in Appendix H.

GEC also received copies of completed owner environmental questionnaires from Helen A. Dasher and HH Real Estate. Ms. Dasher is the owner of land parcel 04650002 (465-2) and HH Real Estate is the owner of parcel 04650003 (465-3). Parcel 465-2, the easternmost parcel, contains the majority of the subject property, and 465-3 contains the southwestern portion.

Ms. Dasher indicated that her property or adjoining properties are currently used for commercial purposes, but no business operated on the subject property. Ms. Dasher indicated the adjacent properties to be vacant land and multi-family and to generally have been used as such in the past. The subject property current use was reported to be residential/agriculture. Ms. Dasher further noted that no fill dirt had been used on the property, and no drums or buried wastes were on the subject property. No stained soil or storage tanks are known to be on the property and none are known to have been on the property in the past. Ms. Dasher indicated no prospective purchasers are known to have conducted previous environmental assessments on the property, no waste water is discharged from the property, no health complaints related to the property have been reported, and she is not aware of any environmental liens on the property. No presence, use, or storage of hazardous substances or petroleum products on the subject property was noted and no other indication of RECs is indicated in the questionnaire responses. These comments are corroborated by observations and testing and assessment for this report by GEC.

The responses to the Owner Environmental Questionnaire by HH Real Estate for parcel 465-3 were similar to those of Ms. Dasher above and did not indicate any evidence of RECs for the subject property. The reported current use of the subject property is reported to be vacant land, but other than this the questionnaire is equally void of indications of RECs for the subject property.

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

4.3.2 Current Owners or Occupants of Neighboring Properties

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

4.3.3 Past Owners, Occupants, or Operators of the Property

Since sufficient information was available from the current interviews and public records, no past owners, occupants, or operators of the property were interviewed other than the current owner as noted in Section 4.3.1 above. In addition, the User did not indicate or provide GEC with any other previous owners, occupants, or operators of the property. The lack of interviews with the other 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 (Effingham Goshen Crossing II, LP) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The user was identified as Effingham Goshen Crossing II, LP; and Mr. Stan Brading 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 6.07 acres in size, is located at 121 Goshen Commercial Park Drive; south of Lewis Drive, northwest of Goshen Road Extension, and east of State Route 21/McCall Road, in the City of Rincon, Effingham County, Georgia. The subject property is a compilation of parcels that appear on the Effingham County Tax Map as parcels # 04650002, #04650003, and #0465F011.

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 11, 2012. Mr. May's review of the subject property's chain of title information indicated that the site was composed of two main tracts owned by Jesse Exley who obtained the property tracts in the later 1970s and mid-1980s and sold them as separate parcels beginning in the mid-1990s through 2006. The parcels have been owned by private individuals and investment parties since at least the early to mid-1930s. This site is indicated to have been developed as a single mobile home residence since some time after 1994, its first known use besides probable agricultural.

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, and discovered no, commonly known or reasonably ascertainable information demonstrating recognized environmental conditions in connection with the subject site.

4.3.4.5 Reason for Performing the Phase I

GEC was asked to perform a DCA Phase I ESA (as part of the proposed submittal for tax credits for the redevelopment 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 in order to support an application for tax credits to fund an affordable housing development.

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 for affordable housing. No environmental issues were identified while conducting this Phase I ESA, which would adversely affect the property valuation.

4.3.4.6.1 Purchase Price

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

4.3.4.6.2 Differential between Purchase Price & Market Value

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

4.3.4.6.3 Reasons for any Differential

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

5.0 SITE INFORMATION AND USE

5.1 Site Reconnaissance Methodology & Limiting Conditions

GEC's methodology for performing the ESA was in accordance with ASTM E 1527-05. No significant limiting conditions were encountered during the site reconnaissance performed on May 25, 2012.

5.2 General Site Setting

The subject site, which is approximately 6.07 acres in size, is currently developed, occupied land, located at 121 Goshen Commercial Park Drive in the City of Rincon, Effingham County, Georgia. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been residentially developed land beginning sometime after 1994, but prior to it and the surrounding area was open or wooded land.

GEC observed residential, commercial, and undeveloped wooded properties within the site vicinity. The greatest amount of development is north of the subject site toward the City of Rincon, and mostly residential in this direction, with significant commercial development along Georgia Highway 21 to the west and south of the subject property.

5.3 Assessment of Commonly Known/Reasonably Ascertainable Information

GEC's assessment of all commonly known and reasonably ascertainable information about the proposed Goshen Crossing II property indicates there are no recognized environmental conditions associated with the subject site.

5.4 Current Site Use

The subject property is currently developed land occupied by a mobile home, and two other small sheds.

5.4.1 Storage Tanks

No storage tanks, or indicators of the existence of such tanks (pipes protruding from the ground, mounded earth, or concrete islands), were observed on the subject property during GEC's site reconnaissance on May 25, 2012.

5.4.2 Hazardous & Petroleum Products Containers/Drums

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

5.4.3 Heating & Cooling

Electric heating and cooling systems were apparently used in the mobile home.

5.4.4 Solid Waste

No uncontrolled solid waste was observed on the subject property during GEC's site reconnaissance, other than a collection of "surplus" residential items in and around the mobile home, its sheds and immediate surroundings. None of this material was judged to represent evidence of RECs for the property.

5.4.5 Sewage Disposal/Septic Tanks

According to various sources, municipal sewer serves the subject site. The presence of a septic tank is not expected on the site as the mobile home was present after 1994.

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)

One pole mounted transformer serves the mobile home on the site. It was in good condition with no signs of leakage. The transformer is owned by, and the responsibility of, the local power utility, Georgia Power Company.

GEC received a letter from Mr. Ted A. Jones of Georgia Power Company dated April 25, 2012. Mr. Jones indicated that Georgia Power Company has the available capacity and will supply electrical service to the proposed development. A copy of the power letter is provided in Appendix H.

5.4.9 Water Supply & Wells

According to various sources, municipal water is available to serve the subject site. No water well is expected on the site.

5.4.10 Drains & Sumps

No drains or sumps were observed on the property.

5.4.11 Pits, Ponds, Lagoons, & Surface Waters

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

5.4.12 Stressed Vegetation

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

5.4.13 Stained Soil or Pavement

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

5.4.14 Odors

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

5.4.15 Utilities/Roadway Easements

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

5.4.16 Chemical Use

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

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

The subject mobile home is to be moved from the subject property, so water leaks/mold concerns are not applicable to the subject property.

5.4.18 Asbestos

The subject mobile home is to be removed from the subject property, and no other suspect asbestos containing material sources were observed on the property, so asbestos is not a concern for the subject property.

5.4.19 Lead-Based Paint

The subject mobile home is to be removed from the subject property, and no other suspect lead-based paint (LBP) containing sources were observed on the property, so LBP is not a concern for the subject property.

Since the build date of the mobile home was unknown and it has been on site for several years, GEC conducted composite sampling of surface soils around it and one of the small sheds that was painted (the larger tin and wood shed was not painted) during the site reconnaissance on May 25, 2012. Composite samples were collected from around the noted structures, combining soil from one aliquots spaced roughly at six intervals into composite samples. The upper one-half inch of area surface soils was collected for the samples. None of the 11 samples of soil that were analyzed for total lead indicated lead content above the regulatory action level of 400 milligrams per kilograms (mg/Kg) per the Georgia Environmental Protection Division Hazardous Site Response Act (HSRA).

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.

On the basis of this information, GEC does not believe lead in soil is a concern for the subject property. Refer to Appendix E for the soil sampling data and the analytical laboratory report.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2011 Effingham County Annual Water Quality Report (AWQR), their most current version of the AWQR, which indicated that the public 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, Effingham 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, the average radon for the six sites tested was less than 4 pCi/L (0.417pCi/L) in the 1st floor living area. The National Radon Database has been developed by the U.S. Environmental Protection Agency (EPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

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

5.4.22 Noise

During GEC’s site reconnaissance on May 25, 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 did not find any potential contributors to noise at the subject site. No major roads were found within 1,000 feet, no railways were found within 3,000 feet, no civil airports were found within five miles, and no military airfields were found within 15 miles of the subject site.

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

5.4.23 Vapor Encroachment Screening

GEC also contracted with Environmental Data Resources, Inc. (EDR) to conduct a site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files concerning the site and nearby sites regarding vapor encroachment. The following lists were included, in the records review: **(FEDERAL) NPL, CERCLIS, RCRA-CORRACTS, RCRA-TSD, RCRA generators, and INSTITUTION CONTROLS / ENGINEERING CONTROLS, (STATE and TRIBAL) CERCLIS, LANDFILL / SOLID WASTE DISPOSAL, LUST, UST, INSTITUTION CONTROLS / ENGINEERING CONTROLS, VOLUNTARY CLEANUP, BROWNFIELDS, and OTHER STANDARD ENVIRONMENTAL RECORDS.** The report includes **HISTORICAL USE RECORDS: FORMER MANUFACTURED GAS PLANTS** (see attached EDR report in Appendix E for the list of databases, their currency, their definitions, and sources for these records). The radii used in the search for each of the above records are indicated on Page 3 in the EDR Environmental Database Report, and they were specifically designed by EDR to meet the search requirements of the ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (E 2600). Neither a State Engineering Controls database,

nor state or tribal voluntary cleanups database is available in Georgia.

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

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

The Vapor Encroachment (VE) Screen report did not identify the subject property on any database. The VE Screen report identified no other database sites within the ASTM E 2600 prescribed search radii of the subject property.

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

5.4.24 Other Site Reconnaissance Issues

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

5.5 Past Site Use

5.5.1 Recorded Land Title Records

Property ownership history sometimes provides an indication of a potential environmental problem at a site. The ownership and deeds reviewed may not include all of the previous owners or occupants that may have or have had an interest in the subject property. The subject site, which is 6.07 acres in size, is located at 121 Goshen Commercial Park Drive in the City of Rincon, Effingham County, Georgia. The subject property, which is contained within three tax parcels: #04650002, #04650003, and #0465F011 of Effingham County, Georgia, consists of land developed for a single residential use with a mobile home.

Mr. May provided the chain of ownership information for GEC's review on June 11, 2012. Mr. May's review of the subject property's chain of title information indicated that the site was composed of two main tracts owned by Jesse Exley who obtained the property tracts in the later 1970s and mid-1980s and sold them as separate parcels beginning in the mid-1990s through 2006. The parcels have been owned by private individuals and investment parties since at least the early to mid-1930s. This site is indicated to have been developed as a single mobile home residence since some time after 1994, its first known use besides probable agricultural.

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.

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 (2007-2005, 1994, 1988, 1971, 1965, 1958, and 1938) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 2007 aerial photograph was obtained off the Internet at the Google Earth™ web page. The 2007 aerial can be found as Figure 8 in Appendix A. The remaining aerial photographs can be found in Appendix C.

The aerial photographs reviewed did not indicate obvious environmental impacts to the site. During GEC's site visit on May 25, 2012, the approximate 6.07-acre tract of land was developed with one mobile home residence. GEC's review of all of the readily available historical aerial photographs indicates that the subject property appears to have been wooded land before the 1938 aerial to the 1958 aerial photograph. The next more recent aerial, 1965, shows the site to be partially cleared as an open pasture or other potential agricultural field, and this general condition persists until the 2005 aerial that first shows the presence of the mobile home and the subject site area as wooded. From the 1994 aerial to the 2005 aerial photograph, a significant expansion of development along Georgia Highway 21, the main thoroughfare in the area. This development is approximately 800 feet to the west and south of the subject property that is otherwise surrounded by wooded land, except for the single rural residential site and metal fabrication shop to its southeast.

The site vicinity currently consists of residential, commercial, and undeveloped wooded properties.

The subject property can be found displayed on the 1979 Rincon, Georgia Quadrangle of the U.S.G.S. 7.5-minute series Topographic Map with contour intervals of five 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 60 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 south-southeast.

5.5.5 Sanborn Fire Insurance Maps

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

Sanborn Map coverage does not exist for the target property. The Sanborn Map no coverage report is presented in Appendix C.

5.5.6 City Directories

GEC contracted with EDR, Inc. to search for city directories, which have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Directories are generally divided into three sections; a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive in major cities, it may be spotty for rural areas and small towns. City directory coverage exists for the target property. EDR reviewed city directories, for the most part, at five-year intervals spanning from 1981 through the 2011 volumes, but these years are not necessarily inclusive. A copy of the EDR – City Directory Abstract is presented in Appendix C.

Neither the subject property nor Goshen Commercial Park Drive is listed in the City Directories provided. Goshen Road Extension is listed, and a number of non-distinct listings are shown for commercial, medical and residential addresses. 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

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

5.5.8 Other

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

5.6 Current Surrounding Land Use

5.6.1 North

Wooded property is located north of the subject property.

5.6.2 East

Wooded property is located east of the subject property.

5.6.3 South

A single family residential property is located south (actually southeast due to the orientation of the subject), and a small metal fabrication shop is south of the southwestern portion of the subject site.

5.6.4 West

Wooded property is located west of the subject property.

5.7 Past Surrounding Land Use

5.7.1 North

The surrounding land to the north appears to have been wooded property since the earliest available aerial photograph dated 1938.

5.7.2 East

The surrounding land to the east appears to have been wooded property since the earliest available aerial photograph dated 1938.

5.7.3 South

The surrounding land to the south, prior to its current development, appears to have been wooded land from before 1938 to after 1958, and then was under agricultural use.

5.7.4 West

The surrounding land to the west appears to have been wooded property since the earliest available aerial photograph dated 1938

5.8 Historic Preservation

GEC reviewed information provided on the National Register of Historic Places website in May 2012. According to the reviewed information, two historic sites, Effingham County Jail and Effingham County Courthouse are located approximately 10 miles north of the subject property. Refer to Appendix Q for copies of the maps.

GEC is of the opinion that the development of the subject affordable housing will not have any adverse impact on historic resources.

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 and lack of response from the fire department.. With regard to the aerial photograph data, additional knowledge of the area, interviews, research of Sanborn maps, tax records, and interpolation between aerials indicates no significant development other than the established limited residential use took place in the intervals. With regard to the agency information data, the fire department is not expected to provide any information that would alter the conclusions of this assessment and is therefore an insignificant data gap.

6.2 Sources of Information Consulted to Address Data Gaps

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

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

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 7.14-acre proposed Goshen Crossing II site at 1901 and 1905 West McIntosh Road in the City of Rincon, Effingham 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 Goshen Crossing II site at 1901 and 1905 West McIntosh Road, and legally described as contained in Tax Parcel #248B01004 AND #248B01005 of Effingham County, Georgia, the *property*. Any exceptions to, or deletions from this practice are described in Section 2.0 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.

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

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

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

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

- The site reconnaissance and research revealed no business risk issues or evidence of recognized environmental conditions that would indicate an existing release, a past release or a material threat of a release of hazardous substances or petroleum products on the property or into the ground, groundwater or surface water of the property.
- Testing for the presence of lead in soil was conducted by GEC within the drip line areas of the on-site mobile home and a pre-fabricated metal shed. 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).

- Based on GEC's review of the readily available historical sources, such as Sanborn Maps, and aerial photographs, the subject property has been historically, undeveloped wooded and/or agricultural land since, and likely before, 1938. The adjacent property in all directions of the subject site was wooded land with sparsely situated rural residential homesteads on the 1938 to 1971 aerial photographs. Heavier residential and/or commercial development appears on the 1988 to 1994 aerial photographs mostly to the north toward Rincon and west toward and along Georgia Highway 21. From the 1994 to the 2005 aerial photograph, a significant amount of development occurred, as a number of commercial and warehouse-like buildings appear to the subject's south and west in the 2005 aerial along either side of Highway 21. The review of historic records did not result in the discovery of RECs for the property.
- The Environmental Data Resources, Inc. (EDR) Report used in this DCA Phase I ESA is dated May 21, 2012. The EDR report did not identify the subject property on any Federal, State, or Local databases. The EDR report identified two ASTM database sites (LP gas sites) within the ASTM E 1527 prescribed search radii of the subject property. However, the listed databases sites are not considered to be a potential environmental and/or financial concern to the subject site. Refer to Section 4.1.1.1 and Appendix G for the EDR Environmental Database Report
- GEC reviewed the U.S. Department of the Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) to determine if these records indicate potential wetland and/or floodplain concerns on the subject property. According to the maps, no wetland areas or flood plains were identified on the subject property, although there are wetlands areas to the east and west of the subject property. GEC does not anticipate that the construction of the proposed Goshen Crossing – Phase II development will impact any wetland area.

8.1 On-Site

Based on the findings presented in this report, GEC found no obvious environmental concerns or business risks associated with the subject property other than the presence of ACM associated with the on-site structures; 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. Stan Brading with Goshen Crossing II, LP – client
Chris A. Dobbs for Helen H. Dasher – owner environmental questionnaire
H H Real Estate - owner environmental questionnaire
City of Rincon and Effingham County, Georgia
City of Rincon Public Works and Utilities
Effingham County Environmental Health Department
Effingham County Fire Department
Effingham County Community Development
Georgia Power
Effingham County Tax Assessor's website
Effingham 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 (2008 aerial photograph)
United States Geological Survey (U.S.G.S.)
Georgia Geologic Survey
Federal Emergency Management Agency (FEMA) Map Service Center (MSC) website (FIRM)
U.S. Dept. of the Interior Fish & Wildlife Service's National Wetlands Inventory (NWI) Map
United States Environmental Protection Agency (EPA) Publication 402-R-93-030:
EPA's Map of Radon Zones for Georgia, dated September 1993
Delorme™ 3-D TopoQuads™

10.0 VALUATION REDUCTION

10.1 Purchase Price

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

10.2 Interview of Broker regarding Market Value

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

10.3 Differential between Purchase Price & Market Value

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

10.4 Environmental Reasons for any Differential

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

APPENDICES

GEC

**APPENDIX A:
Figures & Maps**

GEC

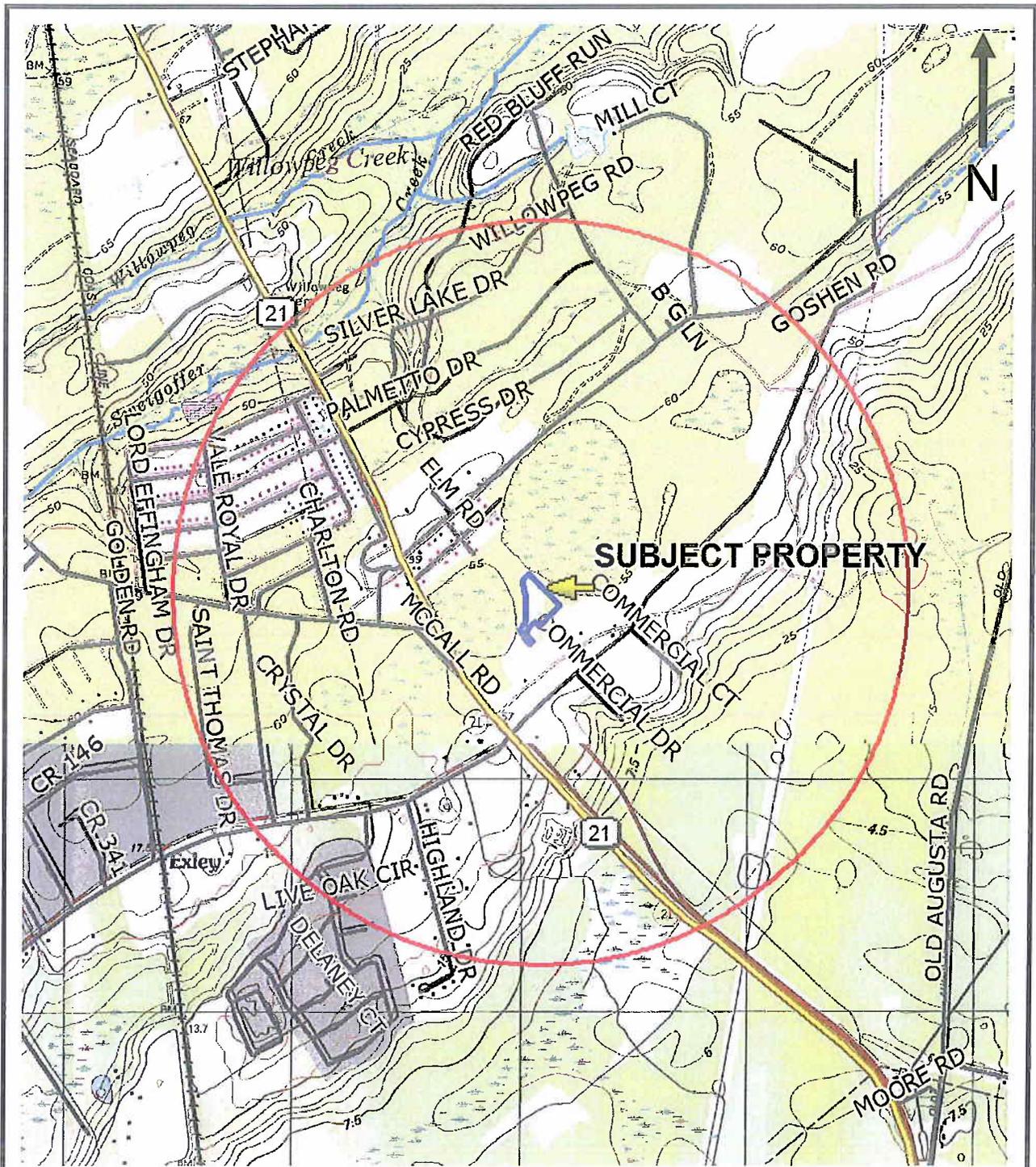


Figure 1
U.S.G.S. Topographic Map
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1" = 2,000'
Source: Rincon, GA Quadrangle (1979)

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

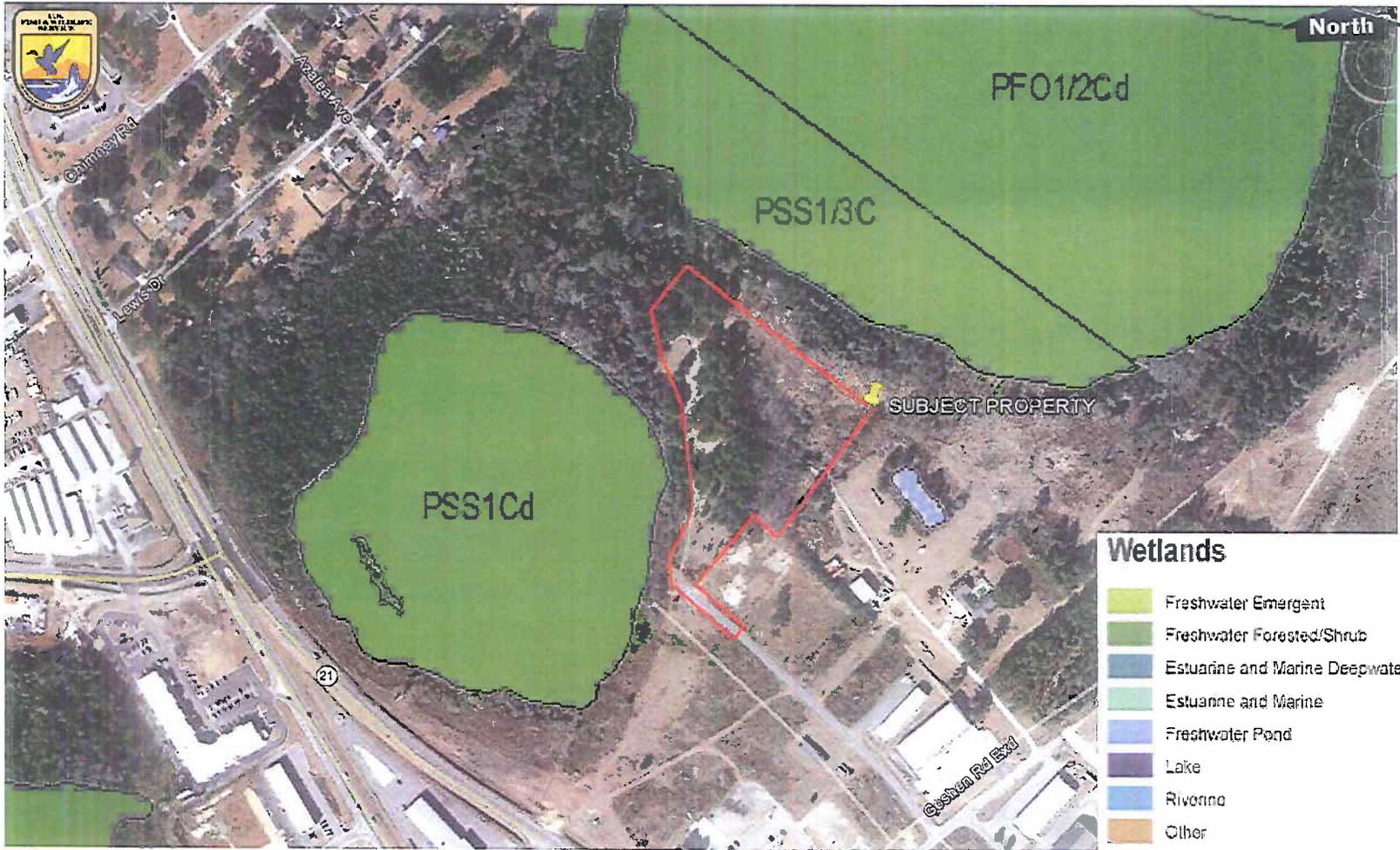


Figure 2
National Wetlands Inventory (NWI) Map
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"=400'
Source: U.S. Fish & Wildlife Service

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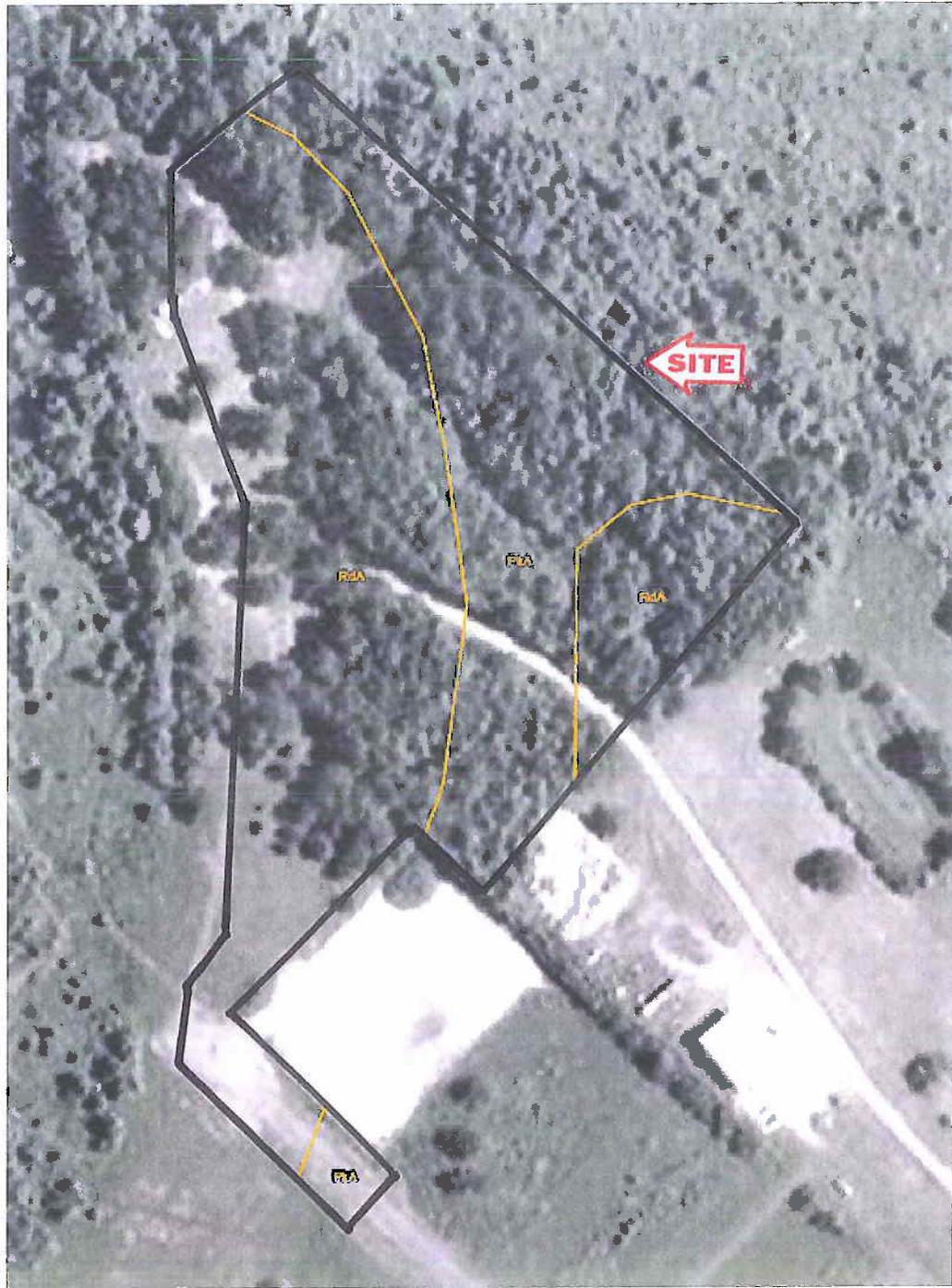


Figure 3
Soil Survey Map
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
Approximate Scale: 1" = 140'
GEC Project No. 100689.241
Source: USDA NRCS

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CONSULTANTS, INC.

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

MAP LEGEND

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

MAP INFORMATION

Map Scale: 1:1,720 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Effingham County, Georgia
 Survey Area Data: Version 7, Mar 9, 2011

Date(s) aerial images were photographed: 7/19/2007

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

Effingham County, Georgia (GA103)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PkA	Pickney mucky sand, 0 to 1 percent slopes, frequently flooded	2.3	36.6%
RdA	Ridgeland-Boulogne complex, 0 to 2 percent slopes	3.9	63.4%
Totals for Area of Interest		6.2	100.0%

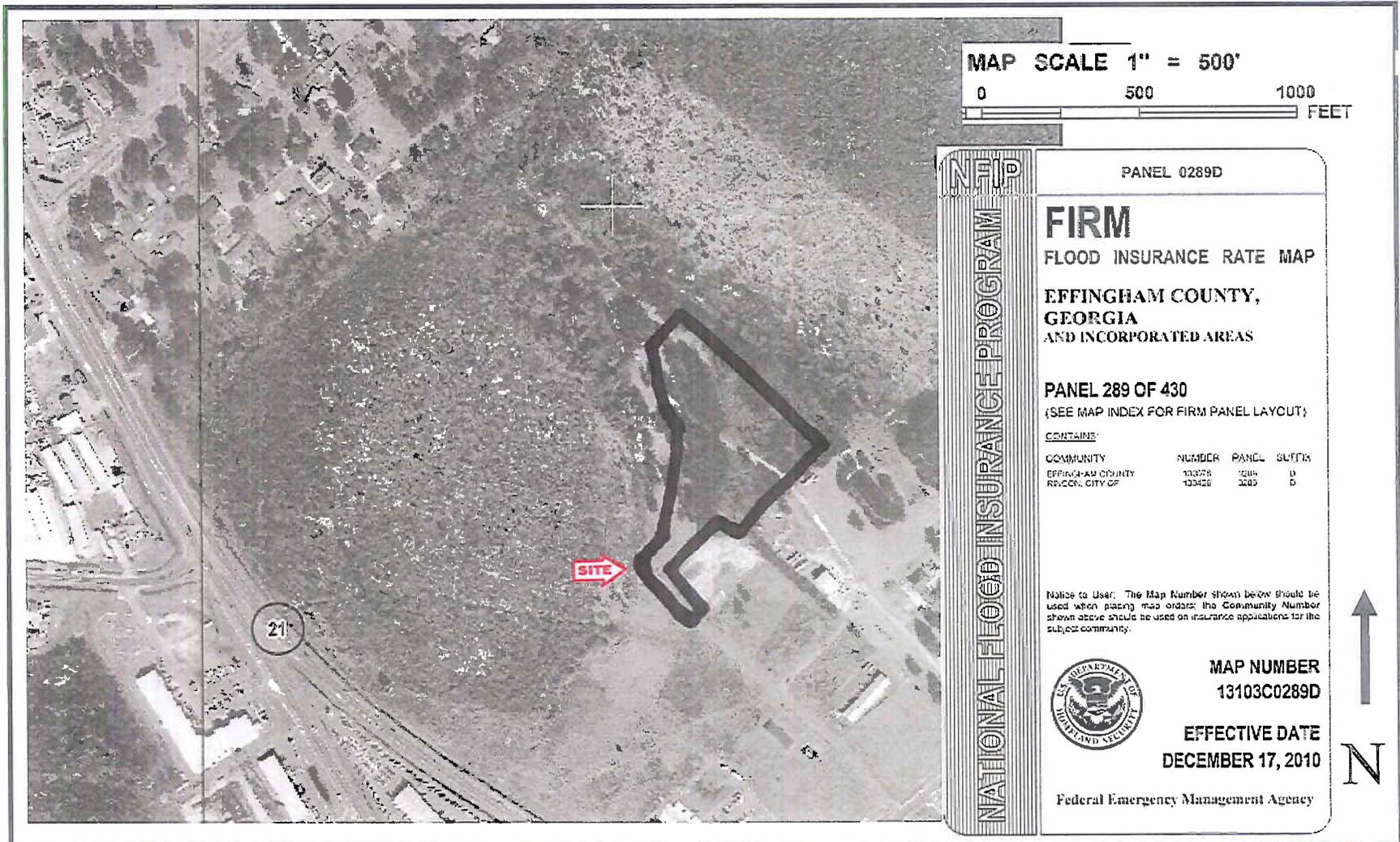


Figure 4
Flood Insurance Rate Map (FIRM)
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"= 500'
Source: FEMA Map Service Center Website

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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'

50 0 500 1000 FEET

METER

	COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
	OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.	
	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Roadway 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. 887)	Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988	
	Cross section line
	Transverse line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
87617N	1000-meter Universal Transverse Mercator grid values, zone 17
600000 FT	5000-foot grid values; Georgia State Plane coordinate system, East zone (FIPS2000 1001), Transverse Mercator projection
DX5510 x	Depth mark (see explanation in Notes to Users section of this FIRN panel)
⊙ M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTY-WIDE FLOOD INSURANCE RATE MAP
December 17, 2013

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

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 1-800-438-6620.

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

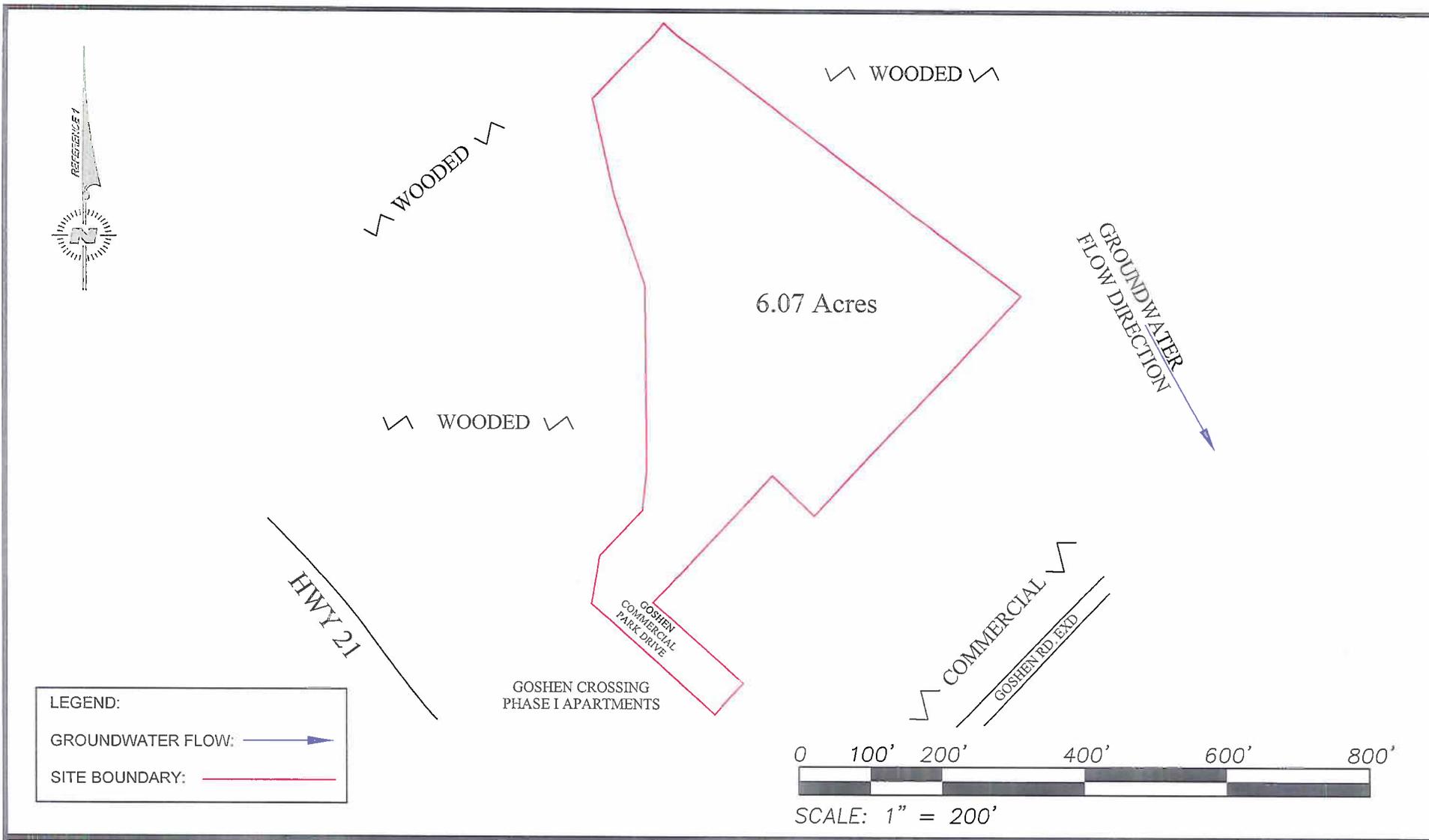


Figure 5
Site Map
Goshen Crossing - Phase II
Effingham County, Georgia
GEC Project No. 100689.241
Scale: 1"=200'
Source: GEC's Client

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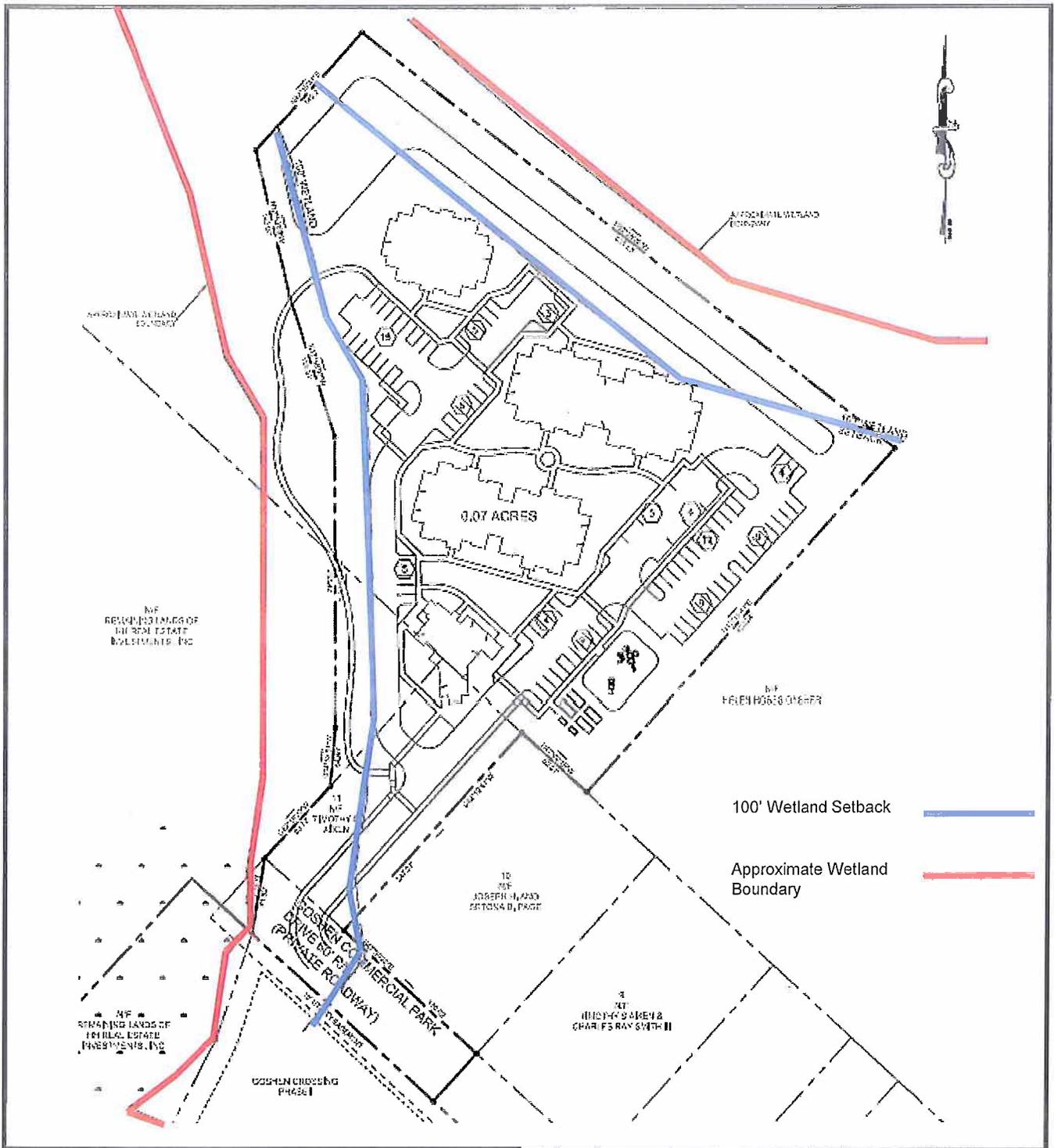


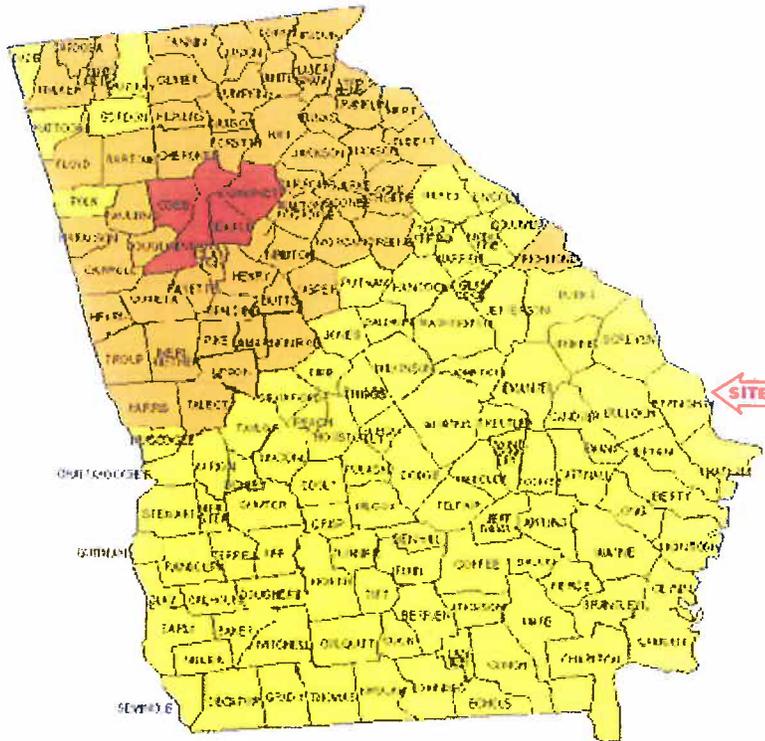
Figure 6
Site Plan
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"= 125'
Source: GEC's Client

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

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



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



Figure 7
Radon Map
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Source: US EPA Website
www.epa.gov/iaq/radon/zonemap

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



Figure 8
2011 Aerial Photograph
Proposed Goshen Crossing II
Rincon, Effingham County, Georgia
GEC Project No. 100689.241
Approximate Scale: 1"=415'
Source: FEMA Map Service Center Website

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APPENDIX B:
Site Photographs
(All Photographs taken May 25, 2012)



Photograph 1

View to the northwest from the central portion of the long southeastern boundary of the subject property looking up trail that leads to the on-site mobile home residence



Photograph 2

View to the northeast along the long southeastern boundary of the subject property



Photograph 3

View to the southeast from the central portion at or near the long southeastern boundary of the subject property



Photograph 4

View to the southwest from the central portion at or near the long southeastern boundary of the subject property



Photograph 5

View to the southeast of the property adjacent to the subject property's long southeastern boundary



Photograph 6

View to the southwest of the property adjacent to the subject property's long southeastern boundary



Photograph 7

Typical view of wooded/wetland characteristic area east of the southeastern corner of the subject property



Photograph 8

Typical view of wooded area at or near the central, northeastern portion of the subject property



Photograph 9

Typical view of wooded area at or near the northeastern corner of the subject property



Photograph 10

View to the west from at or near the northeastern corner of the subject property



Photograph 11

General view to the southeast from west of the central western portion of the subject property



Photograph 12

View to the north from the central western portion of the subject property toward the on-site mobile home residence



Photograph 13

View to the south from the southwestern extent of the subject property toward Goshen Crossing Phase I



Photograph 14

View to the east from the southwestern extent of the subject property back toward its long southeastern boundary



Photograph 15

View generally to the north from the southwestern extent of the subject property



Photograph 16

View generally to the west from the southwestern extent of the subject property



Photograph 17
General view to the southeast from the eastern corner of the subject property



Photograph 18
General view to the northeast from the eastern corner of the subject property



Photograph 19

General view to the northwest from the eastern corner of the subject property looking up the long northeastern boundary of the subject property



Photograph 20

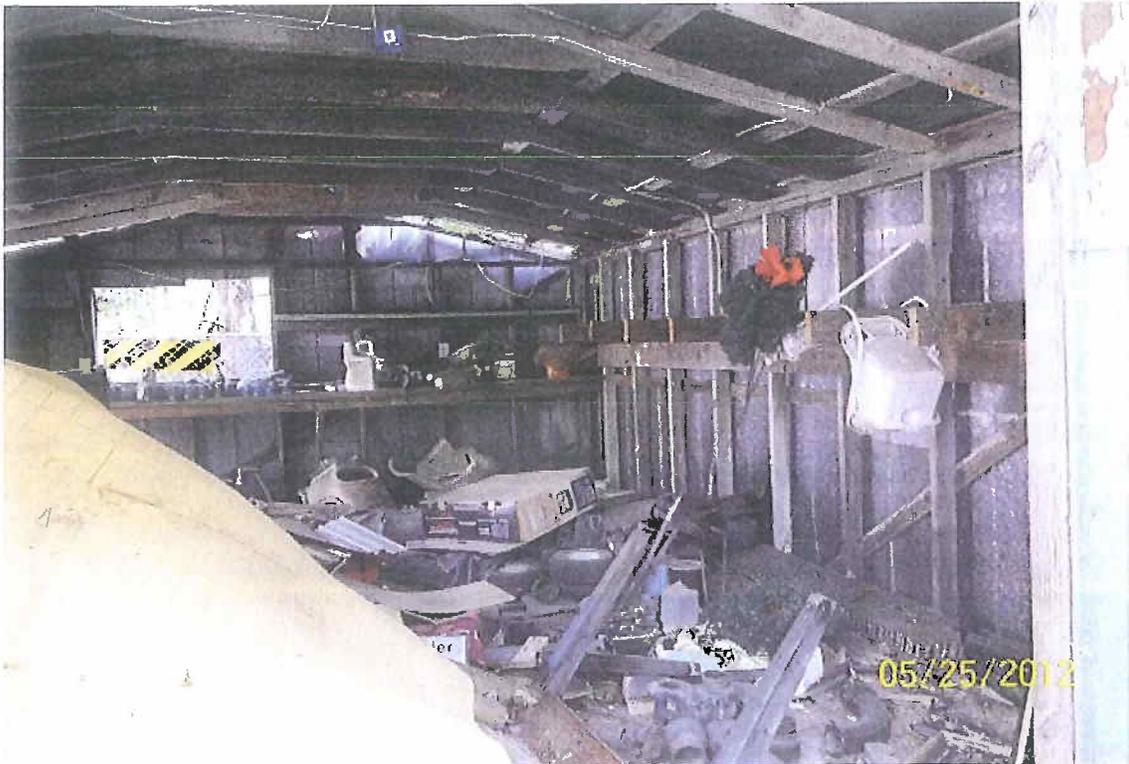
General view to the southwest from the eastern corner of the subject property looking down the long southeastern boundary of the subject property



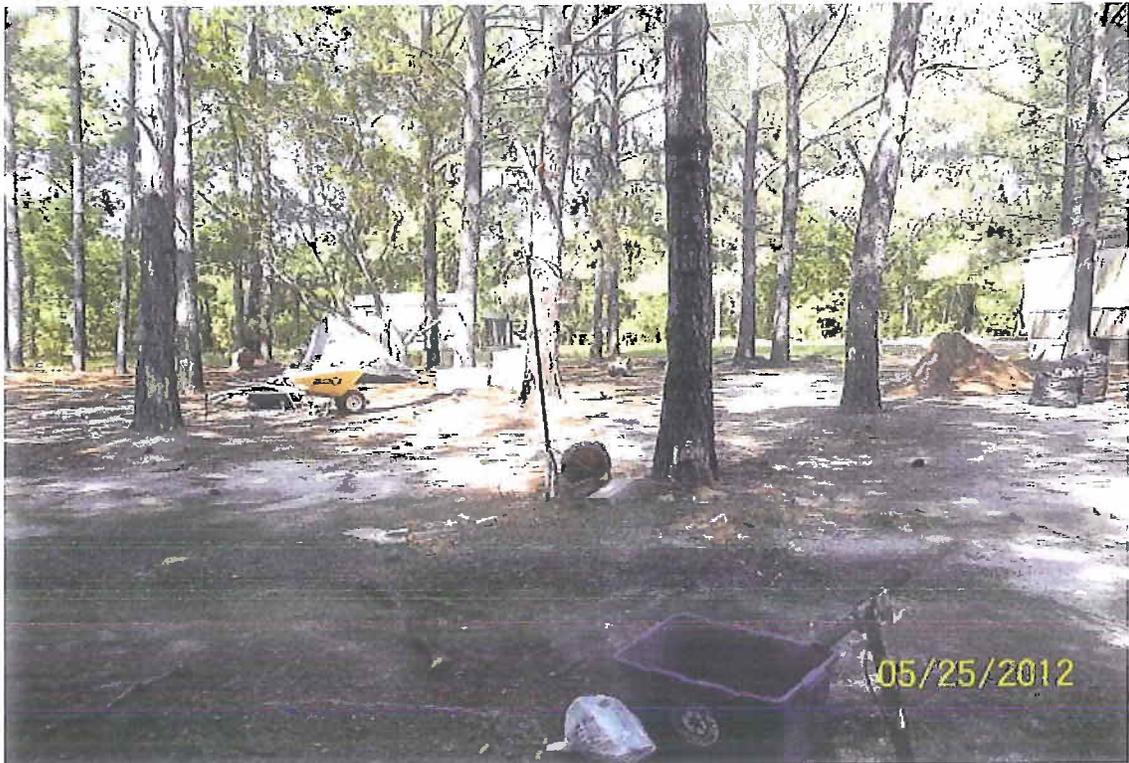
Photograph 21
General view to the northeast along the rear of the on-site mobile home



Photograph 22
General view to the southeast toward the wood and tin shed at the rear of the mobile home



Photograph 23
Interior view of the wood and tin shed at the rear of the mobile home



Photograph 24
General view to the northeast of the yard area at the rear of the subject property



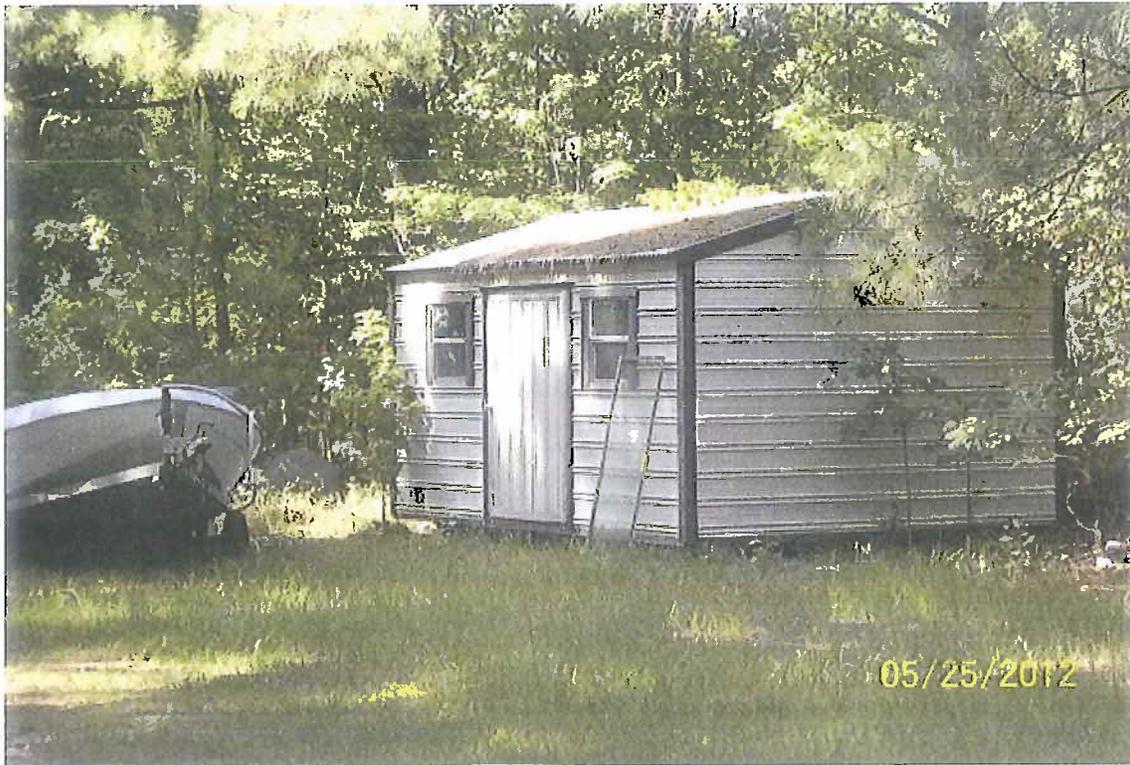
Photograph 25

General view to the southeast from northeast of the on-site mobile home



Photograph 26

General view to the southeast from in front of the on-site mobile home



Photograph 27

Prefabricated metal storage shed located to the northeast of the subject mobile home; lead in soil sampled around its perimeter



Photograph 28

View to the northwest up paved access road at the southwestern corner of the subject property (subject property to the right)



Photograph 29

General view to the southeast down Goshen Crossing I access road located southwest of the subject property



Photograph 30

View generally southwest toward Goshen Crossing Phase I located southwest of the subject property

**APPENDIX C:
Historical Research
Documentation**

GEC

DCA Proposed Goshen Crossing II

121 Goshen Commercial Park Drive

Rincon, GA 31326

Inquiry Number: 3327312.5

May 22, 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

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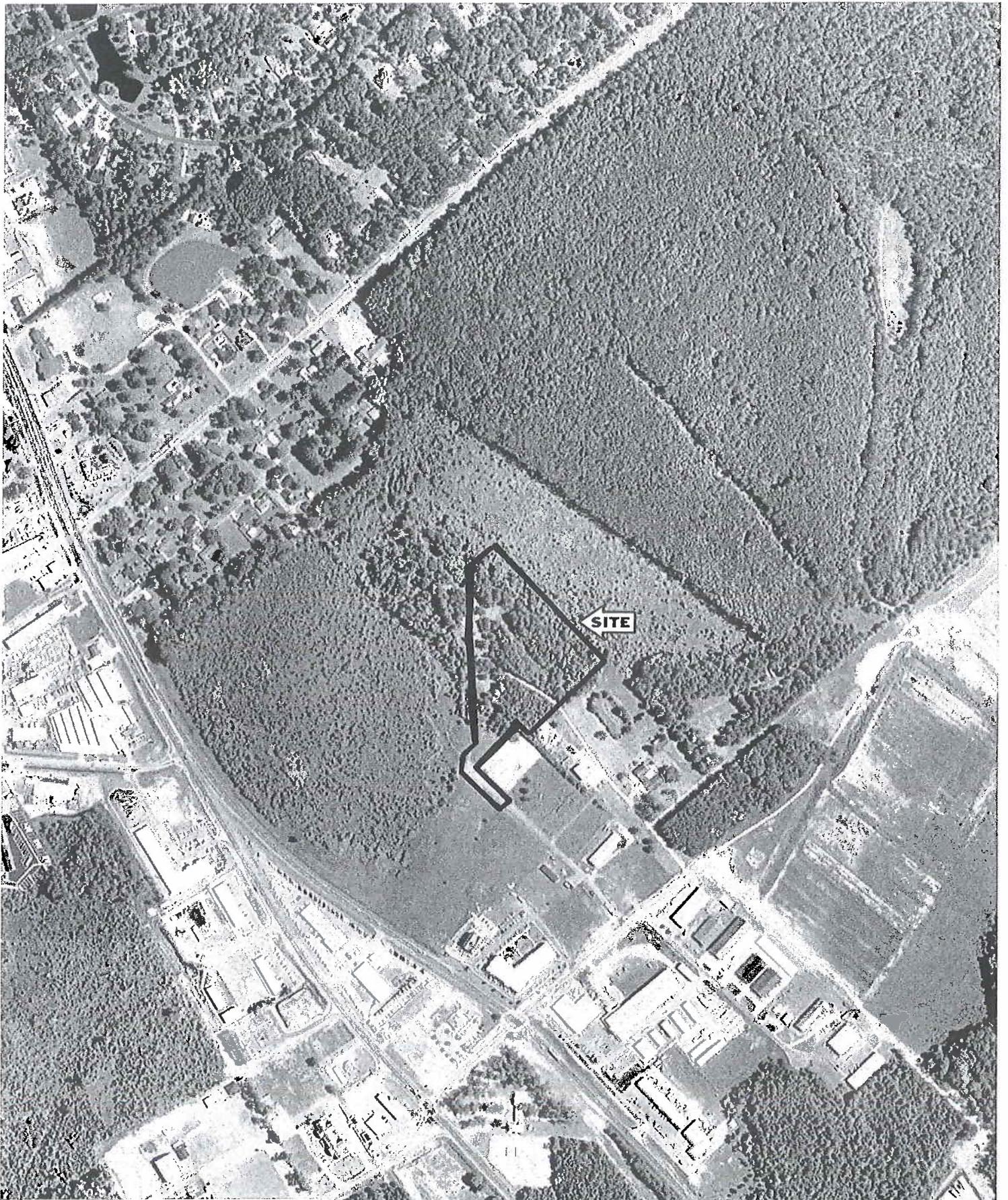
Date EDR Searched Historical Sources:

Aerial Photography May 22, 2012

Target Property:

121 Goshen Commercial Park Drive
Rincon, GA 31326

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1938	Aerial Photograph. Scale: 1"=476'	Flight Year: 1938	AAA
1958	Aerial Photograph. Scale: 1"=476'	Flight Year: 1958	CSS
1965	Aerial Photograph. Scale: 1"=476'	Flight Year: 1965	ASCS
1971	Aerial Photograph. Scale: 1"=476'	Flight Year: 1971	ASCS
1988	Aerial Photograph. Scale: 1"=950'	Flight Year: 1988	USGS
1994	Aerial Photograph. Scale: 1"=500'	/Composite DOQQ - acquisition dates: 1994	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

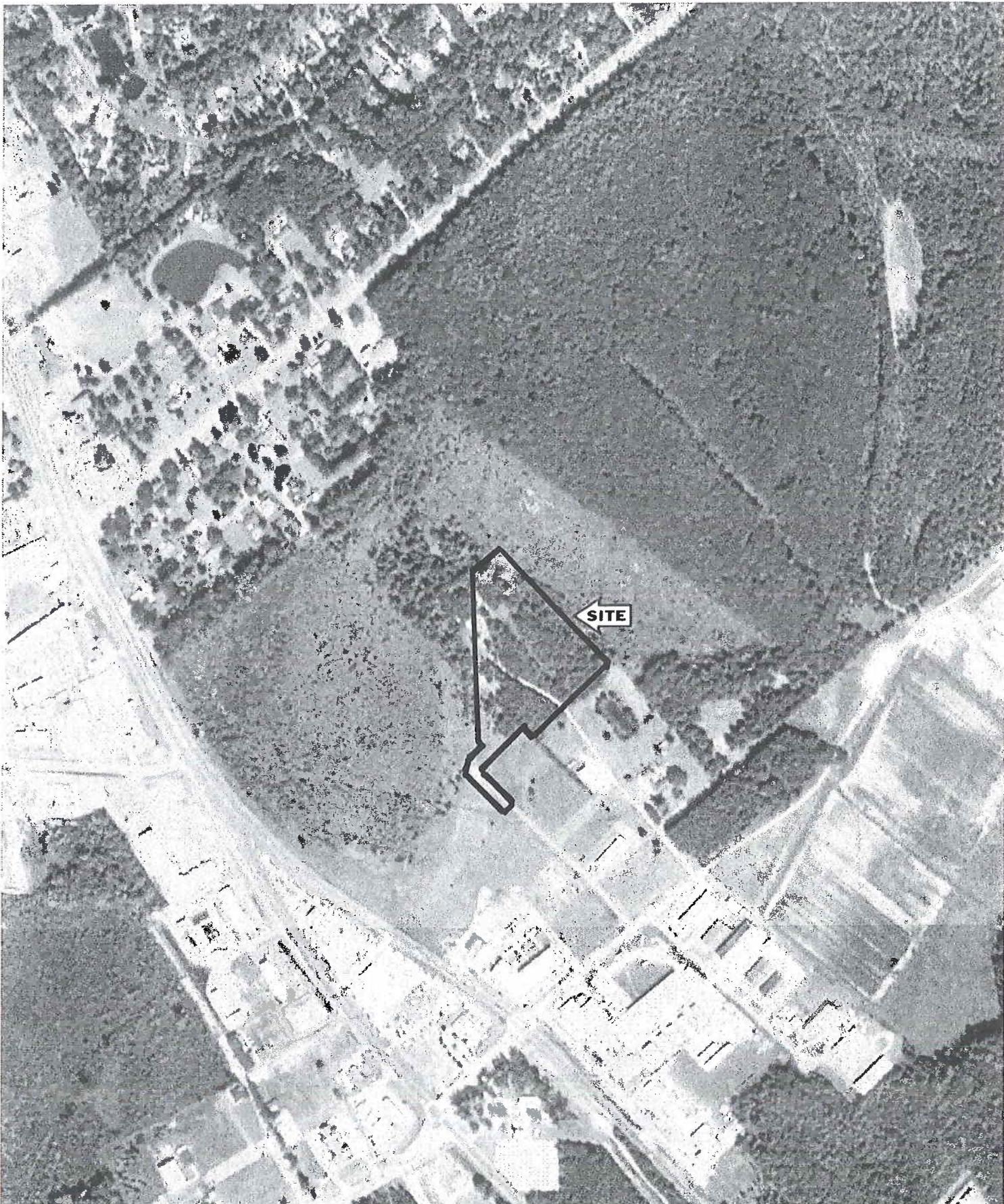
INQUIRY #: 3327312.5

YEAR: 2007

 = 500'



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
600 MAIN STREET, SUITE 100
MIDDLETOWN, CT 06457
TEL: 860-418-6200
WWW.CTDEP.CT.GOV



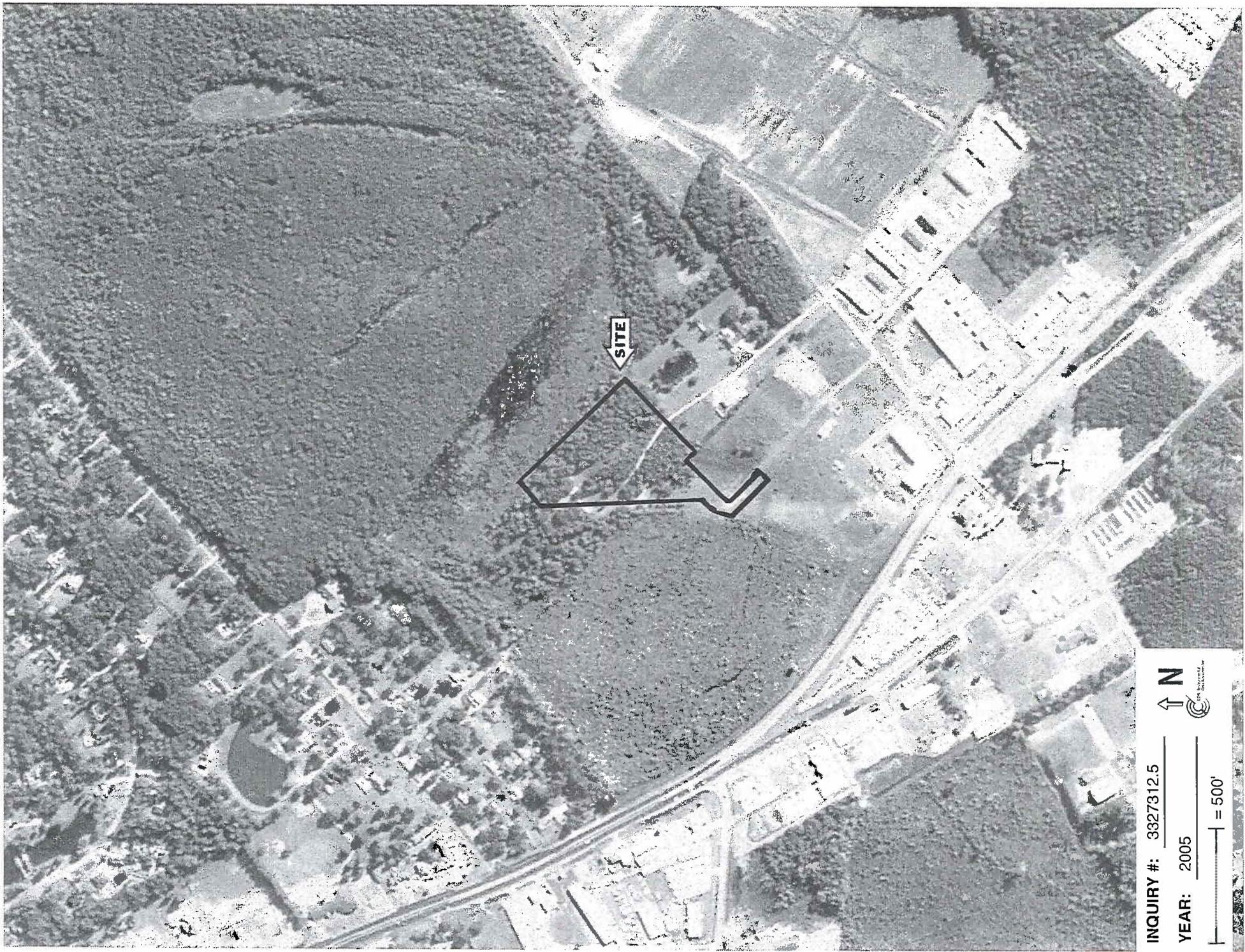
SITE

INQUIRY #: 3327312.5

YEAR: 2006

| = 500'





SITE

INQUIRY #: 3927312.5
YEAR: 2005
= 500'





SITE

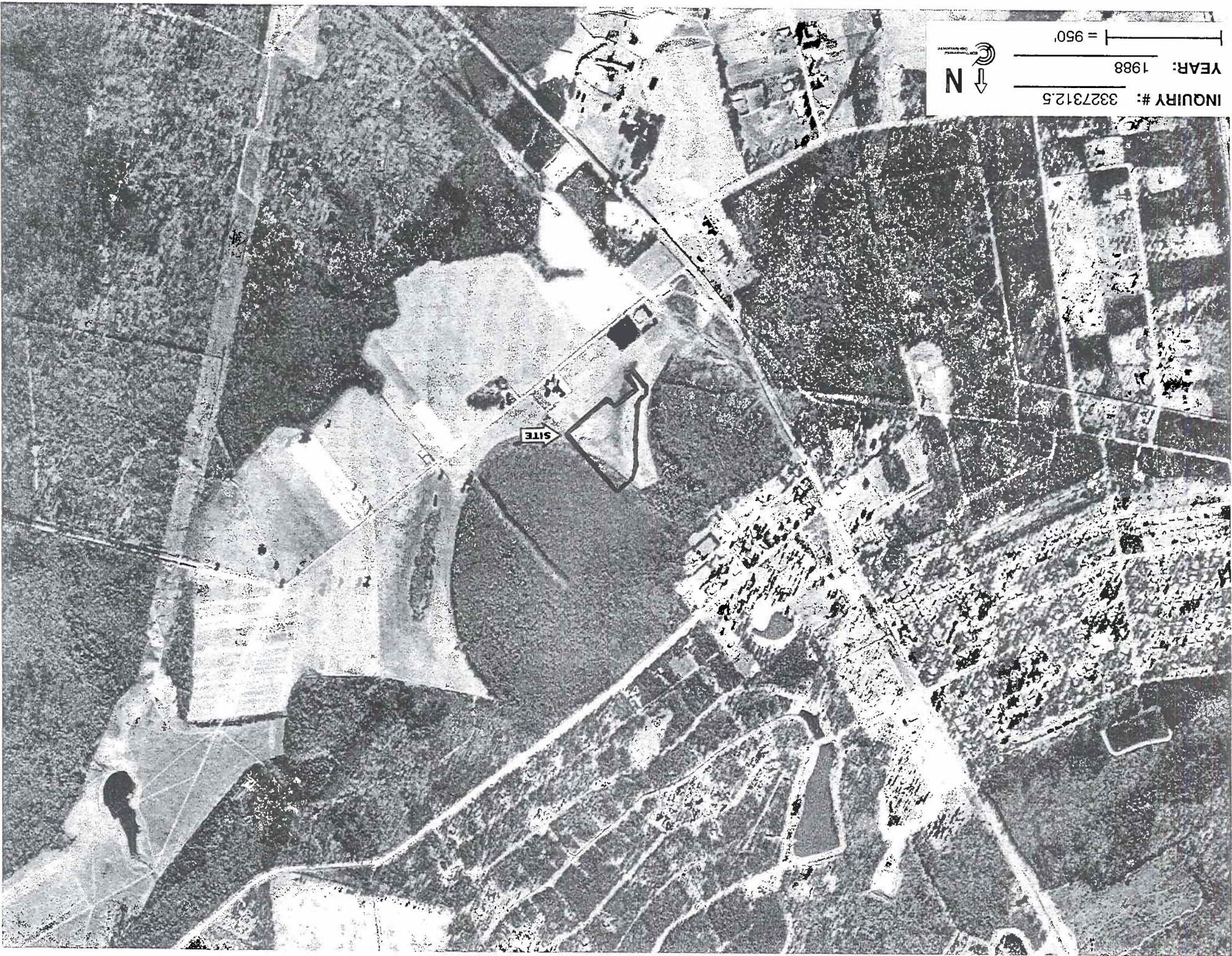
INQUIRY #: 3327312.5

YEAR: 1994

— = 500'



UNIVERSITY OF WISCONSIN SYSTEM



1" = 950'

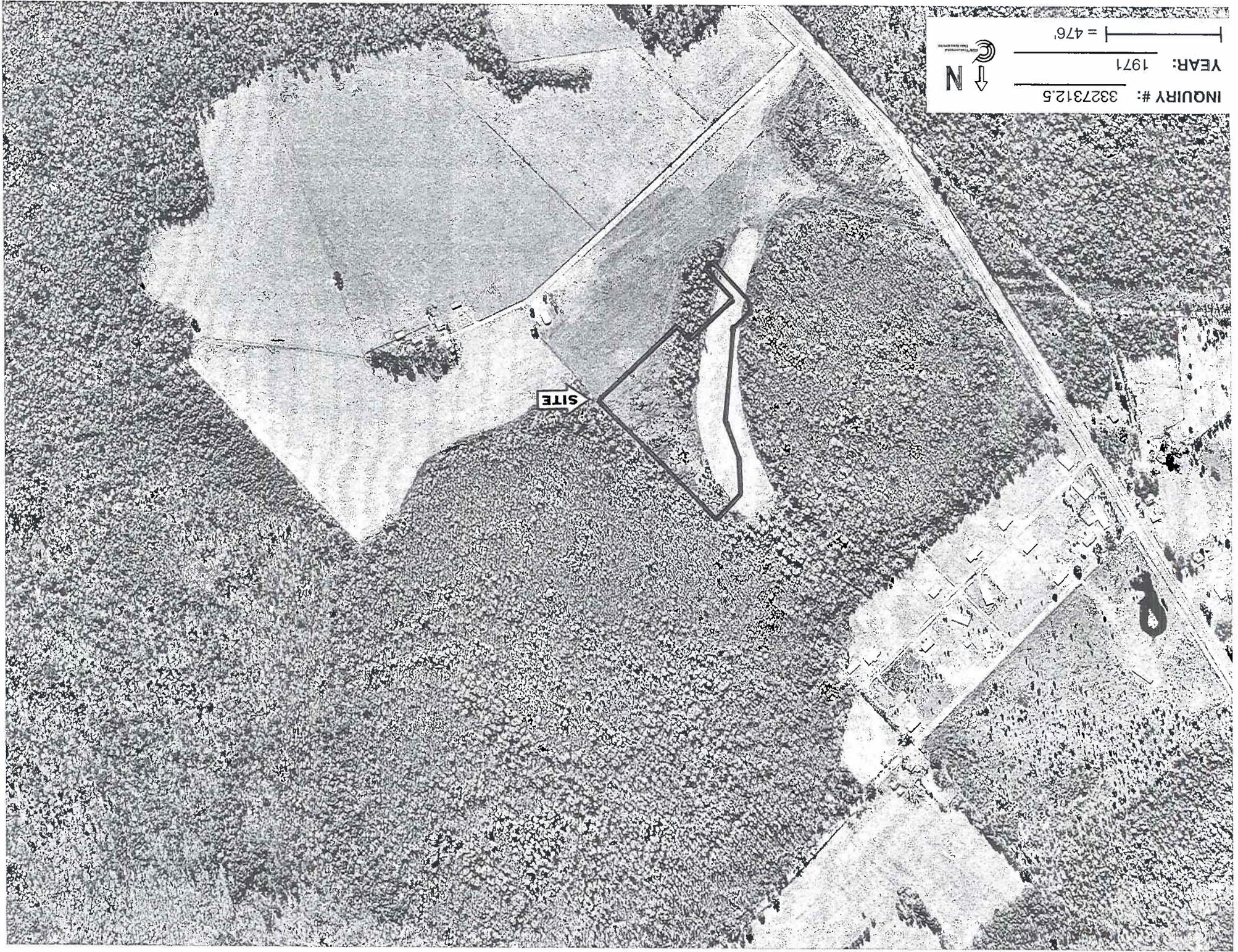
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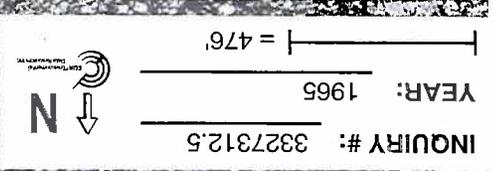


INQUIRY #: 3327312.5
YEAR: 1971
= 476'

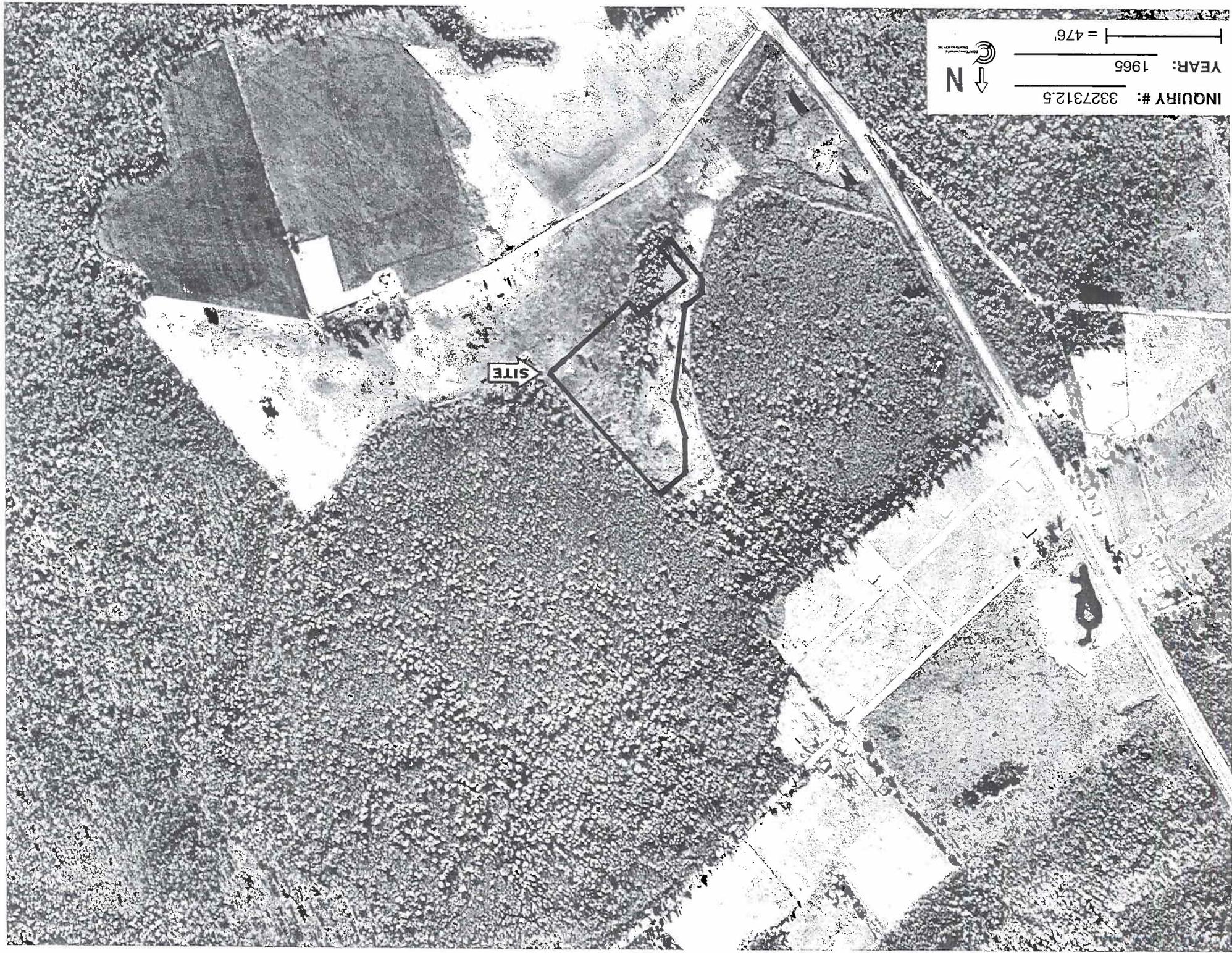
SITE



INQUIRY #: 3327312.5
YEAR: 1965
= 476'



SITE





INQUIRY #: 3327312.5

YEAR: 1958

1" = 476'





INQUIRY #: 3327312.5
YEAR: 1938
| = 476'

N
↑
GeoInformation
Environmental
Data Services

DCA Proposed Goshen Crossing II

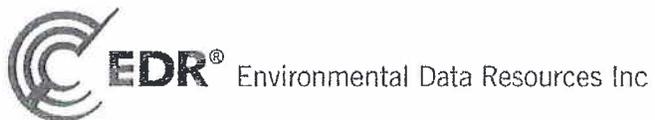
121 Goshen Commercial Park Drive

Rincon, GA 31326

Inquiry Number: 3327312.3

May 21, 2012

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

5/21/12

Site Name:

DCA Proposed Goshen
121 Goshen Commercial Park
Rincon, GA 31326

Client Name:

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



EDR Inquiry # 3327312.3

Contact: Greta Woods

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Certified Sanborn Results:

Site Name: DCA Proposed Goshen Crossing II
Address: 121 Goshen Commercial Park Drive
City, State, Zip: Rincon, GA 31326
Cross Street:
P.O. # NA
Project: 100689.241
Certification # 7DC3-4464-8245



Sanborn® Library search results
Certification # 7DC3-4464-8245

UNMAPPED PROPERTY

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

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DCA Proposed Goshen Crossing II

121 Goshen Commercial Park Drive

Rincon, GA 31326

Inquiry Number: 3327312.4

May 21, 2012

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

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Please contact EDR at 1-800-352-0050
with any questions or comments.

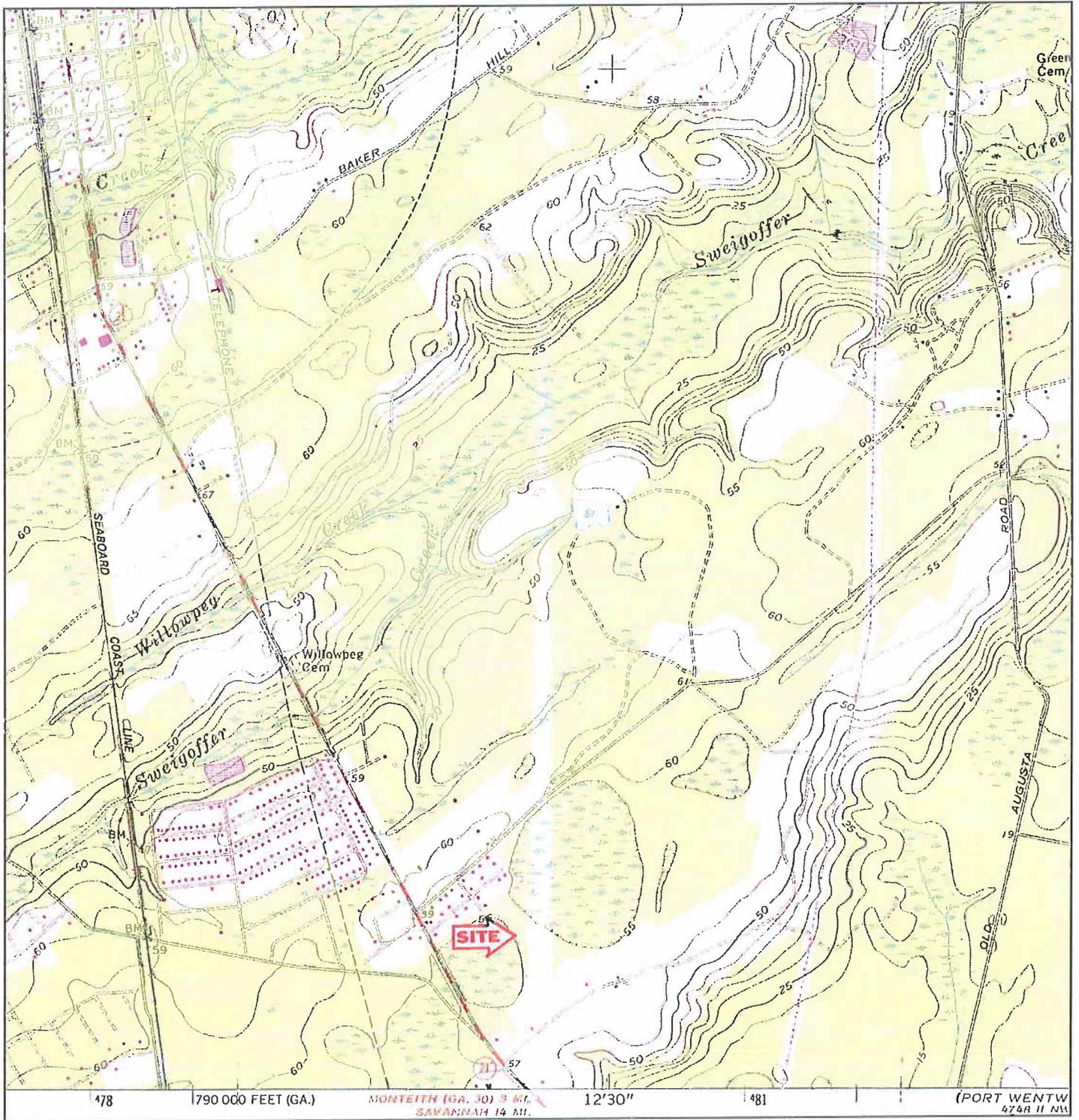
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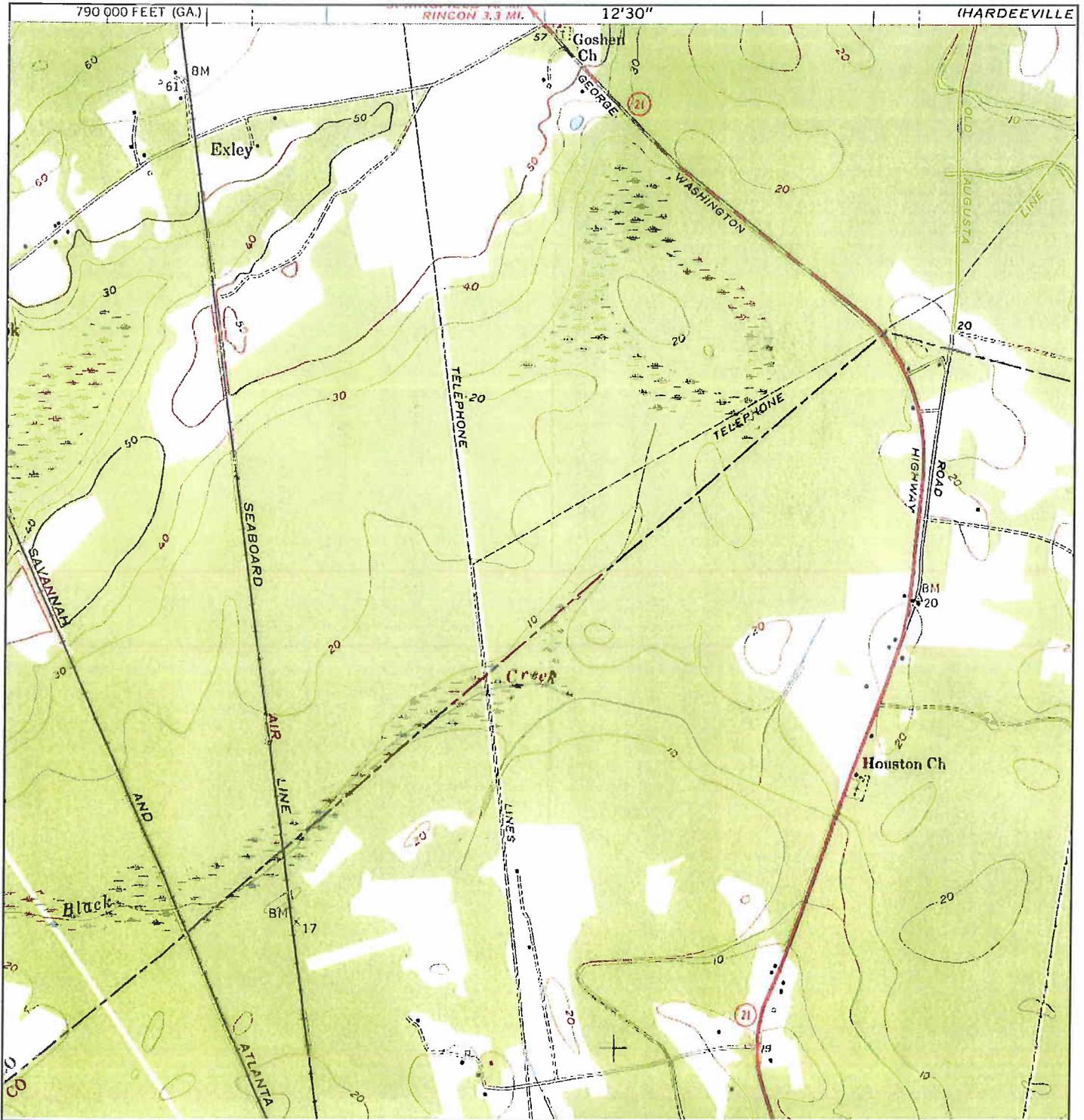
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Historical Topographic Map



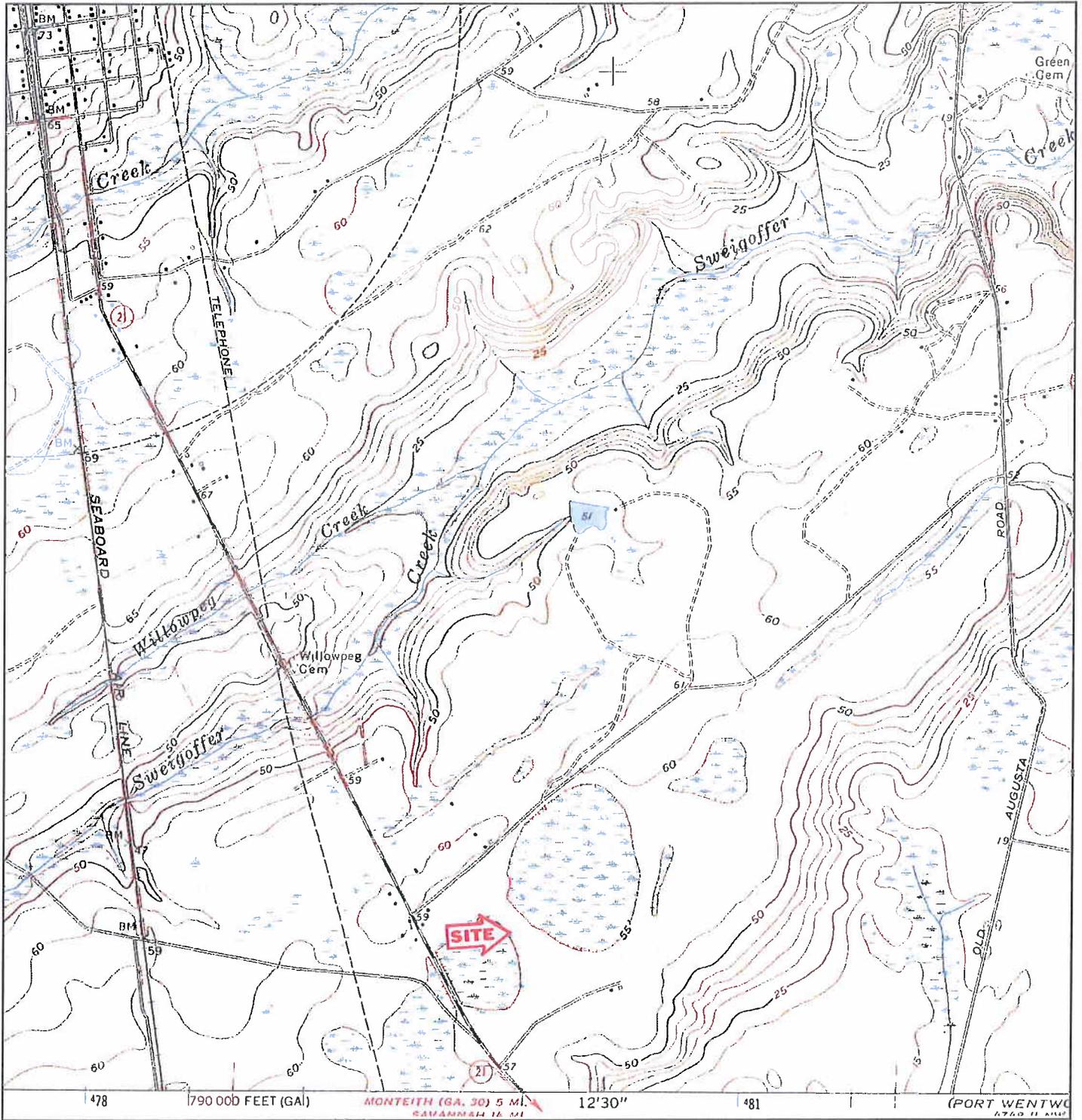
<p>N</p>	<p>TARGET QUAD NAME: RINCON MAP YEAR: 1979 PHOTOREVISED FROM :1962 SERIES: 7.5 SCALE: 1:24000</p>	<p>SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon, GA 31326 LAT/LONG: 32.2559 / -81.2116</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Greta Woods INQUIRY#: 3327312.4 RESEARCH DATE: 05/21/2012</p>
	<p>MONTEITH (GA. 30) 3 MI. SAVANNAH 14 MI.</p>		

Historical Topographic Map



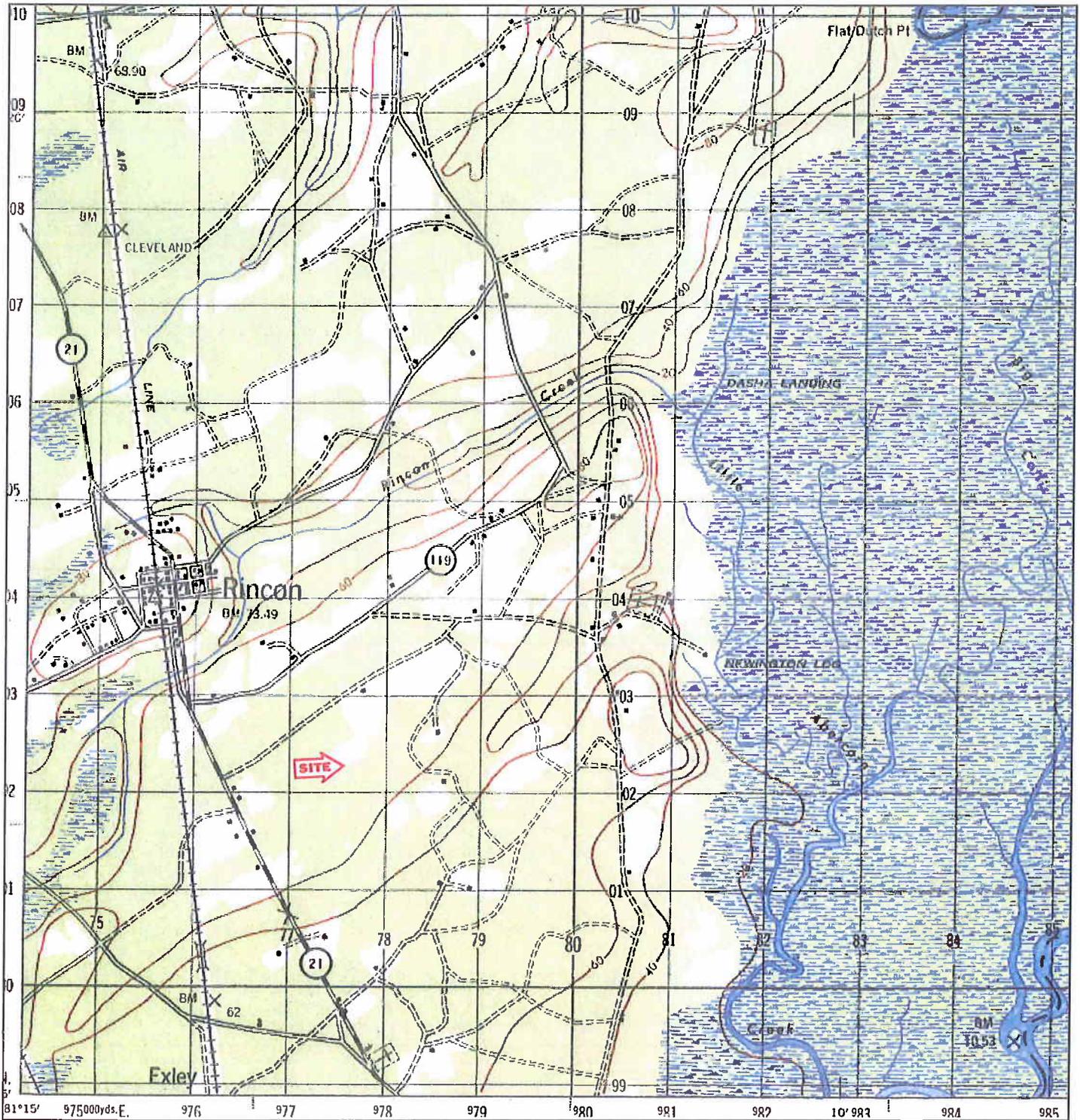
	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: PORT WENTWORTH	DCA Proposed Goshen Crossing II	Geotechnical & Env'tl. Cons.
	MAP YEAR: 1955	ADDRESS: 121 Goshen Commercial Park Drive	CONTACT: Greta Woods
	SERIES: 7.5	Rincon, GA 31326	INQUIRY#: 3327312.4
SCALE: 1:24000	LAT/LONG: 32.2559 / -81.2116	RESEARCH DATE: 05/21/2012	

Historical Topographic Map

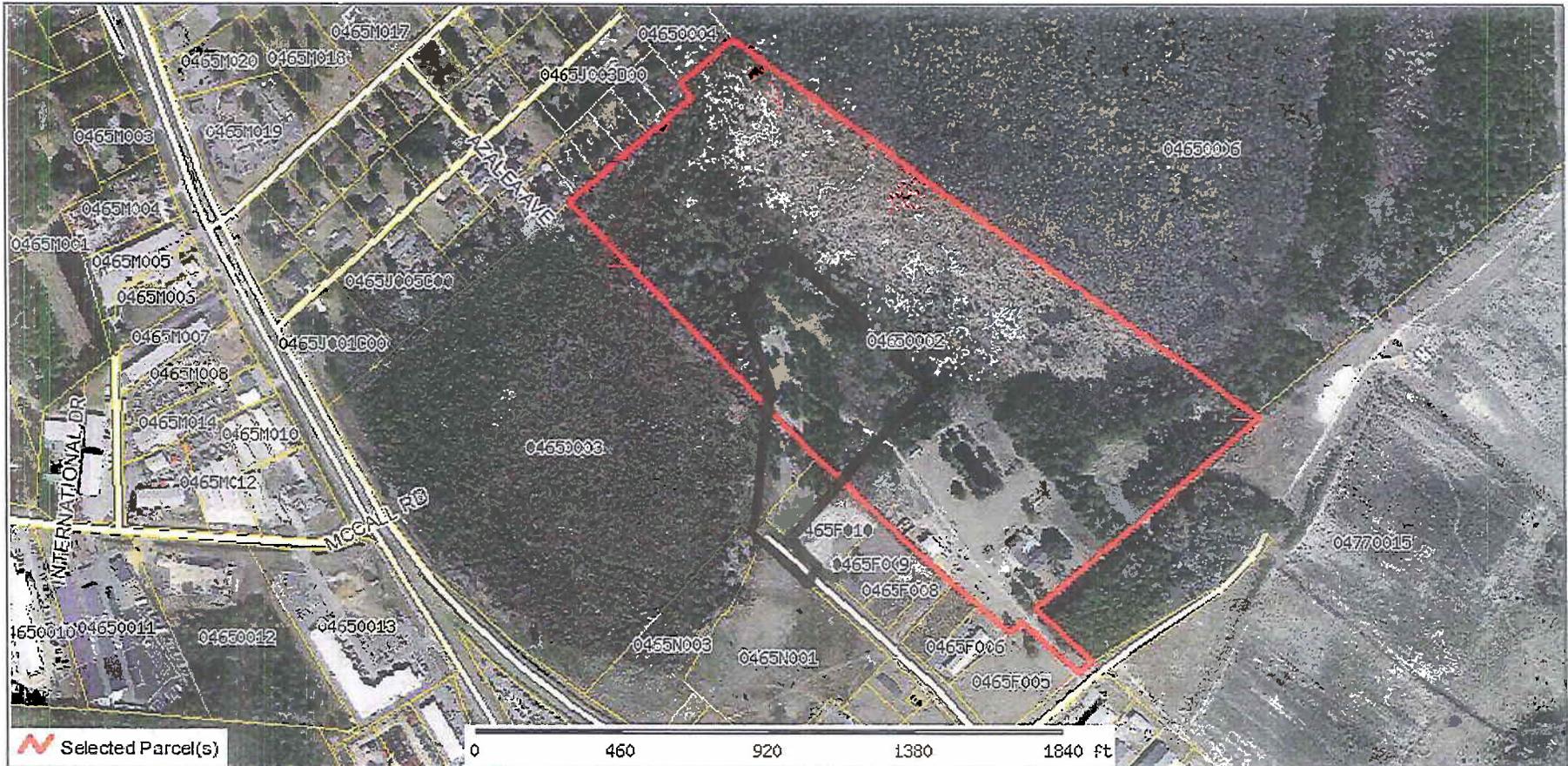


<p>N ↑</p>	<p>TARGET QUAD NAME: RINCON MAP YEAR: 1962</p>	<p>SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon, GA 31326</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Greta Woods INQUIRY#: 3327312.4 RESEARCH DATE: 05/21/2012</p>
	<p>SERIES: 7.5 SCALE: 1:24000</p>	<p>LAT/LONG: 32.2559 / -81.2116</p>	

Historical Topographic Map



	TARGET QUAD NAME: HARDEEVILLE MAP YEAR: 1946	SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon, GA 31326	CLIENT: Geotechnical & Envtl. Cons. CONTACT: Greta Woods INQUIRY#: 3327312.4 RESEARCH DATE: 05/21/2012
	SERIES: 15 SCALE: 1:50000	LAT/LONG: 32.2559 / -81.2116	



Selected Parcel(s)

0 460 920 1380 1840 ft

Effingham County Assessor

Parcel: 04650002 Acres: 40.98

Name:	DASHER HELEN HOBBS	Land Value:	\$131,262.00
Site:	121 GOSHEN RD EXT	Building Value:	\$159,600.00
Sale:	\$\$175,000 on 03-1994 Vacant=UI Qual=U	Misc Value:	\$20,495.00
Mail:	121 GOSHEN RD EXT RINCON, GA 31326	Just Value:	\$311,357.00
		Assessed Value:	\$0.00
		Exempt Value:	\$0.00
		Taxable Value:	\$311,357.00



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Board of Tax Assessors

P O Box 239
Springfield, GA 31329
Phone 912-754-9125 | Fax 912-754-9506

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Owner and Parcel Information

<u>Owner Name</u>	DASHER HELEN HOBBS	<u>Today's Date</u>	May 21, 2012
<u>Mailing Address</u>	121 GOSHEN RD EXT RINCON, GA 31326	<u>Parcel Number</u>	04650002
<u>Location Address</u>	121 GOSHEN RD EXT	<u>Tax District</u>	County (District 01)
<u>Legal Description</u>	40.98 AC(SPLIT .27 AC TO 465F-5)	<u>2011 Millage Rate</u>	28.118
<u>Property Class</u> (NOTE: Not Zoning Info)	A5-Agricultural	<u>Acres</u>	40.98
<u>Zoning</u>	AR-1	<u>Neighborhood</u>	04650: LAND: 00000 / BLDG: 00001
		<u>Homestead Exemption</u>	Yes (SC)
		<u>Parcel Map</u>	Show Parcel Map

2011 Tax Year Value Information

<u>Land Value</u>	<u>Improvement Value</u>	<u>Accessory Value</u>	<u>Total Value</u>	<u>Previous Value</u>
\$ 131,262	\$ 159,600	\$ 20,495	\$ 311,357	\$ 408,131

Land Information

<u>Type</u>	<u>Description</u>	<u>Calculation Method</u>	<u>Soil Productivity</u>	<u>Acres</u>	<u>Photo</u>
RUR	POND	Rural	6	0.21	NA
RUR	WOODED	Rural	5	0.3	NA
RUR	WOODED	Rural	6	2.98	NA
RUR	OPEN	Rural	6	5	NA
RUR	OPEN	Rural	6	6.95	NA
RUR	WOODED	Rural	8	25.54	NA

Improvement Information

<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	3,985	Sheetrock/Panel	Brick Veneer	0	0	1978	NA
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Bathrooms</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Asphalt Shingles	Carpet/Tile	Cent Heat / AC	0/0/4.0	\$ 159,600	Average	1	Sketch Building 1

Prebill Mobile Homes on Parcel

<u>Account Number</u>	<u>Owner</u>	<u>Lot Number</u>	<u>Year Built</u>	<u>Manufacturer</u>	<u>Model</u>	<u>Width Length</u>	<u>Photo</u>
1012	DASHER HELEN		1987	CONNER	CONNER	14x60	NA

Accessory Information

<u>Description</u>	<u>Year Built</u>	<u>Dimensions/Units</u>	<u>Value</u>
FIRE FEE-RES	2010	0x0 0	\$ 0
SANITATION - REGULAR	2010	0x0 0	\$ 0
HOME SITE ABOVE AVERAGE	2000	0x0 1	\$ 12,950
POOL, RESID, VINYL	1991	18x36 0	\$ 7,545

Sale Information

<u>Sale Date</u>	<u>Deed Book</u>	<u>Plat Page</u>	<u>Price</u>	<u>Reason</u>	<u>Grantor</u>	<u>Grantee</u>
03-23-1994	355 306	A 263A	\$ 175,000	Unqualified - Improved		DASHER HELEN HOBBS

Permit Information

<u>Permit Date</u>	<u>Permit Number</u>	<u>Type</u>	<u>Description</u>
No permit information associated with this parcel.			

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Website Updated: May 17, 2012

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Selected Parcel(s)

0 740 1480 2220 2960 ft.

Effingham County Assessor			
Parcel: 04650002 Acres: 40.98			
Name:	DASHER HELEN HOBBS	Land Value:	\$131,262.00
Site:	121 GOSHEN RD EXT	Building Value:	\$159,600.00
Sale:	\$\$175,000 on 03-1994 Vacant=UI Qual=U	Misc Value:	\$20,495.00
Mail:	121 GOSHEN RD EXT	Just Value:	\$311,357.00
	RINCON, GA 31326	Assessed Value:	\$0.00
		Exempt Value:	\$0.00
		Taxable Value:	\$311,357.00



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Owner and Parcel Information

Owner Name	H & H REAL ESTATE	Today's Date	May 21, 2012
Mailing Address	INVESTMENTS INC	Parcel Number	04650003
Location Address	P O BOX 382 SPRINGFIELD, GA 31329	Tax District	County (District 01)
Legal Description	HWY 21	2011 Millage Rate	28.118
Property Class (NOTE: Not Zoning Info)	29.44 AC SPT 465F-13	Acres	31.08
Zoning	C5-Commercial	Neighborhood	04650: LAND: 00000 / BLDG: 00001
	B-2	Homestead Exemption	No (S0)
		Parcel Map	Show Parcel Map

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 108,762	\$ 0	\$ 0	\$ 108,762	\$ 59,819

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres	Photo
RUR	118	Rural	1	0.18	NA
RUR	110	Rural	1	1.65	NA
RUR	118	Rural	1	1.67	NA
RUR	110	Rural	1	27.58	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
08-15-2001	740 307	A 321A	\$ 860,000	Unqualified - Improved		H & H REAL ESTATE

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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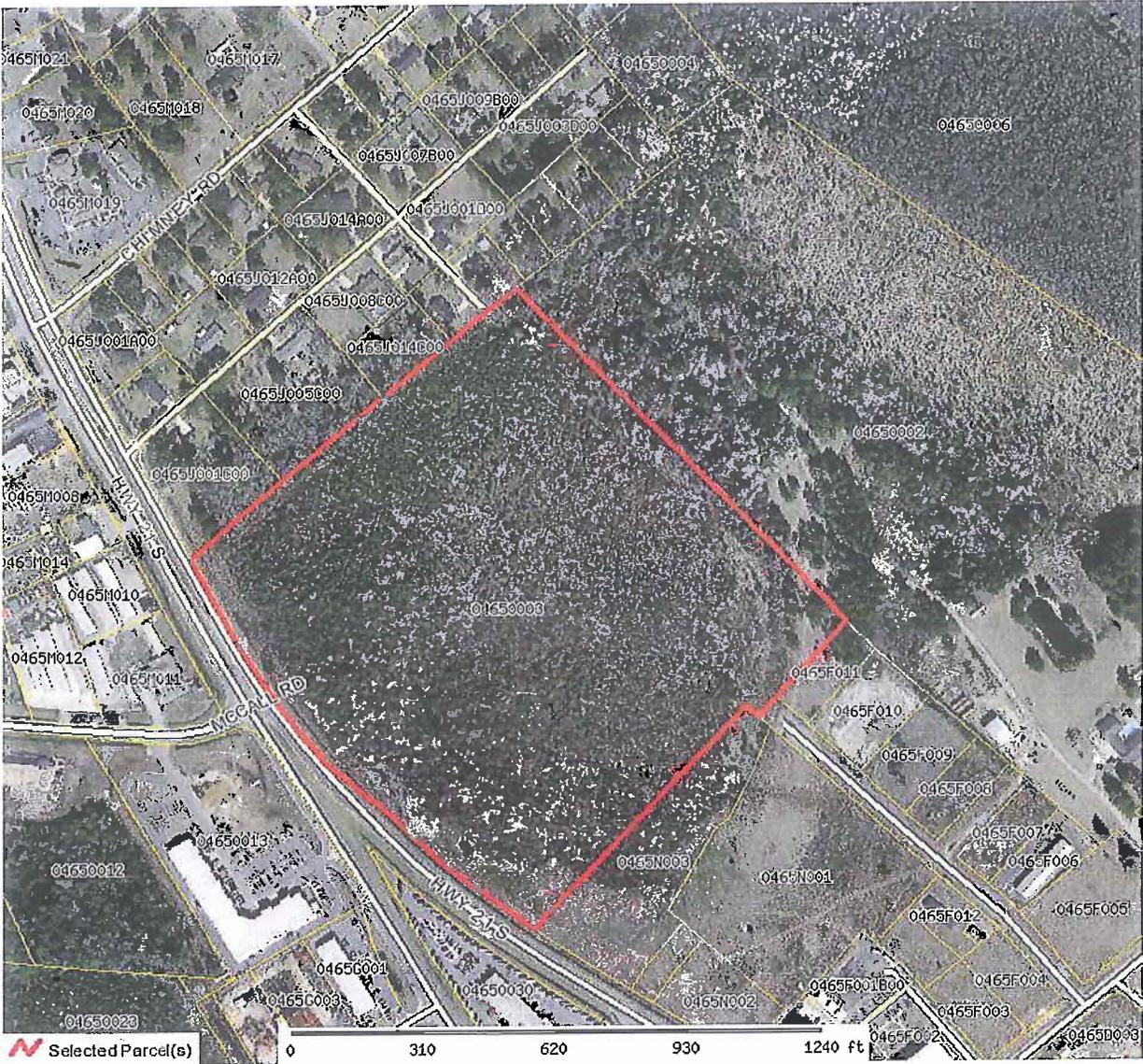
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Selected Parcel(s)

0 310 620 930 1240 ft

Effingham County Assessor			
Parcel: 04650003 Acres: 31.08			
Name:	H & H REAL ESTATE	Land Value:	\$108,762.00
Site:	0 HWY 21	Building Value:	\$0.00
Sale:	\$860,000 on 08-2001 Vacant=UI Qual=U	Misc Value:	\$0.00
Mail:	INVESTMENTS INC	Just Value:	\$108,762.00
	P O BOX 382	Assessed Value:	\$0.00
	SPRINGFIELD, GA 31329	Exempt Value:	\$0.00
		Taxable Value:	\$108,762.00



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Owner and Parcel Information

[Owner Name](#)

[Mailing Address](#)

[Location Address](#)

[Legal Description](#)

[Property Class](#)(NOTE: Not Zoning Info)

[Zoning](#)

AIKEN TIMOTHY S &
SMITH CHARLES RAY III
625 PLEASANT ACRES RD SPRINGFIELD, GA
31329

116 GOSHEN COMMERCIAL PK
.57 AC LOT 11 OUT 102-117

C3-Commercial

B-2

[Today's Date](#)

[Parcel Number](#)

[Tax District](#)

[2011 Millage Rate](#)

[Acres](#)

[Neighborhood](#)

[Homestead](#)

[Exemption](#)

[Parcel Map](#)

May 21, 2012

0465F011

County (District 01)

28.118

0.57

0465F: LAND: 00030 / BLDG:
00001

No (So)

[Show Parcel Map](#)

2011 Tax Year Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 87,532	\$ 0	\$ 0	\$ 87,532	\$ 75,027

Land Information

Type	Description	Calculation Method	Square Footage	Acres	Photo
RES	RINCON COMM BASE 16.85 (358)	Square Feet	24737		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
05-03-2006	1444 397	C 54B1	\$ 180,000	Unqualified - Vacant		AIKEN TIMOTHY S &

Permit Information

Permit Date	Permit Number	Type	Description
No permit information associated with this parcel.			

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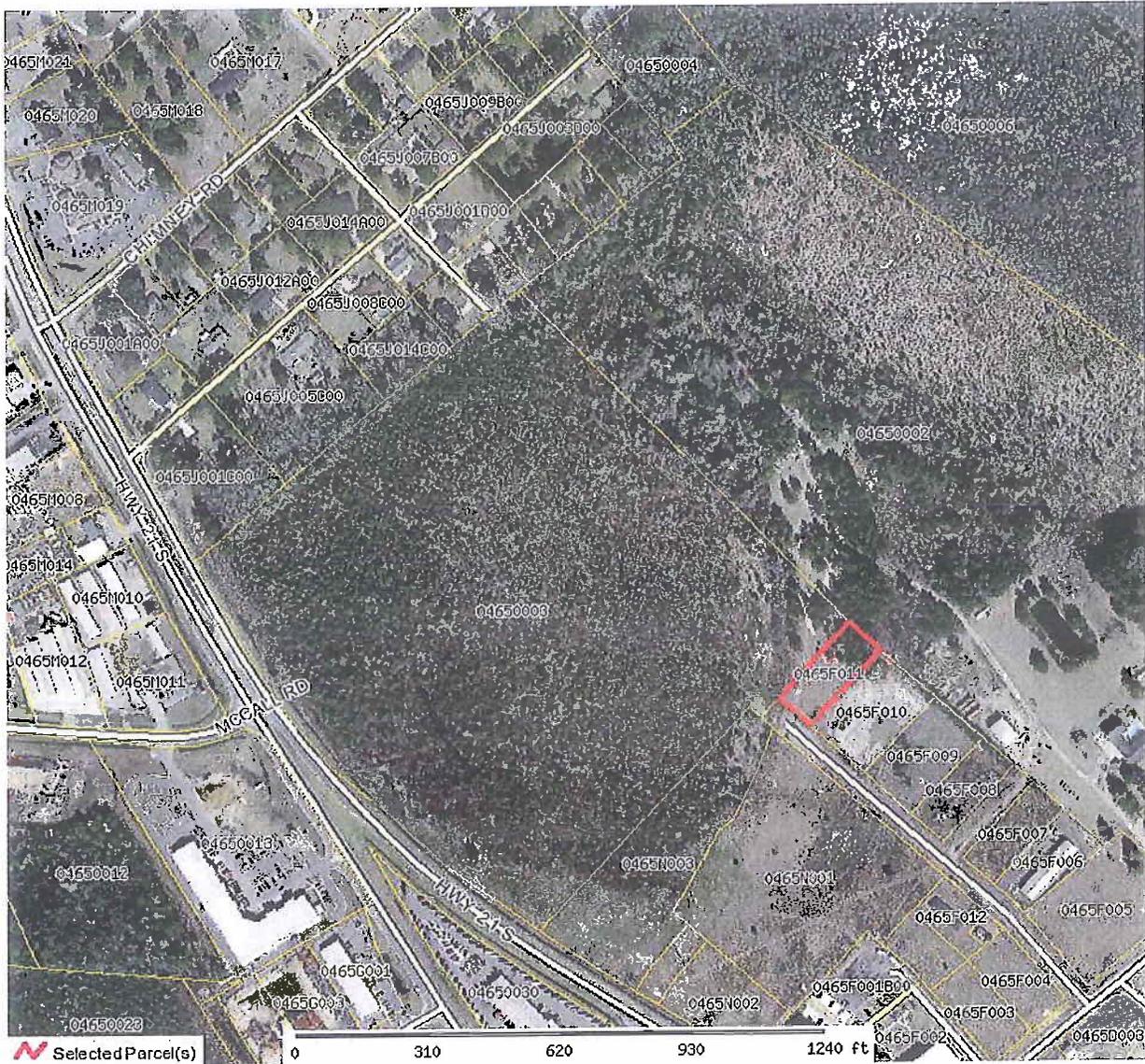
[Field Definitions](#)

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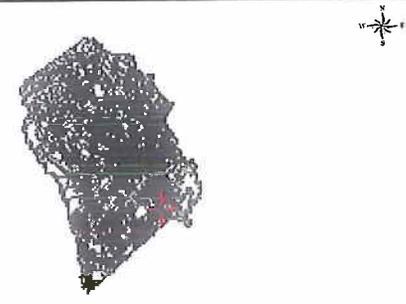
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Effingham County Assessor			
Parcel: 0465F011 Acres: 0.57			
Name:	AIKEN TIMOTHY S &	Land Value:	\$87,532.00
Site:	116 GOSHEN COMMERCIAL PK	Building Value:	\$0.00
Sale:	\$\$180,000 on 05-2006 Vacant=UV Qual=U	Misc Value:	\$0.00
Mail:	SMITH CHARLES RAY III	Just Value:	\$87,532.00
	625 PLEASANT ACRES RD	Assessed Value:	\$0.00
	SPRINGFIELD, GA 31329	Exempt Value:	\$0.00
		Taxable Value:	\$87,532.00



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CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job #: 100689.241

Date: 6/11/12

The Effingham County Tax Assessor indicates the site is composed of parts of three tax parcels. Please see the supplied tax record for land & building information.

++The deed record indicated the site is composed of two main tracts which were owned by Jesse Exley. Please see chains for previous owners.

— 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 =

DCA Proposed Goshen Crossing II

121 Goshen Commercial Park Drive
Rincon, GA 31326

Inquiry Number: 3327312.6
May 23, 2012

The EDR-City Directory Image Report



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

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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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>
2011	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2006	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Polk's City Directory
2001	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1997	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

121 Goshen Commercial Park Drive
Rincon, GA 31326

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
-------------	-----------------	---------------	--

Goshen Commerical Park Drive

2011	-	Polk's City Directory	Street not listed in Source
2006	-	Polk's City Directory	Street not listed in Source
2001	-	Polk's City Directory	Street not listed in Source
1997	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
<u>Goshen Road Extension</u>			
2011	pg. A1	Polk's City Directory	
2011	pg. A2	Polk's City Directory	
2006	pg. A4	Polk's City Directory	
2006	pg. A3	Polk's City Directory	
2001	-	Polk's City Directory	Street not listed in Source
1997	-	Polk's City Directory	Street not listed in Source

City Directory Images

Goshen Road Extension

2011

GOSHEN ROAD EXT (RINCON)

• ZIP CODE 31326 CAR-RT R009

115 Horton Wesley & Kristen [4] ▲

.....912-826-7253

121 Dasher Helen H [18] ▲

.....912-826-0221

Ⓢ Hobbs Mary

129 Hobbs William B III & Stephanie [12]

▲912-826-3062

130 PICTURE PERFECT FRAMING

book d/s-retail912-826-6485

131 300 ALDA MEDICAL CTR physicians

& surgeons912-826-0860

135 K B SNACK SHACK potato chips

corn chips/snacks912-826-3779

109 BAIBRY'S COFFEE & CAFE

restaurants912-826-5474

109 Ⓢ Mascarenhas Janet

120 PLATINUM PROPERTIES

REAL EST real estate

.....912-826-2151

120 Ward R [2]

153 BRONZE TANNING tanning

salons912-826-0368

165 MAKIN MEMBERS POTTERY

STUDIO pottery912-826-0734

206 Beauchamp Jacques L [5]

206 BULL ERIC C phys therapists

.....912-826-3797

206 CLEMMONS TIMOTHY phys

therapists912-826-3797

206 DIXON ALYSHA phys therapists

.....912-826-3797

206 SPINE & SPORT phys therapists

.....912-826-3797

256 TAYLOR SARAH counselors

.....912-826-1145

Goshen Road Extension

2011

GOSHEN ROAD EXT Cont'd

181 EFFINGHAM PRINTING & COPY

CTR printers912-826-6585

BUSINESSES 13

HOUSEHOLDS 7



Goshen Road Extension

2006

GOSHEN ROAD EXT (RINCON)

• ZIP CODE 31328 CAR-RT R009

112 FILCARE SALES & SVC INC

industrial equip/supl . . 912-826-6964

115 Hobbs Christopher A & Shelly O [12]

..... 912-826-6655

121 No Current Listing

Goshen Road Extension

2006

GOSHEN ROAD EXT Cont'd

- 124 KERSEY'S HEATING & AIR air
conditioning contrs & sys
.....912-826-2517
- 128 Hobbs William [7]▲912-826-1478
Hobbs Stephanie912-826-1478
- 130 PICTURE PERFECT physicians &
surgeons912-826-6485
Rogers Monique [3]
- 135 BANQUET ROOM banquet rooms
.....912-826-4295
- Hogge Carola L
K B SNACK SHACK potato chips
corn chips/snacks912-826-3779
- SAVANNAH RIVER MORTGAGE
INC real estate loans
.....912-826-4600
- 103 ALLTEL cellular telephones
.....912-826-4413
- 109 BAIBRY'S COFFEE & CAFE
restaurants912-826-5474
- 112 BEATY CONSTRUCTION
building contractors ..912-826-4295
- 112 BUILT RIGHT CABINETS
cabinets912-826-4295
- 120 RE/MAX FIRST CHOICE
REALTY real estate ..912-826-1000
- 153 SCHUMAN ENTERPRISES
tanning salons912-826-0368
- BUSINESSES 12** **HOUSEHOLDS 5**

APPENDIX D:
Title Company/ Professional
Documentation

GEC

Chain of Ownership for Tax Parcel 04650-003-000

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	1/11/1936	WD	Mrs. Effie L. Zettler, Luther E. Zettler & Chester C. Zettler	Elton O. Zettler	100 acres	84/153
B1	12/19/1977	WD	Albert Zettler (as heir @ law of Elton O. Zettler)	Jesse W. Exley & Thomas L. Exley	75 acres as shown on PB 10/166	182/274
B2	12/19/1977	WD	The Executor of the Estate of Elton O. Zettler and the Heirs at Law of Elton O. Zettler	Jesse W. Exley & Thomas L. Exley	75 acres as shown on PB 10/166	182/272
C	1/22/1985	WD	Thomas L. Exley	Jesse W. Exley	½ interest in 75 acres as shown on PB 10/166 (tract 2 in deed)	226/245
D	6/16/1995	WD	Jesse W. Exley	Robert S. Jepson, Jr.	49.28 acres as shown on PC A/321A	384/226
E	8/15/2001	WD	Robert S. Jepson, Jr.	HH Real Estate Investments, Inc.	49.28 acres as shown on PC A/321A	740/307

Chain of Ownership for Tax Parcel 0465F-011-000

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	1/11/1936	WD	Mrs. Effie L. Zettler, Luther E. Zettler & Chester C. Zettler	Elton O. Zettler	100 acres	84/153
B1	12/19/1977	WD	Albert Zettler (as heir @ law of Elton O. Zettler)	Jesse W. Exley & Thomas L. Exley	75 acres as shown on PB 10/166	182/274
B2	12/19/1977	WD	The Executor of the Estate of Elton O. Zettler and the Heirs at Law of Elton O. Zettler	Jesse W. Exley & Thomas L. Exley	75 acres as shown on PB 10/166	182/272
C	1/22/1985	WD	Thomas L. Exley	Jesse W. Exley	½ interest in 75 acres as shown on PB 10/166 (tract 2 in deed)	226/245
D	6/16/1995	WD	Jesse W. Exley	Robert S. Jepson, Jr.	49.28 acres as shown on PC A/321A	384/226
E	8/15/2001	WD	Robert S. Jepson, Jr.	HH Real Estate Investments, Inc.	49.28 acres as shown on PC A/321A	740/307
F	5/3/2006	WD	HH Real Estate Investments, Inc.	Timothy S. Aiken & Charles Ray Smith, III	.57 acres shown as lot 11 on PS C54/B1	1444/397

FILED FOR RECORD
D.D. BK. 1444
PAGE NO. 397

06 MAY -4 AM 10:16

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

Effingham County, Georgia
Real Estate Transfer Tax

paid \$ 180.00
Date 5-4-06

Elizabeth Z. Hursey
Clerk of Superior Court

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 3rd day of MAY, 2006, between H.H. REAL ESTATE INVESTMENTS, INC., a Georgia corporation of Effingham County, Georgia, of the FIRST PART, and TIMOTHY S. AIKEN and CHARLES RAY SMITH, III of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTIES, their heirs and assigns, the following described property, to-wit:

ALL that certain lot or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Eighty-Five Hundredths (.85) of an acre, more or less, and being known and designated as Lot Nine (9), Goshen Commercial Park, Phase II. Said parcel of land being bounded on the Northeast by lands now or formerly of Helen Dasher; on the Southeast by Lot 8; on the Southwest by Goshen Commercial Park Drive, and on the Northwest by Lot 10.

ALSO, ALL that certain lot or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Fifty-Seven Hundredths (.57) of an acre, more or less, and being known and designated as Lot 11, Goshen Commercial Park, Phase II. Said parcel of land being bounded on the Northeast by lands now or formerly of Helen Dasher; on the Southeast by Lot 10; on the Southwest by Goshen Commercial Park Drive, and on the Northwest by lands now or formerly of Greg Howze.

Express reference is hereby made to the plat of both of the above described parcels of land made by Charles W. Tuten, Jr., R.L.S. #2345, dated May 27, 2004 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "C", Slide 54-B, for better determining the metes and bounds of said lands herein conveyed.

Said plat showing a 15-foot wide utility easement extending across the Southwesterly boundary line.

SUBJECT, ALSO, to the easement to Savannah Electric and Power Company recorded in Deed Book 1274, Page 214.

SUBJECT to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTIES, their heirs, successors and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has caused this warranty deed to be duly executed by its appropriate officers thereto duly authorized, its corporate seal affixed and delivered these presents, the day and year first above written.

H.H. REAL ESTATE INVESTMENTS, INC.

By: *Chris A. Hobbs* (SEAL)
Chris A. Hobbs, Secretary

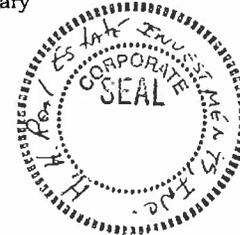
Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL)

Belinda M. Bell
Unofficial Witness

Denmond Exley
Official Witness - Notary Public

DENMOND EXLEY
My commission expires: Notary Public, Effingham County, Georgia
bp
My Commission Expires October 26, 2009



FILED FOR RECORD
DD. REC. 740
FILED FOR 307

01 AUG 15 PM 2: 59

307

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

Effingham County, Georgia
Real Estate Transfer Tax

Paid \$ 860.00
Date August 15, 2001

Elizabeth Z. Hursey
Clerk of Superior Court

RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15th day of August, 2001, between ROBERT S. JEPSON, JR. of the FIRST PART, and HH REAL ESTATE INVESTMENTS, INC. of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, its successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 49.28 acres, more or less, formed by two adjoining and contiguous parcels of land, containing 47.12 acres, more or less, and 2.16 acres, more or less, bounded by the northeast by lands belonging to Helen Hobbs Dasher, on the southeast by lands belonging to Twenty-One Centre, A General Partnership, on the southwest by Georgia Highway No. 21, and on the northwest by Bay Drive, that is shown and more particularly described by the plat of survey made by Wilder Surveying & Mapping dated June 13, 1995, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 321-A, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by deed from Jesse W. Exley to Robert S. Jepson, Jr. dated June 16, 1995 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 384, page 226.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, its successors and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

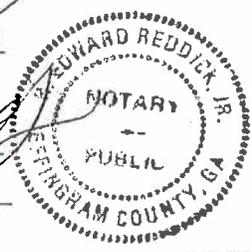
Robert S. Jepson, Jr. (SEAL)
ROBERT S. JEPSON, JR.

*By Jean E. Bell POA
His attorney in fact*

Signed, sealed and delivered
in the presence of:

Edward Reddick
Unofficial Witness

Edward Reddick
Notary Public
Date: 8-15-01



6874

BOOK 355 PAGE 318
 RECORDED 3-28 1994
Elizabeth J. Hursey
 CLERK SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA - EFFINGHAM COUNTY

THIS INDENTURE, Made this 23rd day of March, in the year
 one thousand nine hundred ninety four, between

JESSE W. EXLEY

of the County of **EFFINGHAM**, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **HELEN HOBBS DASHER**
 Whose Mailing Address is: P.O. BOX 911, RINCON, GEORGIA 31326

of the County of **EFFINGHAM**, and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of
Ten Dollars and no/100 (\$10.00) and other good and valuable considerations

(\$10.00) DOLLARS
 in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to-wit:

See Schedule "A" attached hereto and by this reference made a part hereof.

SUBJECT TO all covenants, restrictions and easements of record, if any.

Effingham County, Georgia
 Real Estate Transfer Tax
 Paid \$ 175.00
 Date 3-28-94
Elizabeth J. Hursey
 Clerk of Superior Court

FILED - EFFINGHAM CO.
 CLERK'S OFFICE
 APR 28 PM 3 02
Elizabeth J. Hursey
 CLERK OF COURTS

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]

Jesse W. Exley
 _____ (Seal)
JESSE W. EXLEY

Notary Public, Georgia, State at Large
[Signature]

 SEAL
 9-15-95

_____ (Seal)

_____ (Seal)

_____ (Seal)

PREPARED BY: WARREN E. RATCHFORD
 RECORD & RETURN TO:
 RATCHFORD, HALL & GODLOVE
 #2 Cherry Oak Plaza
 Rincon, Georgia 31326
 File No:250-94

193D

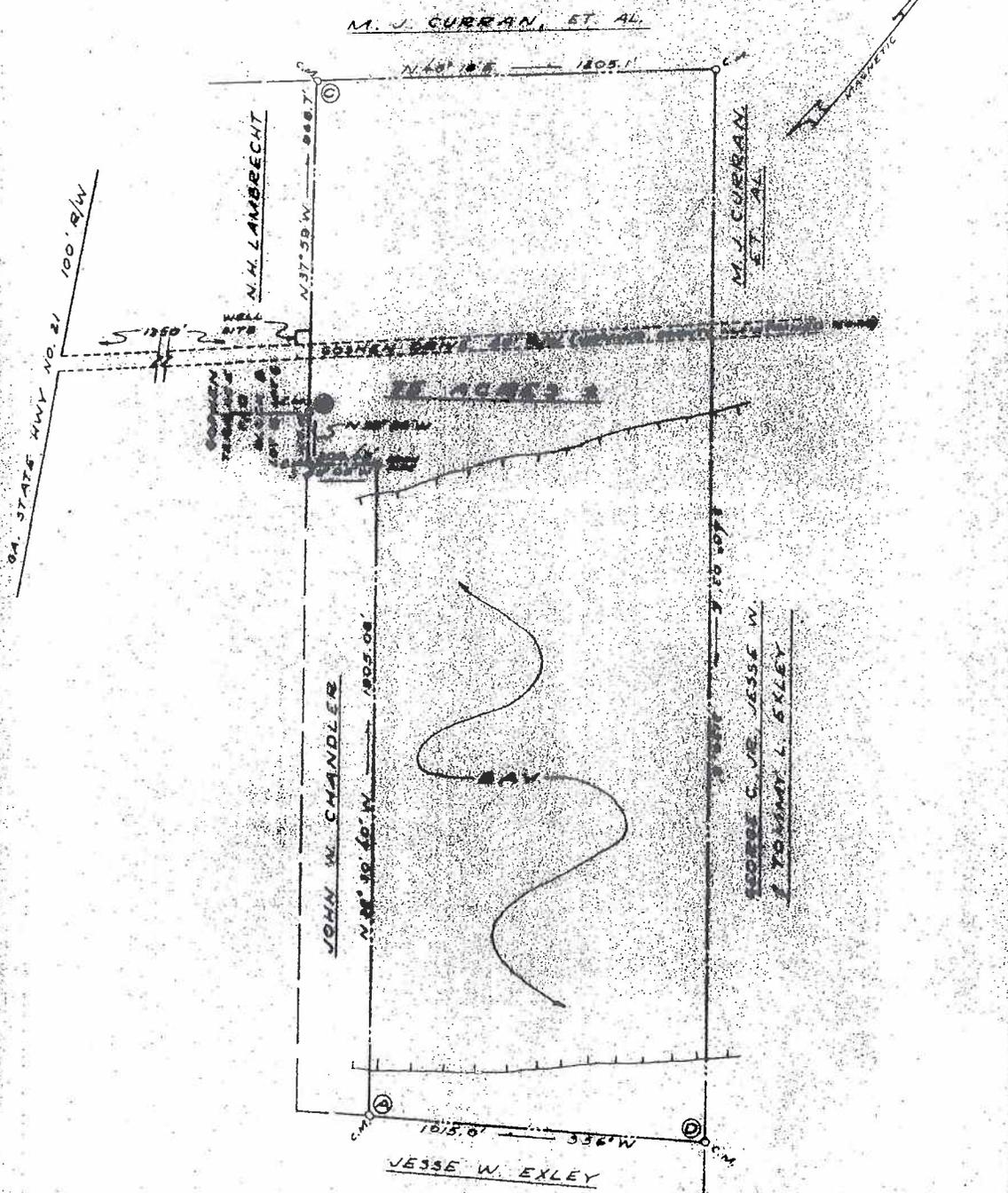
All that certain lot, tract or parcel of land, containing 41.80 acres, more or less, situate, lying and being in the 9TH G.M. District, EFFINGHAM County, Georgia, as shown and more particularly described on that certain plat prepared by Wilder Surveying & Mapping, dated March 9, 1994, recorded in the Office of the Clerk of the Superior Court of EFFINGHAM County, Georgia, in Plat Cabinet A slide 263-A, recorded in the said plat being specifically incorporated herein for any and all purposes including, specifically, for determination of the exact location of the boundaries of said property.

Together with a non-exclusive 80 foot access easement over and through property of Grantor bordering Georgia State Highway #21 as shown on the aboverferenced plat, said easement extending from Georgia State Highway #21 to the abovedescribed property and other properties formerly of Grantor, the location of the said easement being shown on the said plat, said easement being for ingress and egress, location of utilities and any and all other uses incident or appurtenant to the full use of the abovedescribed property or other property formerly of Grantor. right

This being a portion of the same properties conveyed to Jesse W. Exl by warranty deed dated June 29, 1976, and recorded in Deed Book 175 page 643 and by warranty Deed dated January 2, 1985, and recorded in Deed Book 226 page 245 and by warranty deed dated February 22, 1968 and recorded in Deed Book 145 page 431, of the office of the Clerk o Effingham Superior Court.

Jesse W. Exley

10/1/64 N



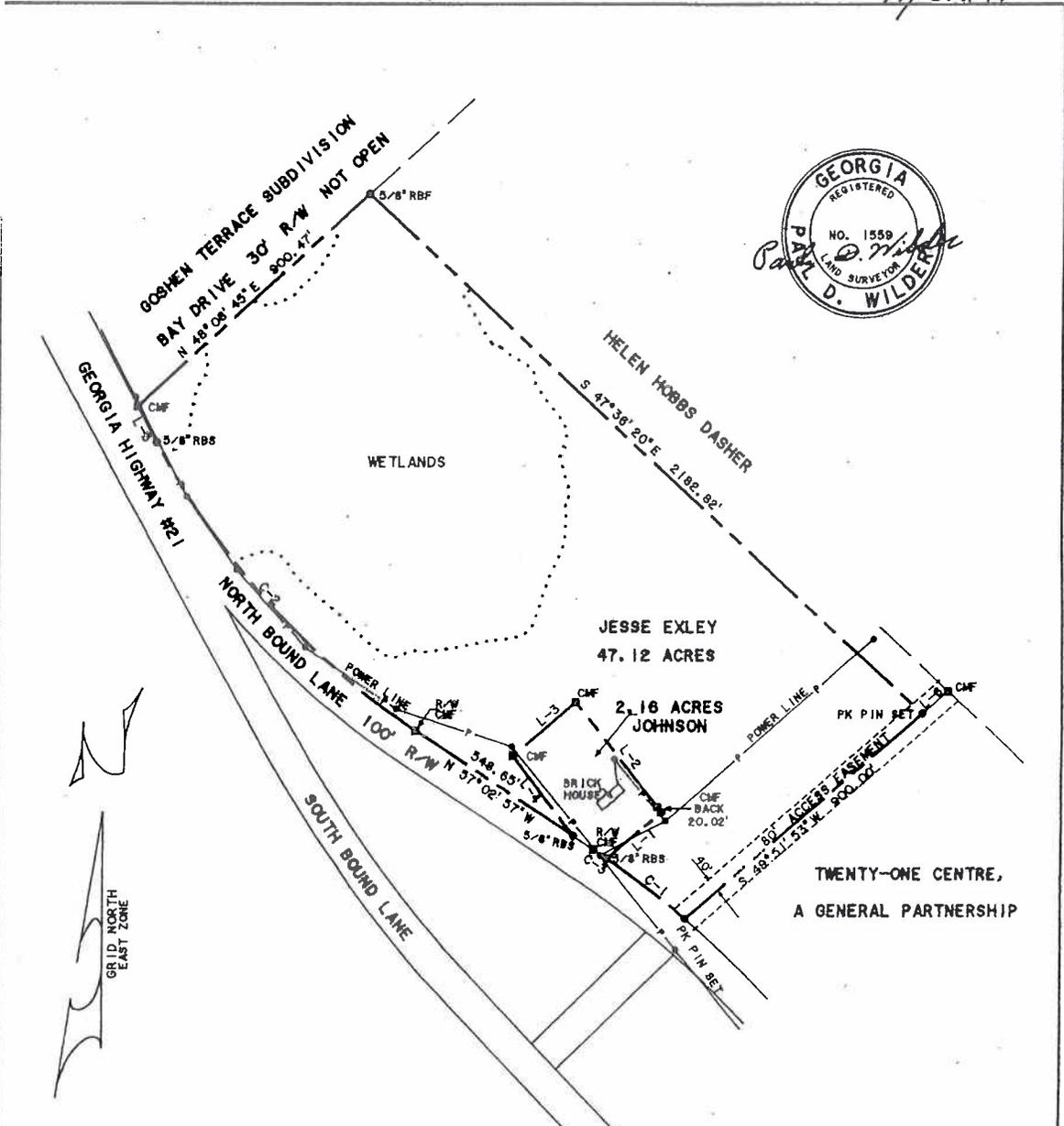
NOTE:

THIS PLAT IS COMPILED FROM PREVIOUS SURVEYS. NO SURVEY OF THIS TRACT HAS BEEN MADE BY ME THIS DATE. BEARINGS AND DISTANCES WERE TAKEN FROM THE FOLLOWING PLATS:

- A-B PLAT BY PAUL O. WILDER, R.L.S. #1239, DEC. 17, 1876, PLAT RECORD 11, PAGE 125 & P.R. 10, PAGE 121.
- B-C PLAT OF BREWSTER TERRACE SUBDIVISION BY LESTER ACKERMAN, R.L.S. #1069, APRIL 20, 1962, PLAT RECORD 2, PAGE 170.
- C-D PLAT BY ROBERT BELL, R.L.S. # 274, AUG. 16, 1869, PLAT RECORD 4, PAGE 103.
- D-A PLAT BY LESTER ACKERMAN, R.L.S. #1069, JULY 5, 1867, PLAT RECORD 4, PAGE 103.

PLAT OF	
COMPILED PLAT OF	
L.E. ZETTLER TRACT	
DRAWN FOR JESSE W. EXLEY	
LOCATION: S.M.D. 9, SPRINGHAM	
COUNTY, GEORGIA	
SCALE: 1 INCH = 200 FEET	
DATE: MAY 8, 1977 (FILE NO. 27)	
WILDER SURVEYING & MAPPING	
BIRMINGHAM, GEORGIA	

A/321A



COURSE	BEARING	DISTANCE
L-1	N 40° 57' 59" E	204.76'
L-2	N 38° 38' 39" W	400.12'
L-3	S 50° 01' 10" W	238.85'
L-4	S 38° 00' 50" E	288.60'
L-5	N 28° 47' 47" W	116.10'
L-6	N 49° 51' 53" E	100.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	2914.78'	281.17'	5° 31' 37"	281.07'	N 53° 21' 03" W
C-2	2241.83'	1125.96'	28° 46' 36"	1114.16'	N 42° 39' 59" W
C-3	2914.78'	48.34'	0° 57' 01"	48.34'	N 58° 35' 21" W

PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.

Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559

ERROR OF CLOSURE:
 FIELD DATA 1/19,025'
 ANGULAR ERROR 06" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/1,345,885'
 EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

REFERENCE:
 PLAT BOOK 2, PAGE 174
 PLAT BOOK 12, PAGE 45
 PLAT BOOK 13, PAGE 270
 PLAT BOOK 14, PAGE 138

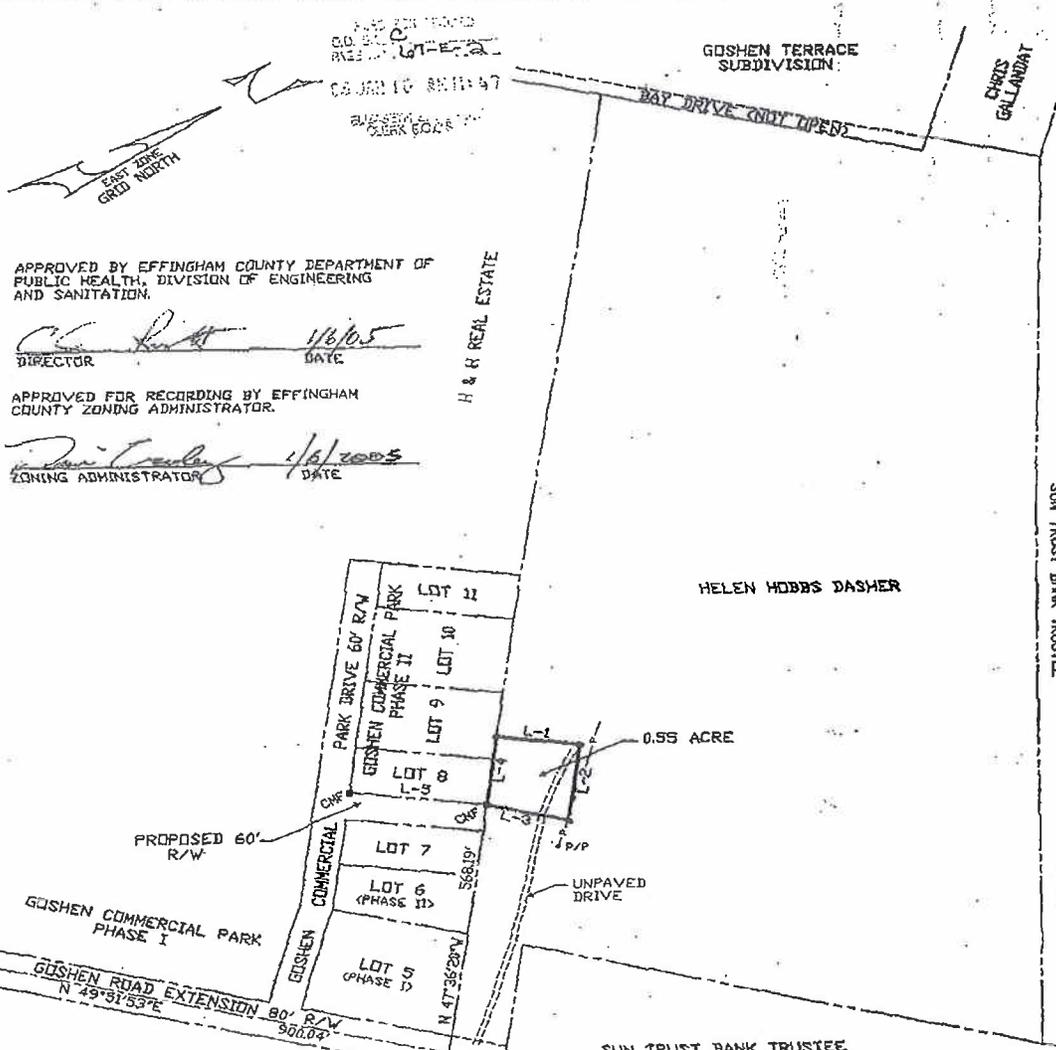
PLAT OF
49.28 ACRES - JESSE W. EXLEY TRACT & CHARLOTTE & MICHAEL JOHNSON TRACT
SURVEYED FOR ROBERT S. JEPSON, JR.

LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 300 FEET

DATE: JUNE 13, 1995 FILE NO. 3072CA

WILDER SURVEYING & MAPPING
 (912) 826-5412, PO BOX 369 RINCON, GA 31326



APPROVED FOR RECORDING
 COUNTY CLERK
 DATE 11/17/04
 COUNTY CLERK

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.
 DIRECTOR *[Signature]* DATE 1/6/05
 APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.
 ZONING ADMINISTRATOR *[Signature]* DATE 1/6/2005

H & R REAL ESTATE

GOSHEN TERRACE SUBDIVISION

CHRIS GALLANDY

HELEN HOBBS DASHER

SUN TRUST BANK TRUSTEE

SUN TRUST BANK TRUSTEE

REFERENCE:
 PLAT BOOK 2, PAGE 174.
 PLAT BOOK 13, PAGE 270.
 PLAT BOOK 14, PAGE 138.
 PLAT CABINET C, SLIDE 54-B.

Course	Bearing	Distance
L-1	N 42°23'40" E	150.00'
L-2	S 47°36'20" E	169.67'
L-3	S 49°51'53" W	151.28'
L-4	N 47°36'20" W	150.00'
L-5	N 42°21'54" E	247.44'

ERROR OF CLOSURE:
 FIELD DATA 1/ 83.047'
 ANGULAR ERROR 01" PER POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/ 141,541'
 EQUIPMENT USED:
 03' ELECTRONIC TOTAL STATION



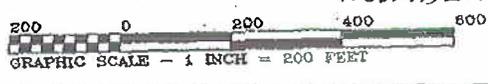
NOTE:
 ALL CORNERS SHOWN AS "0" ARE 5/8" REBAR SET UNLESS OTHERWISE SHOWN.

PLAT OF
 0.56 ACRE, DIVIDED FROM
 PROPERTY OF
 HELEN HOBBS DASHER
 SURVEYED FOR
 BUDDY HOBBS

LOCATION: GMD 9,
 EFFINGHAM COUNTY, GEORGIA

DATE: NOVEMBER 12, 2004 FILE NO. 04254

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC.
 (912) 826-5412 PO BOX 1490 SIMMONS GA 31202



C-67-E2

Recorded Plat Case "D"
 Sheet 51-0-2

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 130076 OHIO B, EFFECTIVE DATE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

- LEGEND:
- IRF 5/8" REBAR FOUND
 - IRS 5/8" REBAR SET
 - PL PROPERTY LINE
 - CMF CONCRETE MON. FOUND
 - N/F NOW OR FORMERLY
 - PP POWER POLE

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR

DATE:

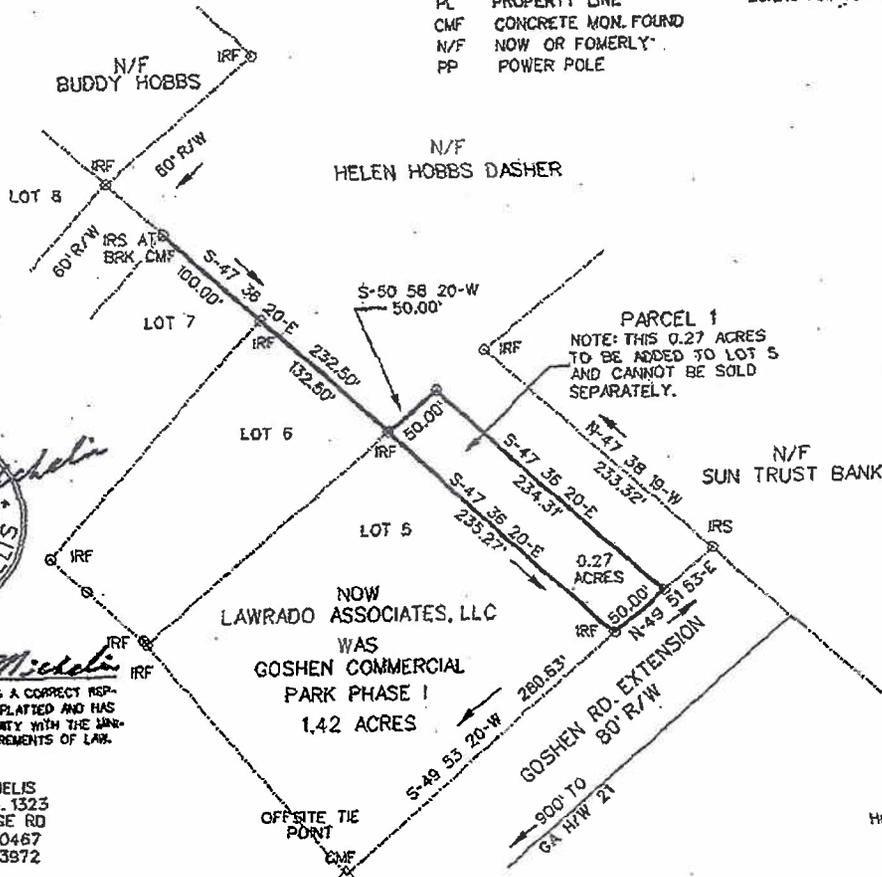
REFERENCE MAPS

PB 2 PG 174
 PB 13 PG 270
 PB 14 PG 138
 CAB C SL-54-B



Adolph N. Michelis
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE HIGHEST STANDARDS AND REQUIREMENTS OF LAW.

ADOLPH N. MICHELIS
 GEORGIA RLS. NO. 1323
 736 SANDY RIDGE RD
 SYLVANIA GA. 30467
 TEL. (912) 829 3872



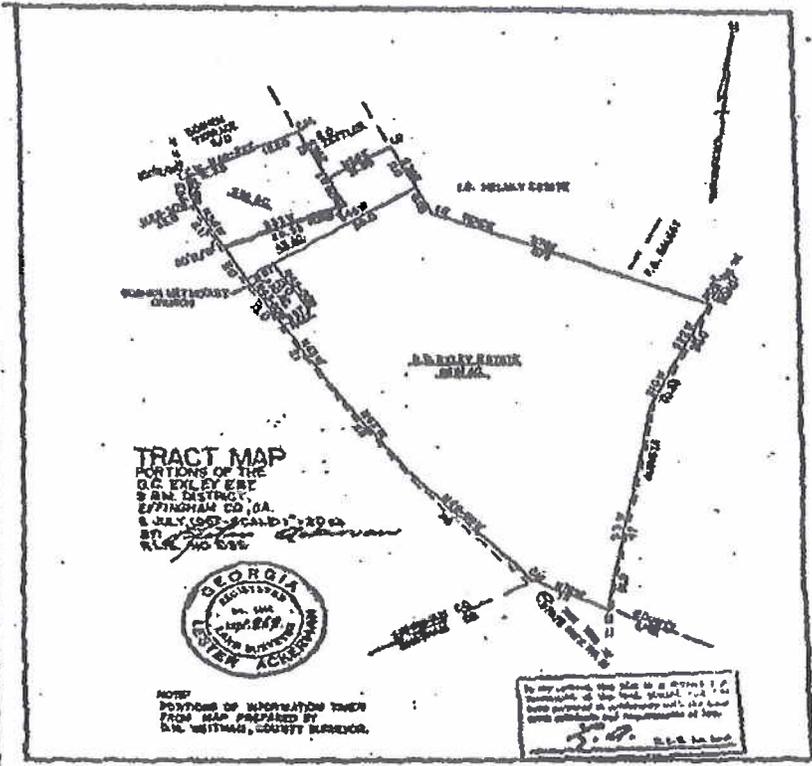
E.O.C.
 ERROR OF CLOSURE EXCEEDS \$10,000
 PLAT NOT ADJUSTED
 TO CORRECT TOTAL STATION GS 303

SCALE = 1" = 100'



SURVEY FOR
HELEN HOBBS DASHER
 SURVEY OF:
 0.27 ACRES DIVIDED FROM
 THE PROPERTY OF MRS HELEN
 HOBBS DASHER AND TO BE
 ADDED TO LOT 5 GOSHEN COMM.
 PARK PHASE I
 LOCATED IN THE 9TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED: 27 JULY 2010
 PLAT DRAWN 28 JULY 2010

H083.DGN JULY2010



Plat Book 4

4/74

F/541

**2010 Title Information
From Previous Report
100689.210**

CHAIN OF OWNERSHIP REVIEW
(for Environmental Phase 1 purposes)

Job # 100689.240

Date: 7/20/10

Tax Parcel #: 04650-003-000

Owner: H & H Real Estate Investments, Inc.

Address: — Hwy 21

Location: 9th Georgia Militia District of Effingham County

++++Assessors records indicate the tract containing the site is composed of 29.44 acres and is currently reported vacant.

++The deed record indicated the tract containing the site was part of a larger tract which was owned by the Zettler family from at least the early 1900's until a tract was sold to the Exley brothers in 1977. The tract was sold to Robert Jepson in 1995 who in turn sold it to the current owner in 2001.

The current owner has developed portion of the property for commercial purposes.

— There are a number of easements, right of ways, agreements, etc. which were reviewed and can be supplied upon request.

— The deed record did not indicate past or present property use on the site but associated records gave indications of residential and agricultural purposes on the larger tract.

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

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

Record #	Date:	Type deed:	Deed Book:	Page:
GRANTOR:				
GRANTEE:				
Acreage:		Property Use:		
Comments:				

Record #	(A) Date: 15 Aug 2001	Type deed: WD	Deed Book: 740	Page: 307
GRANTOR: Robert S. Tepson, Jr.				
GRANTEE: HH Real Estate Investments, Inc				
Acreage: 49.28		Property Use:		
Comments: PC A/321A				

Record #	(B) Date: 16 June 1995	Type deed: WD	Deed Book: 384	Page: 226
GRANTOR: Jesse W. Exley				
GRANTEE: Robert S. Tepson, Jr.				
Acreage: 49.28		Property Use:		
Comments: PC A/321A				

Record #	(C) Date: 22 JAN 1985	Type deed: WD	Deed Book: 226	Page: 245
GRANTOR: Thomas W. Exley				
GRANTEE: Jesse W. Exley				
Acreage: 75 (1/2 interest)		Property Use:		
Comments: (Tract 2 in deed) PB 10/166				

Record #	Date:	Type deed:	Deed Book:	Page:
GRANTOR:				
GRANTEE:				
Acreage:		Property Use:		
Comments:				

Record #	Date:	Type deed:	Deed Book:	Page:
GRANTOR:				
GRANTEE:				
Acreage:		Property Use:		
Comments:				

Record #	(D) Date: 19 DEC 1977	Type deed: Exec	Deed Book: 182	Page: 272
GRANTOR: The Executor of the Estate of Elton O. Zettler and the Heirs at Law				
GRANTEE: Jesse W. Exley & Thomas L. Exley				
Acreage: 75		Property Use:		
Comments: PB 10/166				

Record #	(D-1) Date: 19 Dec 1977	Type deed: W/D	Deed Book: 182	Page: 274
GRANTOR: Albert Zettler				
GRANTEE: Jesse W. Exley & Thomas L. Exley				
Acreage: 75a		Property Use:		
Comments: (His Interest as heir of Elton O. Zettler)				

Record #	Date:	Type deed:	Deed Book:	Page:
GRANTOR:				
GRANTEE:				
Acreage:		Property Use:		
Comments:				

Record #	(E) Date: 11 JAN 1936	Type deed: W/D	Deed Book: 84	Page: 153
GRANTOR: Mrs. Effie L. Zettler; Luther E. Zettler; and Chester C. Zettler				
GRANTEE: Elton O. Zettler				
Acreage: 100 ac.		Property Use:		
Comments:				

05 MAY 16 PM 1:23

ELIZABETH Z. HURSEY
CLERK E.C.C.S.C.

214

Savannah Electric and Power Company
3100 Kilo watt Drive
Savannah, Georgia 31405

Easement (Rev. 08/01/04)

STATE OF GEORGIA

W.O. No. 600765 Grid No. 948-820

Effingham COUNTY

Pin No. _____ GMD 9B

Received of SAVANNAH ELECTRIC AND POWER COMPANY, hereinafter called the Company, the sum of One Dollar (\$1.00), in consideration of which HH Real Estate Investment Trst (Undersigned) whose

Post Office Address is _____

do(es) hereby grant and convey to said Company, its successors and assigns, the right, privilege, and easement to go in, upon, along, across, and under that tract of land owned by the Undersigned in Effingham County, State of Georgia, known as Goshen Commercial Park And being recorded in the office of the Clerk of Superior Court of Effingham County, in Deed Book C or Plat Book 54-B Dated Aug. 27, 2004

together with the right to construct, operate, and maintain continuously upon and under said land, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures and appliances, including the right to stretch communication wires on said poles, or under said lands with necessary appliances; with the right to permit the attachment of the wires and appliances of any other company, or person, to said poles; together with the right at all times to enter upon said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures and appliances, all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures, and appliances; also the right of ingress and egress over said land to and from said lines. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber. The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out. Undersigned shall notify Company thirty (30) days in advance of any construction or installation of any overhead or underground utilities, other than those of the Company, to be located within the easement areas described herein or within such other easement areas as may be mutually agreed upon. Should Company remove or abandon the use of said facilities, all rights hereunder shall cease and the easement, privileges and rights herein granted shall revert to the Undersigned. Said Company shall not be liable for nor bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said W. GREG HOWZE, CHRIS HOBBS

has hereunto set _____ hand(s) and seal(s) this 17th day of December, 2004.

Signed, sealed and delivered in the presence of:

Jeanne M. Hamilton

X W. G. Howze (pres.)

Witness

Hyd. L. Rouse

X Chris Hobbs (sec.)

Notary Public

Notary Public, Effingham County, Georgia
SEAL My Commission Expires May 15, 2007

(This easement is to be signed in the presence of two (2) witnesses, one of whom must be a Notary Public.)

RECORDED
BOOK 140
PAGE 307

01 AUG 15 PM 2:59

307

EMILIE Z. HURSEY
CLERK C.O.C.S.C.

Effingham County, Georgia
Real Estate Tax Collector
Paid \$ 860.00
Date August 15, 2001
Emilie Z. Hursey
Clerk of Superior Court

RETURN TO:
EDWARD REDDICK
ATTORNEY AT LAW
P. O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 15th day of August, 2001, between ROBERT S. JEPSON, JR. of the FIRST PART, and HH REAL ESTATE INVESTMENTS, INC. of the SECOND PART,

WITNESSETH: FIRST PARTY, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto SECOND PARTY, its successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 49.28 acres, more or less, formed by two adjoining and contiguous parcels of land, containing 47.12 acres, more or less, and 2.16 acres, more or less, bounded by the northeast by lands belonging to Helen Hobbs Dasher, on the southeast by lands belonging to Twenty-One Centre, A General Partnership, on the southwest by Georgia Highway No. 21, and on the northwest by Bay Drive, that is shown and more particularly described by the plat of survey made by Wilder Surveying & Mapping dated June 13, 1995, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 321-A, which is incorporated into this description by specific reference thereto.

This being the same property conveyed by deed from Jesse W. Exley to Robert S. Jepson, Jr. dated June 16, 1995 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 384, page 226.

SUBJECT, to restrictive covenants and easements of record.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto SECOND PARTY, its successors and assigns, FOREVER IN FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set his hand and affixed his seal and delivered these presents, the day and year first above written.

Robert S. Jepson Jr (SEAL)
ROBERT S. JEPSON, JR.

*By Jan E Bell POA
His attorney in fact*

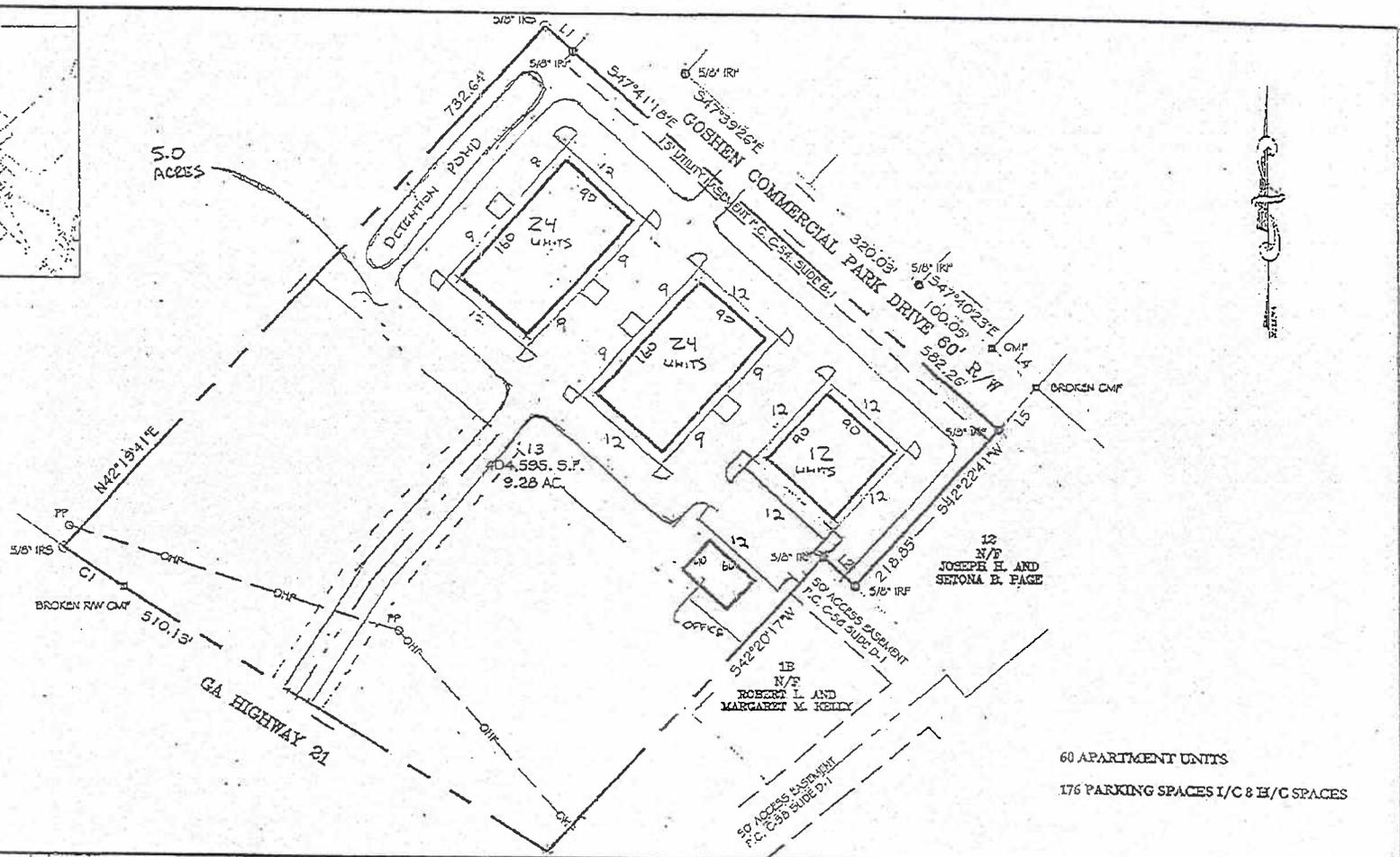
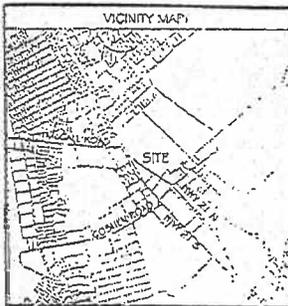
Signed, sealed and delivered
in the presence of:

Edward Reddick
Unofficial Witness

Edward Reddick
Notary Public
Date: 8/15/01



5874



60 APARTMENT UNITS
176 PARKING SPACES 1/C 8 H/C SPACES

SCALE	1" = 100'
PROJECT NO.	N-1
DATE	6/15/14
DESIGNED BY	OC
CHECKED BY	OC
REVISION	U1

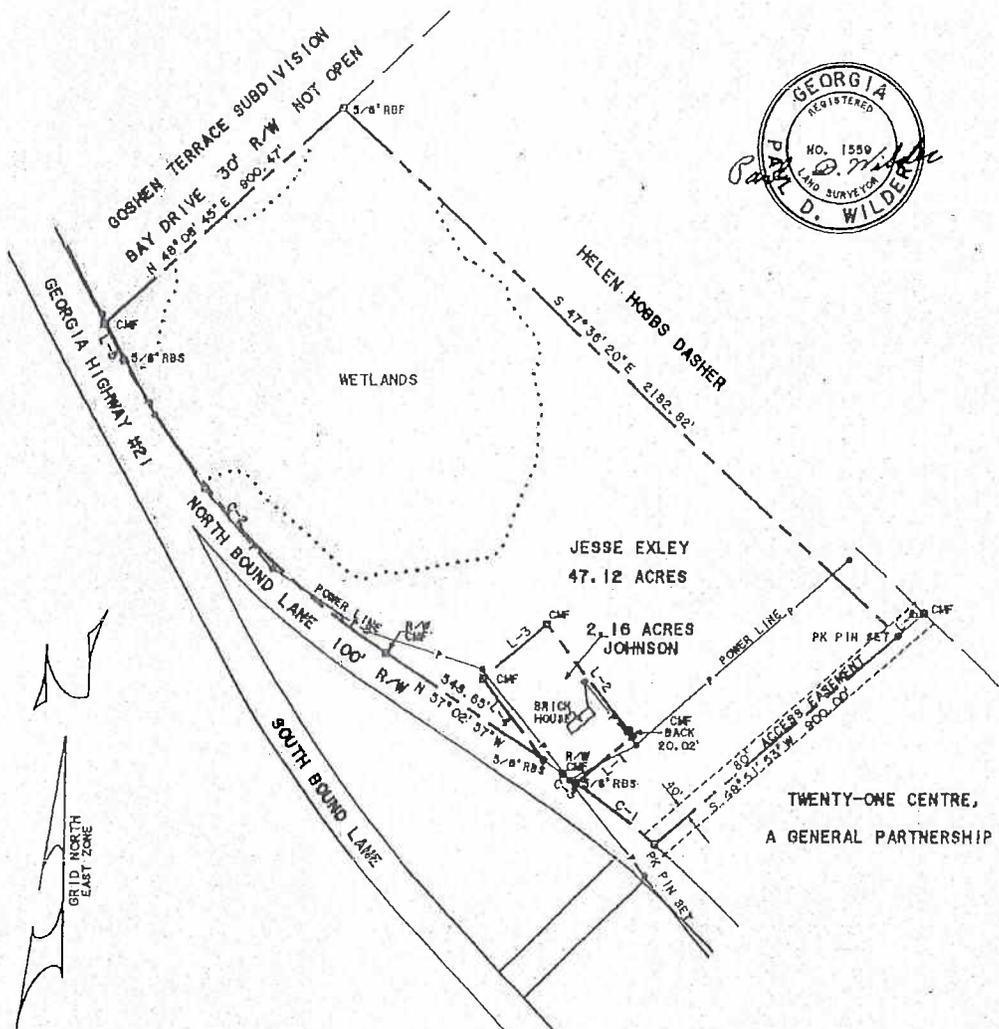
DRAWING TITLE
SITE PLAN

**SITE PLAN OF
GOSHEN APARTMENT COMPLEX
FOR
BILL REA**



Kern-Coleman & Co. LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
7 Nait Court (D1405) • P.O. Box 15279 • Columbus, Georgia 31916
Telephone (770) 354-5100 • Fax (770) 356-1805 • Email info@kerncoleman.com

A/321A



COURSE	BEARING	DISTANCE
L-1	N 49°57'59"E	204.76'
L-2	N 38°38'39"W	400.12'
L-3	S 50°01'10"W	238.85'
L-4	S 38°09'50"E	288.60'
L-5	N 28°47'47"W	116.10'
L-6	N 49°31'53"E	100.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	2914.79'	281.17'	5°31'37"	281.07'	N 53°21'03"W
C-2	2241.63'	1125.86'	28°46'36"	1114.16'	N 42°38'59"W
C-3	2914.79'	48.34'	0°57'01"	48.34'	N 56°35'21"W

PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.

Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559

ERROR OF CLOSURE:
 FIELD DATA 1/18,025'
 ANGULAR ERROR 06" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/1,345,885'

EQUIPMENT USED:
 03" THEODOLITE
 ELECTRONIC DISTANCE METER

REFERENCE:
 PLAT BOOK 2, PAGE 174
 PLAT BOOK 12, PAGE 45
 PLAT BOOK 13, PAGE 270
 PLAT BOOK 14, PAGE 138

PLAT OF 49.28 ACRES - JESSE W. EXLEY TRACT & CHARLOTTE & MICHAEL JOHNSON TRACT SURVEYED FOR ROBERT S. JEPSON, JR.	
LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 300 FEET 	
DATE: JUNE 13, 1895	FILE NO. 3072CA
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 RINCON, GA 31326	

RECOMBINATION PLAT OF LOT 1
 HAS BEEN FOUND TO COMPLY
 WITH REGULATIONS AND WAS APPROVED BY THE
 CLERK OFFICIAL OF EFFINGHAM COUNTY FOR
 RECORD IN SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

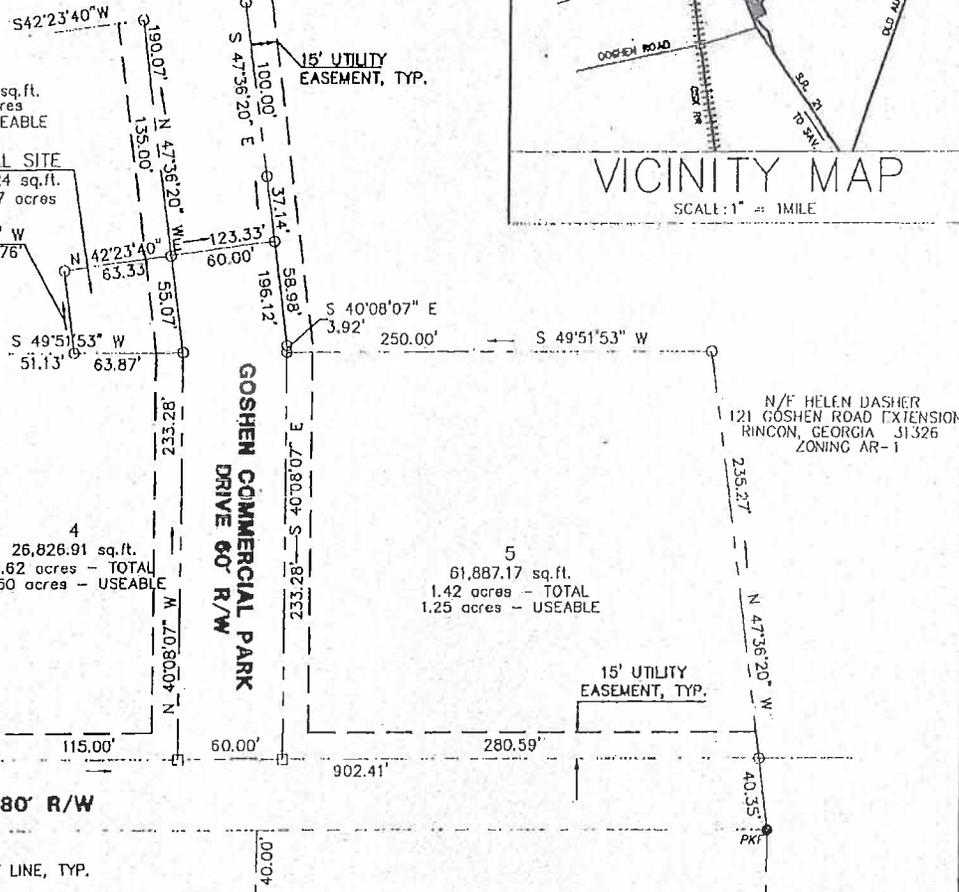
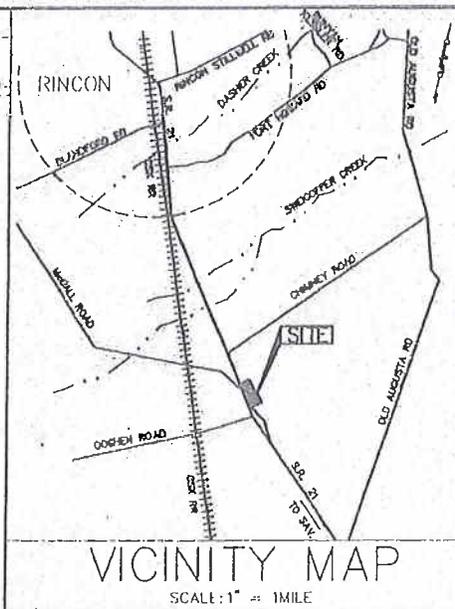
DATE 9/30/2004

DATE 9-30-04

DEPARTMENT OF G

2/204

58-D-1



sq. ft. useable

4 sq. ft. 7 acres

115.00'

26,826.91 sq. ft. 1.62 acres - TOTAL 50 acres - USEABLE

61,887.17 sq. ft. 1.42 acres - TOTAL 1.25 acres - USEABLE

80' R/W

Y LINE, TYP.

22P PARCEL 2&3 NAVAL STORES BOX 1659 VIDALIA 30475 NG B-3

MAP NO. 102P PARCEL 2&3 N/F VIDALIA NAVAL STORES P.O. BOX 1659 VIDALIA, GEORGIA 30475 ZONING B-3

ORDERED PLAT

CHARLOTTE AND MICHAEL JOHNSON TRACT DATED JUNE 13, 1995.



EMC ENGINEERING SERVICES, INC.
 Post Office Box 8101
 23 East Charlton Street
 Savannah, Georgia 31412

**RECOMBINATION PLAT OF LOT 1
 GOSHEN COMMERCIAL PARK - PHASE 1
 9th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA**
 Prepared for:

REVISIONS		
No.	BY	DATE

DESIGN: A
 GRAPHICS: A
 REVIEW: C
 DATE: SEPT 20, 2004
 SCALE: 1" = 100'
 PROJECT: 01-0



I CERTIFY THAT THIS PLAT IS A TRUE, CORRECT, AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

Charles W. Tuten, Jr.

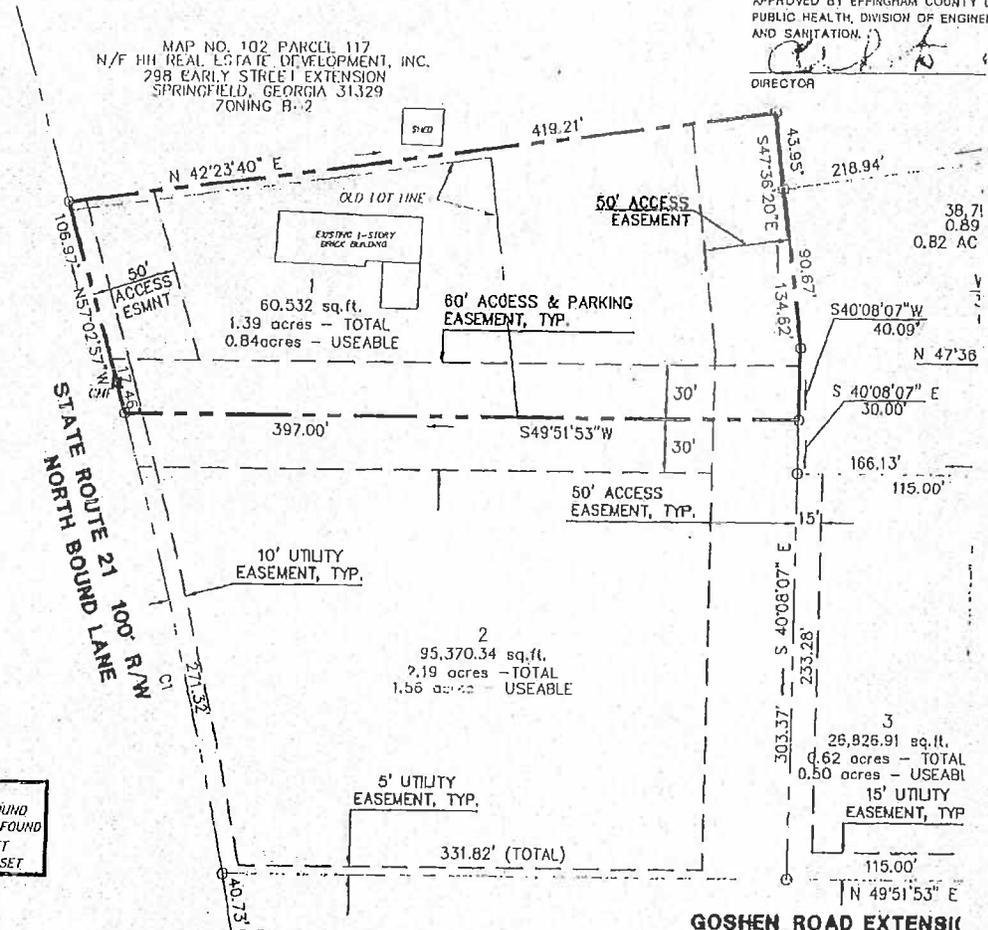
IT IS HEREBY CERTIFIED THAT A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY, GREGG HOWZE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES SHOWN HEREON, ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

THE SUBDIVISION PLAT KNOWN AS RE GOSHEN COMMERCIAL PARK - PHASE WITH THE EFFINGHAM COUNTY SUBDI ZONING ADMINISTRATOR AND PUBLIC RECORDING IN THE OFFICE OF CLER

DATE 5-2-84
 WITNESS Paul D. Wilder
 HH REAL ESTATE DEVELOPMENT, INC.
 GREGG HOWZE, PRESIDENT

ZONING ADMINISTRATOR
 PUBLIC WORKS OFFICIAL

APPROVED BY EFFINGHAM COUNTY (PUBLIC HEALTH, DIVISION OF ENGINEE AND SANITATION.
 DIRECTOR



LEGEND	
● IRF	IRON ROD FOUND
■ CMF	CONC. MON. FOUND
○ IRS	IRON ROD SET
□ CMS	CONC. MON. SET

GOSHEN COMMERCIAL PARK - PHASE I
 LOTS: 1 - 5
 TOTAL AREA : 6.71 ACRES
 (292,203 S.F.)

NOTES:

- PROPERTY BOUNDARY NOT FIELD VERIFIED BY EMC ENGINEERING SERVICES, INC. PROPERTY BOUNDARY FIELD VERIFIED BY MR. PAUL D. WILDER, R.L.S.
- EXISTING LAND USE: WOODLANDS
 PROPOSED LAND USE: COMMERCIAL / INDUSTRIAL
- WATER SERVICE TO BE PROVIDED BY A COMMUNITY SYSTEM.
- WASTEWATER FROM EACH SITE WILL BE TREATED BY INDIVIDUAL ONSITE WASTE TREATMENT SYSTEMS.
- PORTIONS OF THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA, DEPT. OF NATURAL RESOURCES. PROPERTY OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
- BASED ON MY OBSERVATION THIS LOT IS LOCATED IN ZONE X, OUTSIDE 500-YR FLOOD PLAIN AS DETERMINED BY HUD, COMMUNITY NO. 130076, PANEL NO. 0140-B, MAP DATED MARCH 18, 1987.

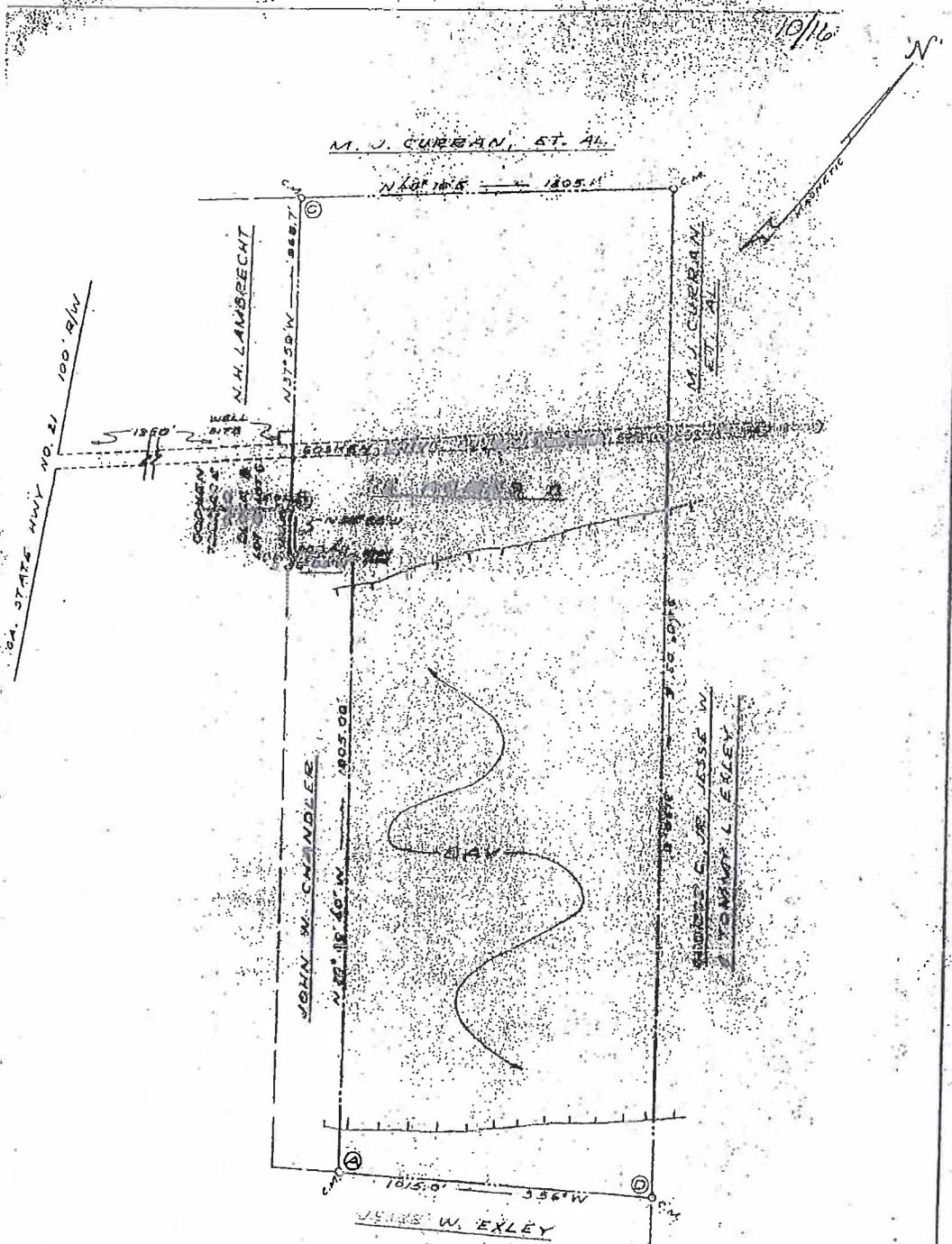
MAP NO. 102P PARCEL 1
 N/F RONALD AND MARSHA PHILLIPS
 9 SOUTH FRANKLIN STREET
 SAVANNAH, GEORGIA 31412
 ZONING B-3

MAP NO
 N/T VIDY
 VIDALIA

- THIS PLAT SHALL SUPERCEDE THE PREVIOUSLY I LOCATED IN PLAT CABINET 'B', SLIDE 163-D.
- ZONING: B-2
- OWNER:
 HH REAL ESTATE DEVELOPMENT, INC.
 298 EARLY STREET EXTENSION
 SPRINGFIELD, GEORGIA 31329
 912-754-7655

REFERENCE:

PLAT OF 49.28 ACRES - JESSE W. EXLEY TRAC
 PREPARED BY MR. PAUL D. WILDER, R.L.S # 15
 E.O.C. PLAT: 1/300,000

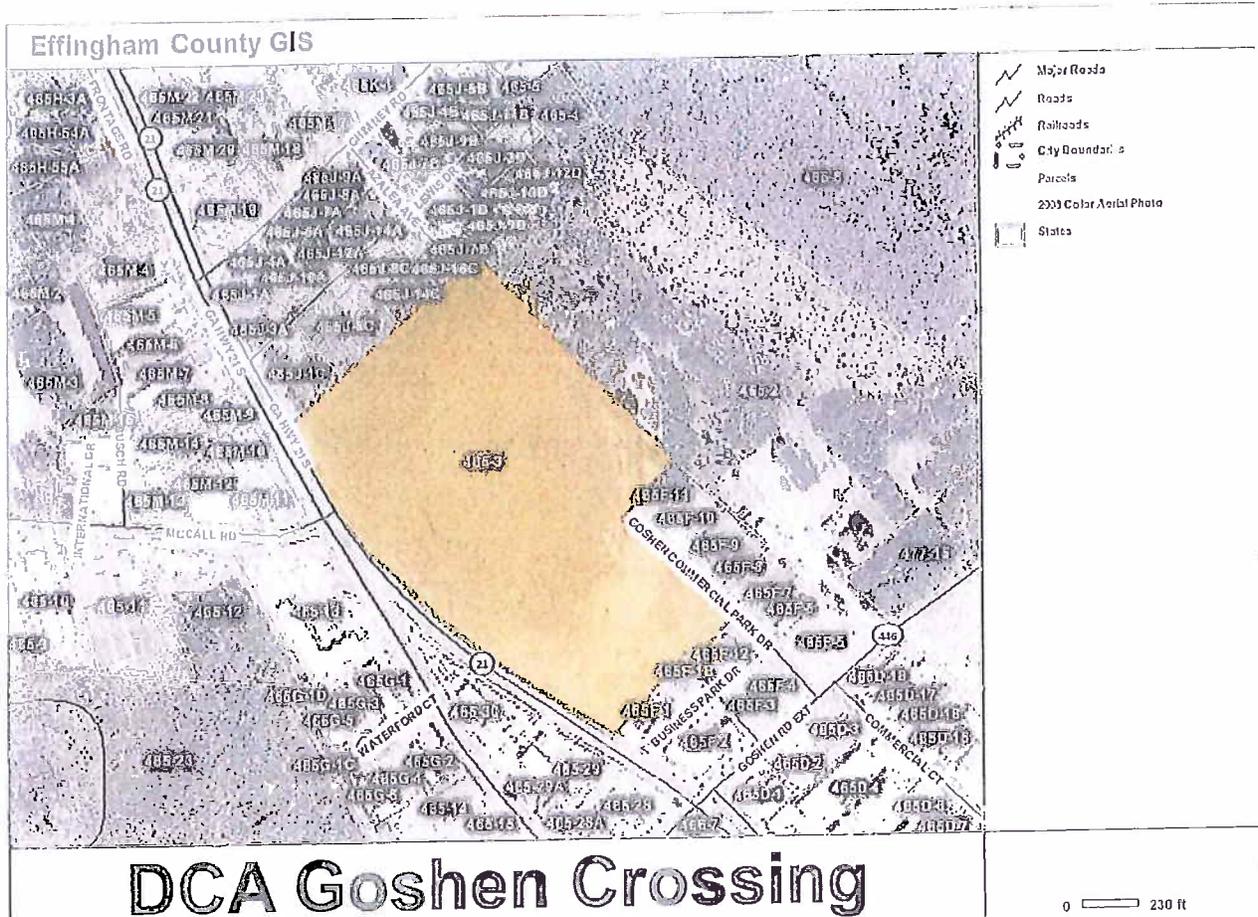


NOTE:

THIS PLAT IS COMPILED FROM PREVIOUS SURVEYS. NO SURVEY OF THIS TRACT HAS BEEN MADE BY ME THIS DATE. BEARINGS AND DISTANCES WERE TAKEN FROM THE FOLLOWING PLATS:

- A-B PLAT BY PAUL O. WILDER, R.L.S. #1830, DEC. 17, 1876, PLAT RECORD 11, PAGE 125 & P.R. 10, PAGE 127.
- B-C PLAT OF BOSHEN TRUSSACE SUBDIVISION BY LESTER ACKERMAN, R.L.S. #1008, APRIL 20, 1882, PLAT RECORD 8, PAGE 178.
- C-D PLAT BY ROBERT BALL, R.L.S. #1274, AUG. 16, 1883, PLAT RECORD 4, PAGE 125.
- D-A PLAT BY LESTER ACKERMAN, R.L.S. #1008, JULY 5, 1887, PLAT RECORD 6, PAGE 123.

PLAT OF COMPILED PLAT OF L. E. ZETTLER TRACT DRAWN FOR JESSE W. EXLEY	
LOCATION - T.M. D. 11 - SPRINGHAM COUNTY - GEORGIA	
SCALE - 1" = 100' FEET	
DATE - NOV. 17, 1916 OFFICE - BARRY & SONS, MAPPERS MEMPHIS, TENN.	



Created by MapIt on 6/25/2010 8:30:34 AM © Copyright 2009 - 2010 BinaryBus, Ltd.

Parcel ID:	465-3	Owner Name:	H & H REAL ESTATE
Property Address:	HWY 21	Mailing Address:	INVESTMENTS INC P O BOX 382 SPRINGFIELD, GA 31329
Subdivision:	GOSHEN COMMERCIAL PK	Tax District:	01
Map Number:	04650	Block Number:	00000
Parcel Number:	003	Sub Parcel Number:	000
Old Parcel ID:	102-117	Account Number:	241710
Calculated Acreage:	38.38	Deeded Acreage:	38.72
Zoning:	B-2	Legal Description:	38.72 AC SPLIT MAP 102S
Deed Book & Page:	740-307	Plat Book & Page:	A-321A
Sale Price:	\$860,000	Sale Date:	8/15/2001
Year Built:			

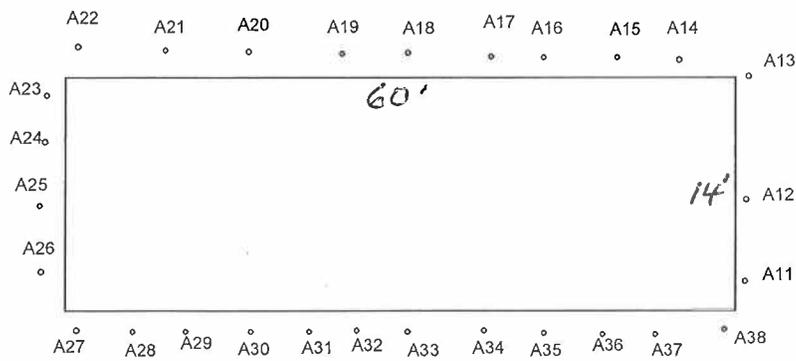
APPENDIX E

Non-Scope Testing

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

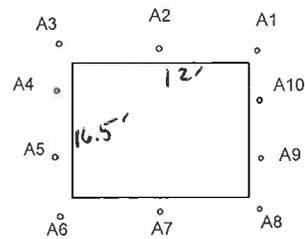
GEC

GC-1L (A11-A20) = 5.69 PPM
GC-2L (A21-A30) = 6.06 PPM
GC-3L (A31-A38) = 5.29 PPM



GC-4L (A1-A10) = 5.19 PPM

Sample Date: 5/25/2012



100689.241 Goshen Crossings - Phase II
Soil Sampling



ANALYTICAL ENVIRONMENTAL SERVICES, INC.

June 07, 2012

Tameka Gordon
GeoTechnical & Env. Consultants, Inc.
514 Hillcrest Industrial Blvd
Macon GA 31204

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

RE: Goshen Crossing Phs II

Dear Tameka Gordon:

Order No: 1205N94

Analytical Environmental Services, Inc. received 4 samples on 5/30/2012 10:25:00 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: 1205V94

Date: 5-29-12 Page 1 of 1

COMPANY: GEC		ADDRESS: Macon 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:			Total Pb (Vertical grid for analysis results)					
SAMPLED BY: <i>Bob Hadden</i>		SIGNATURE: <i>Robert F Hadden</i>								
#	SAMPLE ID	SAMPLED		Grab	Composite	Matrix (See codes)	PRESERVATION (See codes)	REMARKS		
		DATE	TIME							
1	GC-L1	5-25-12	4:10p		X	SO			1	
2	GC-L2	↓	4:14p		X	SO				
3	GC-L3	↓	4:18p		X	SO				
4	GC-L4	↓	4:20p		X	SO				
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										

RELINQUISHED BY		DATE/TIME	RECEIVED BY	DATE/TIME	PROJECT INFORMATION		RECEIPT	
1: <i>Robert F Hadden</i>		5-29-12 4pm	1: <i>PLT</i>	5/30/12 10:25	PROJECT NAME: Goshen Crossing Phs II		Total # of Containers	
2:			2:		PROJECT #: 100689.241		<input checked="" type="checkbox"/> Turnaround Time Request <input type="checkbox"/> Standard 5 Business Days <input type="checkbox"/> 2 Business Day Rush <input type="checkbox"/> Next Business Day Rush <input type="checkbox"/> Same Day Rush (auth req.) <input type="checkbox"/> Other _____	
3:			3:		SITE ADDRESS: Rincon GA <i>z bhadden</i>		STATE PROGRAM (if any): _____	
SPECIAL INSTRUCTIONS/COMMENTS: Page 2 of 7		SHIPMENT METHOD		SEND REPORT TO: <i>tgordon@gecconsultants.com</i>		INVOICE TO: (IF DIFFERENT FROM ABOVE)		E-mail? Y/N; Fax? Y/N
		OUT / / VIA: IN / / VIA: CLIENT FedEx UPS MAIL COURIER GREYHOUND OTHER _____		QUOTE #:		PO#:		DATA PACKAGE: I II III IV

SAMPLES RECEIVED AFTER 3PM OR SATURDAY ARE CONSIDERED AS RECEIVED ON THE NEXT BUSINESS DAY; IF NO TAT IS MARKED ON COC AES WILL PROCEED AS STANDARD TAT.
 SAMPLES ARE DISPOSED OF 30 DAYS AFTER COMPLETION OF REPORT UNLESS OTHER ARRANGEMENTS ARE MADE.

MATRIX CODES: A = Air GW = Groundwater SE = Sediment SO = Soil SW = Surface Water W = Water (Blanks) DW = Drinking Water (Blanks) O = Other (specify) 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: 7-Jun-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: GC-L1
Project Name: Goshen Crossing Phs II	Collection Date: 5/25/2012 4:10:00 PM
Lab ID: 1205N94-001	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	5.69	5.42		mg/Kg-dry	161460	1	06/01/2012 03:01	TA
PERCENT MOISTURE D2216								
Percent Moisture	10.4	0		wt%	R222604	1	06/05/2012 11:00	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: 7-Jun-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: GC-L2
Project Name: Goshen Crossing Phs II	Collection Date: 5/25/2012 4:14:00 PM
Lab ID: 1205N94-002	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	6.06	5.23		mg/Kg-dry	161460	1	06/01/2012 03:06	TA
PERCENT MOISTURE D2216								
Percent Moisture	4.96	0		wt%	R222604	1	06/05/2012 11:00	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: 7-Jun-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: GC-L3
Project Name: Goshen Crossing Phs II	Collection Date: 5/25/2012 4:18:00 PM
Lab ID: 1205N94-003	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	5.29	5.22		mg/Kg-dry	161460	1	06/01/2012 03:11	TA
PERCENT MOISTURE D2216								
Percent Moisture	6.15	0		wt%	R222604	1	06/05/2012 11:00	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: 7-Jun-12

Client: GeoTechnical & Env. Consultants, Inc.	Client Sample ID: GC-L4
Project Name: Goshen Crossing Phs II	Collection Date: 5/25/2012 4:20:00 PM
Lab ID: 1205N94-004	Matrix: Soil

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
METALS, TOTAL SW6010C					(SW3050B)			
Lead	5.19	5.14		mg/Kg-dry	161460	1	06/01/2012 03:26	TA
PERCENT MOISTURE D2216								
Percent Moisture	6.06	0		wt%	R222604	1	06/05/2012 11:00	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 1205N94

Checklist completed by PT Signature Date 5/31/12

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? PT 5/31/12 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.

EDR Vapor Encroachment

GEC

DCA Proposed Goshen Crossing II

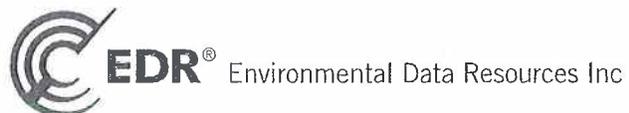
121 Goshen Commercial Park Drive
Rincon, GA 31326

Inquiry Number: 3327312.8s

May 22, 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

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Aerial Photography	4
Map Findings	5
Record Sources and Currency	GR-1

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

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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).

STANDARD ENVIRONMENTAL RECORDS	Maximum Search Distance*	Summary		
		property	1/10	1/10 - 1/3
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	0.25	0	0	0
Historical Dry Cleaners	0.25	0	0	0

*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

DCA PROPOSED GOSHEN CROSSING II
121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, GA 31326

COORDINATES

Latitude (North):	32.2559 - 32° 15' 21.244812"
Longitude (West):	81.2116 - 81° 12' 41.764526"
Elevation:	54 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. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: MANDARIN

Soil Surface Texture: fine 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. Soils commonly have a layer with low hydraulic conductivity, wet state high in profile, etc. Depth to water table is 1 to 3 feet.

Hydric Status: Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	26 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 6.00 Min: 3.60

EXECUTIVE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	26 inches	40 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.00 Min: 3.60
3	40 inches	73 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 3.60
4	73 inches	80 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 3.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sand
loamy sand
muck
clay loam

Surficial Soil Types: sand
loamy sand
muck
clay loam

Shallow Soil Types: sand
fine sandy loam

Deeper Soil Types: sand
sandy clay loam
sandy clay

EXECUTIVE SUMMARY

SEARCH RESULTS

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

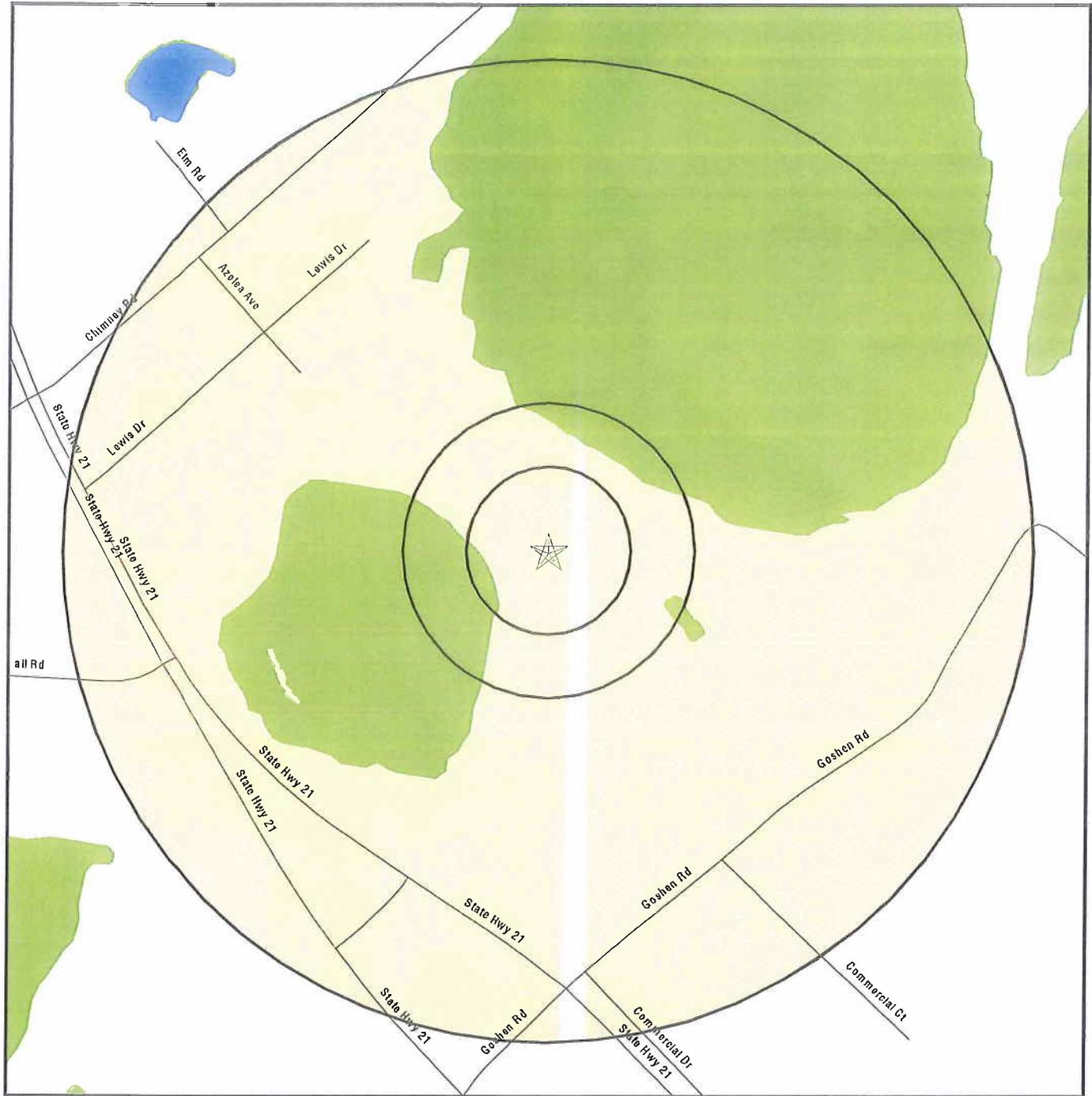
STANDARD ENVIRONMENTAL RECORDS

<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 - 3327312.8s



- ☆ 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
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Indian Reservations BIA Oil & Gas pipelines from USGS 100-year flood zone 500-year flood zone National Wetland Inventory | <ul style="list-style-type: none"> Groundwater Flow Direction GI Indeterminate Groundwater Flow at Location GV Groundwater Flow Varies at Location | |
|---|--|--|

<p>SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon GA 31326 LAT/LONG: 32.2559 / 81.2116</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Greta Woods INQUIRY #: 3327312.8s DATE: May 21, 2012 4:22 pm</p>
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SECONDARY MAP - 3327312.8s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ▼ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites
- 🏞 Indian Reservations BIA
- 📏 Contour Lines
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- ☐ Upgradient Area

<p>SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon GA 31326 LAT/LONG: 32.2559 / 81.2116</p>	<p>CLIENT: Geotechnical & Env'tl. Cons. CONTACT: Greta Woods INQUIRY #: 3327312.8s DATE: May 21, 2012 4:20 pm</p>
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AERIAL PHOTOGRAPHY - 3327312.8s



SITE NAME: DCA Proposed Goshen Crossing II
ADDRESS: 121 Goshen Commercial Park Drive
Rincon GA 31326
LAT/LONG: 32.2559 / 81.2116

CLIENT: Geotechnical & Envtl. Cons.
CONTACT: Greta Woods
INQUIRY #: 3327312.8s
DATE: May 21, 2012 4:27 pm

MAP FINDINGS

LEGEND

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

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
Number of Days to Update: 49
Last EDR Contact :02/27/2012

Source: Department of Natural Resources
Telephone: 404-363-7000

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
Number of Days to Update: 36
Last EDR Contact :02/27/2012

Source: Office of Insurance & Safety Fire Commissioner
Telephone: 404-656-5875

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
Number of Days to Update: 24
Last EDR Contact :05/18/2012

Source: Department of Natural Resources
Telephone: 404-657-8600

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
Number of Days to Update: 27
Last EDR Contact :05/15/2012

Source: Department of Natural Resources
Telephone: 404-657-8600

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
Number of Days to Update: 41

Source: Department of Natural Resources
Telephone: 404-362-2537

RECORD SOURCES AND CURRENCY

Last EDR Contact :05/07/2012

DEL SHWS: Delisted Hazardous Site Inventory Listing

Standard Environmental Record Source: State and tribal - equivalent CERCLIS

Search Distance: 0.333 Mile

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011

Source: Department of Natural Resources

Number of Days to Update: 19

Telephone: 404-657-8636

Last EDR Contact :04/02/2012

DRYCLEANERS: Drycleaner Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.25 Mile

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

Date of Government Version: 09/18/2009

Source: Department of Natural Resources

Number of Days to Update: 21

Telephone: 404-363-7000

Last EDR Contact :05/15/2012

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 :05/15/2012

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: 04/01/2012

Source: Rindt-McDuff Associates, Inc.

Number of Days to Update: 28

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 :05/18/2012

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: 04/04/2012

Source: Department of Natural Resources

Number of Days to Update: 39

Telephone: 404-656-6905

Last EDR Contact :04/02/2012

SWF/LF: Solid Waste Disposal Facilities

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 03/04/2011
Number of Days to Update: 43
Last EDR Contact :05/11/2012

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

SWRCY: Recycling Center Listing

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

A listing of recycling facility locations.

Date of Government Version: 03/14/2012
Number of Days to Update: 26
Last EDR Contact :05/07/2012

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

TIER 2: Tier 2 Data Listing

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

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

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

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

UST: Underground Storage Tank Database

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

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

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

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

VCP: Voluntary Cleanup Program site

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

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

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

Source: DNR
Telephone: 404-657-8600

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

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

RECORD SOURCES AND CURRENCY

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

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

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

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

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

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

COAL ASH DOE: Sleam-Electric Plan Operation Data

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

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

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

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

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

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

CONSENT: Superfund (CERCLA) Consent Decrees

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

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

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

CORRACTS: Corrective Action Report

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

RECORD SOURCES AND 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 :05/15/2012

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: 03/30/2012 Source: EPA
Number of Days to Update: 40 Telephone: Not Reported
Last EDR Contact :04/05/2012

DOT OPS: Incident and Accident Data

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

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

Date of Government Version: 07/29/2011 Source: Department of Transportation, Office of Pipeline Safety
Number of Days to Update: 94 Telephone: 202-366-4595
Last EDR Contact :05/08/2012

ERNS: Emergency Response Notification System

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

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

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

FEMA UST: Underground Storage Tank Listing

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

A listing of all FEMA owned underground storage tanks.

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

RECORD SOURCES AND CURRENCY

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

Telephone: 202-646-5797

FINDS: Facility Index System/Facility Registry System

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

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

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

Source: EPA
Telephone: Not Reported

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

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

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

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

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

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

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

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

Source: EPA
Telephone: 202-566-1667

FUDS: Formerly Used Defense Sites

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

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

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

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

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

RECORD SOURCES AND CURRENCY

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

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

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

HMIRS: Hazardous Materials Information Reporting System

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

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

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

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

ICIS: Integrated Compliance Information System

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

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

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

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

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 10/01/2011
Number of Days to Update: 10
Last EDR Contact :05/01/2012

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

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/01/2012
Number of Days to Update: 103
Last EDR Contact :04/30/2012

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

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

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

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

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

RECORD SOURCES AND CURRENCY

Last EDR Contact :04/30/2012

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/12/2011

Source: EPA Region 6

Number of Days to Update: 59

Telephone: 214-665-6597

Last EDR Contact :04/23/2012

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/07/2012

Source: EPA Region 7

Number of Days to Update: 88

Telephone: 913-551-7003

Last EDR Contact :04/30/2012

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6271

Last EDR Contact :04/30/2012

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/14/2012

Source: Environmental Protection Agency

Number of Days to Update: 88

Telephone: 415-972-3372

Last EDR Contact :04/30/2012

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

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998

Source: Environmental Protection Agency

Number of Days to Update: 52

Telephone: 703-308-8245

Last EDR Contact :05/07/2012

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 10/01/2011

Source: EPA, Region 1

Number of Days to Update: 10

Telephone: 617-918-1313

Last EDR Contact :05/01/2012

RECORD SOURCES AND CURRENCY

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 02/01/2012

Source: EPA Region 10

Number of Days to Update: 103

Telephone: 206-553-2857

Last EDR Contact :04/30/2012

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 12/14/2011

Source: EPA Region 4

Number of Days to Update: 26

Telephone: 404-562-9424

Last EDR Contact :04/30/2012

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 02/28/2012

Source: EPA Region 5

Number of Days to Update: 76

Telephone: 312-886-6136

Last EDR Contact :04/30/2012

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 05/10/2011

Source: EPA Region 6

Number of Days to Update: 34

Telephone: 214-665-7591

Last EDR Contact :04/23/2012

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 02/07/2012

Source: EPA Region 7

Number of Days to Update: 88

Telephone: 913-551-7003

Last EDR Contact :04/30/2012

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

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

Date of Government Version: 08/18/2011

Source: EPA Region 8

Number of Days to Update: 25

Telephone: 303-312-6137

Last EDR Contact :04/30/2012

INDIAN UST R9: Underground Storage Tanks on Indian Land

RECORD SOURCES AND CURRENCY

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

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

Date of Government Version: 11/28/2011

Source: EPA Region 9

Number of Days to Update: 42

Telephone: 415-972-3368

Last EDR Contact :04/30/2012

INDIAN VCP R1: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

Search Distance: 0.333 Mile

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

Date of Government Version: 02/17/2012

Source: EPA, Region 1

Number of Days to Update: 42

Telephone: 617-918-1102

Last EDR Contact :04/03/2012

INDIAN VCP R7: Voluntary Cleanup Priority Listing

Standard Environmental Record Source: State and tribal voluntary cleanup sites

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

Date of Government Version: 03/20/2008

Source: EPA, Region 7

Number of Days to Update: 27

Telephone: 913-551-7365

Last EDR Contact :04/20/2009

LIENS 2: CERCLA Lien Information

Standard Environmental Record Source: Federal CERCLIS

Search Distance: Property

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

Date of Government Version: 09/09/2011

Source: Environmental Protection Agency

Number of Days to Update: 13

Telephone: 202-564-6023

Last EDR Contact :04/30/2012

LUCIS: Land Use Control Information System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 12/09/2005

Source: Department of the Navy

Number of Days to Update: 31

Telephone: 843-820-7326

Last EDR Contact :05/21/2012

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: 05/08/2012

Source: EPA

Number of Days to Update: 5

Telephone: Not Reported

Last EDR Contact :05/10/2012

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone: 617-918-1102

EPA Region 2
Telephone: 212-637-4293

EPA Region 3
Telephone: 215-814-5418

EPA Region 4
Telephone: 404-562-8681

EPA Region 5
Telephone: 312-353-1063

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6118

EPA Region 9
Telephone: 415-947-4579

EPA Region 10
Telephone: 206-553-4479

NPL LIENS: Federal Superfund Liens

RECORD SOURCES AND CURRENCY

Standard Environmental Record Source: Federal NPL

Search Distance: Property

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

Date of Government Version: 10/15/1991

Source: EPA

Number of Days to Update: 56

Telephone: 202-564-4267

Last EDR Contact :08/15/2011

ODI: Open Dump Inventory

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/30/1985

Source: Environmental Protection Agency

Number of Days to Update: 39

Telephone: 800-424-9346

Last EDR Contact :06/09/2004

PADS: PCB Activity Database System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 11/01/2010

Source: EPA

Number of Days to Update: 98

Telephone: 202-566-0500

Last EDR Contact :04/17/2012

PCB TRANSFORMER: PCB Transformer Registration Database

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 02/01/2011

Source: Environmental Protection Agency

Number of Days to Update: 83

Telephone: 202-566-0517

Last EDR Contact :05/04/2012

Proposed NPL: Proposed National Priority List Sites

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 03/30/2012

Source: EPA

Number of Days to Update: 40

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: 03/15/2012

Source: Environmental Protection Agency

Number of Days to Update: 41

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: 03/15/2012

Source: Environmental Protection Agency

Number of Days to Update: 41

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: 03/15/2012

Source: Environmental Protection Agency

Number of Days to Update: 41

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: 03/15/2012

Source: Environmental Protection Agency

Number of Days to Update: 41

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: 03/15/2012

Source: Environmental Protection Agency

Number of Days to Update: 41

Telephone: 703-308-8895

Last EDR Contact :04/04/2012

ROD: Records Of Decision

Standard Environmental Record Source: Federal NPL

Search Distance: 0.333 Mile

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

Date of Government Version: 09/28/2011

Source: EPA

Number of Days to Update: 27

Telephone: 703-416-0223

Last EDR Contact :03/14/2012

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 03/07/2011

Source: Environmental Protection Agency

Number of Days to Update: 54

Telephone: 615-532-8599

Last EDR Contact :04/23/2012

SSTS: Section 7 Tracking Systems

Standard Environmental Record Source: Other Standard Environmental Records

RECORD SOURCES AND CURRENCY

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 77

Telephone: 202-564-4203

Last EDR Contact :04/30/2012

TRIS: Toxic Chemical Release Inventory System

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2009

Source: EPA

Number of Days to Update: 131

Telephone: 202-566-0250

Last EDR Contact :02/28/2012

TSCA: Toxic Substances Control Act

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: Property

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

Date of Government Version: 12/31/2006

Source: EPA

Number of Days to Update: 64

Telephone: 202-260-5521

Last EDR Contact :03/28/2012

UMTRA: Uranium Mill Tailings Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 09/14/2010

Source: Department of Energy

Number of Days to Update: 146

Telephone: 505-845-0011

Last EDR Contact :02/28/2012

US BROWNFIELDS: A Listing of Brownfields Sites

Standard Environmental Record Source: Other Standard Environmental Records

Search Distance: 0.333 Mile

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

Date of Government Version: 06/27/2011

Source: Environmental Protection Agency

RECORD SOURCES AND CURRENCY

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

Telephone: 202-566-2777

US CDL: Clandestine Drug Labs

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

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

Date of Government Version: 10/07/2011

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

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

Standard Environmental Record Source: Historical Gas Stations

Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

Standard Environmental Record Source: Historical Dry Cleaners

Search Distance: 0.25 Mile

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: 02/20/2007

Source: EDR, Inc.

Number of Days to Update: 42

Telephone: Not Reported

Last EDR Contact :02/21/2007

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

Goshen Commercial Park Drive

Program

Project Name

Goshen Crossing - Phase II

Locality

Rincon, Effingham County, Georgia

File Number

100689.241

Sponser's Name

Phone

Street Address

City, State

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

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

Final Site Evaluation (circle one)

Acceptable

Normally Unacceptable

Unacceptable

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

Signature



Date

06/13/12

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

*200
Globe*



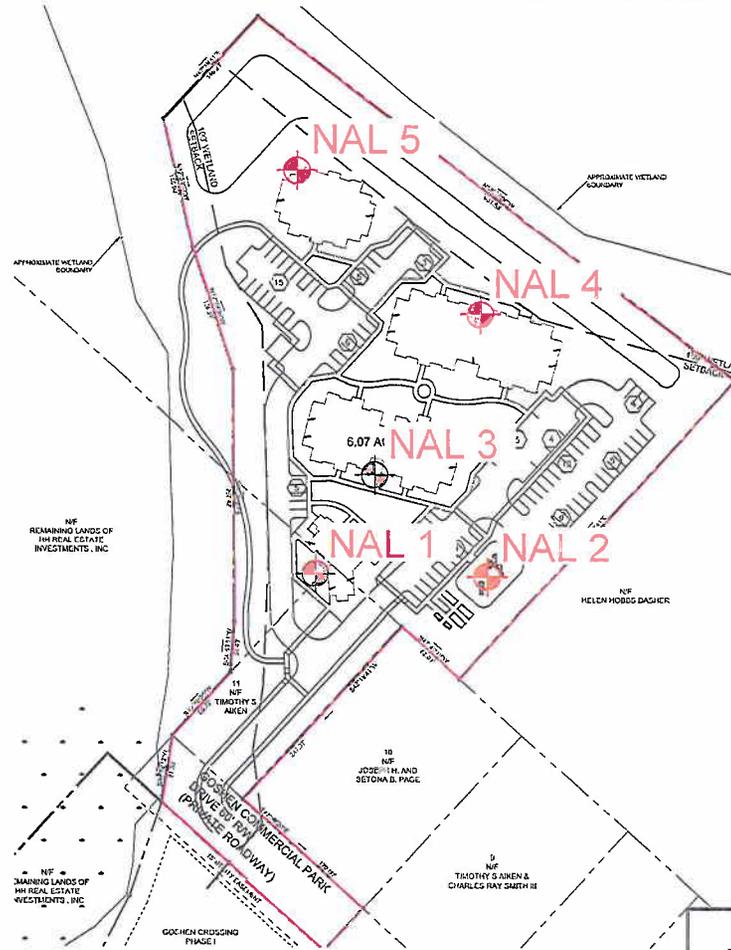
NOT TO SCALE
Image courtesy of Google Earth

SITE VICINITY
GOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA

GEC PROJECT NO. 100689.241

GEC
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&
ENVIRONMENTAL
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SCALE: 1" = 200'

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

NOISE ASSESSMENT LOCATIONS
GOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA

GEC PROJECT NO. 100689.241

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Worksheet C Roadway Noise

List all major roads within 1000 feet of the site:

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

NAL 1/2/3/4/5

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

Matthew W. Hawley 8/13/12



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



NOT TO SCALE
Image courtesy of Google Earth

MAJOR ROADWAYS - 1000-FT RADIUS
GOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA

GEC PROJECT NO. 100689.241

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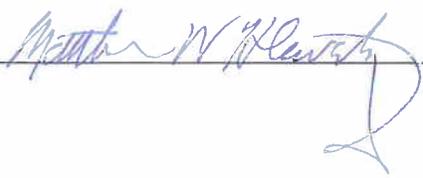
Worksheet B Aircraft Noise

List all airports within 15 miles of the site:

- 1 Savannah/Hilton Head International Airport** 8.0 miles
- 2 No other airports within a 15-mile radius, per maps
- 3 _____

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

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

Signed 

Date 06/13/12



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



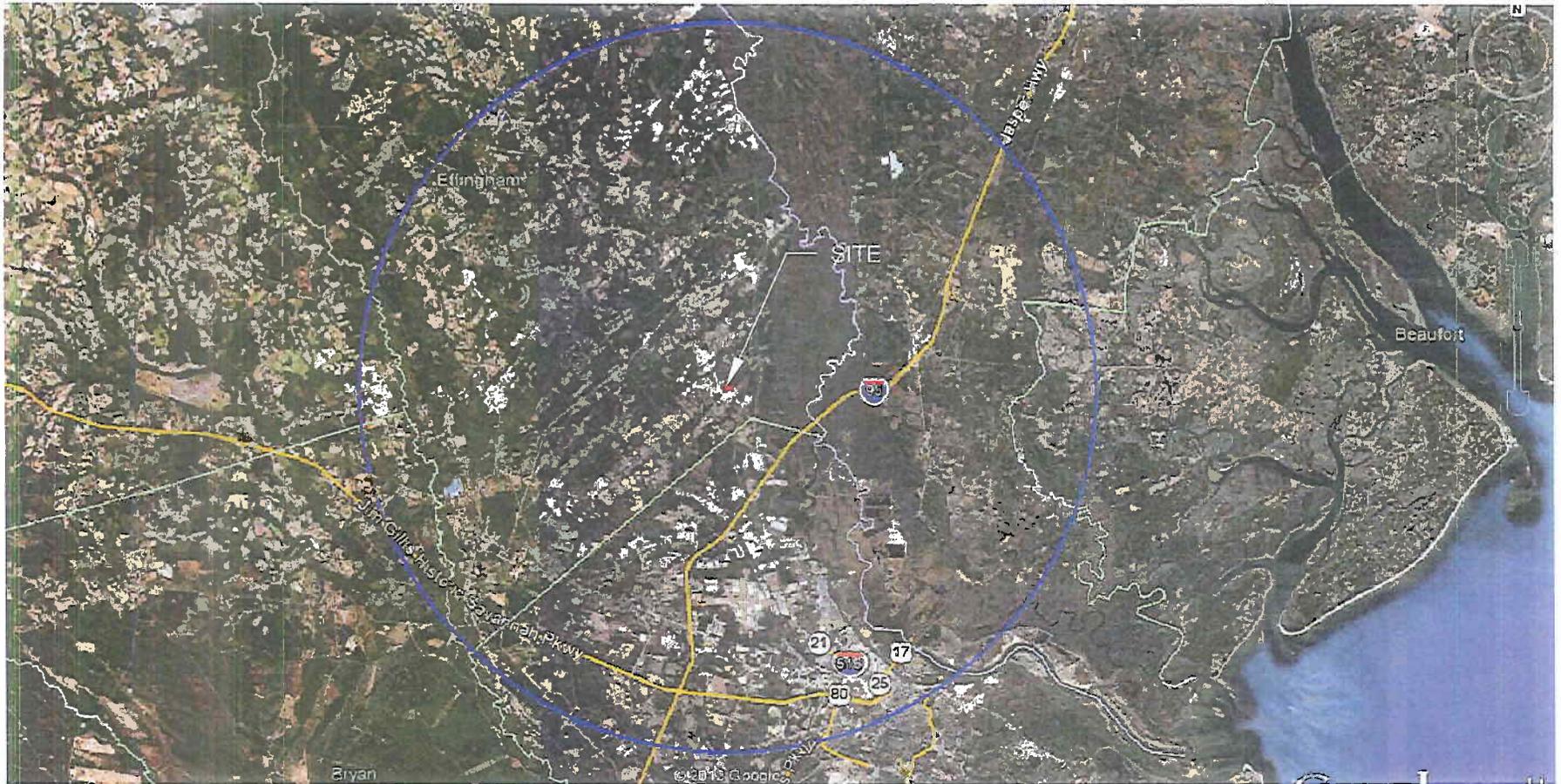
NOT TO SCALE
Image courtesy of Google Earth

CIVIL AIRPORTS - 5-MILE RADIUS
GOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA

GEC PROJECT NO. 100689.241

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



NOT TO SCALE
Image courtesy of Google Earth

MILITARGOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA

GEC PROJECT NO. 100689.241

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Worksheet D
Railway Noise

List All Railways within 3000 feet of the site:

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

1/2/3/4/5

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

Matthew W. Harvath 6/13/12



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



NOT TO SCALE
Image courtesy of Google Earth

**RAILWAYS - 3000-FT RADIUS
GOSHEN CROSSING II
RINCON, EFFINGHAM COUNTY, GEORGIA**

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APPENDIX G:
Regulatory Search Information

DCA Proposed Goshen Crossing II

121 Goshen Commercial Park Drive
Rincon, GA 31326

Inquiry Number: 3327312.2s

May 21, 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

121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, GA 31326

COORDINATES

Latitude (North): 32.2559000 - 32° 15' 21.24"
Longitude (West): 81.2116000 - 81° 12' 41.76"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 480068.5
UTM Y (Meters): 3568632.0
Elevation: 54 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 32081-C2 RINCON, GA
Most Recent Revision: 1979

South Map: 32081-B2 PORT WENTWORTH, GA
Most Recent Revision: 1998

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-HSL..... 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

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
ROD..... Records Of Decision

EXECUTIVE SUMMARY

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
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
COAL ASH.....	Coal Ash Disposal Site Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants.....	EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations..	EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.....	EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

STANDARD ENVIRONMENTAL RECORDS

State and tribal registered storage tank lists

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 03/06/2012 has revealed that there are 2 AST

EXECUTIVE SUMMARY

sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LOVETT HARDWARE	5519 MCCALL ROAD	WSW 1/4 - 1/2 (0.320 mi.)	1	7
CLYDE'S MARKET #87	5916 HIGHWAY 21	WNW 1/4 - 1/2 (0.452 mi.)	2	7

EXECUTIVE SUMMARY

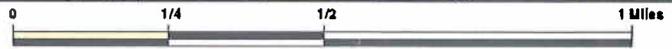
Due to poor or inadequate address information, the following sites were not mapped. Count: 10 records.

<u>Site Name</u>	<u>Database(s)</u>
GOSHEN CORNER	FINDS, UST, FINANCIAL ASSURANCE
SOUTHSIDE BP	FINDS, UST, FINANCIAL ASSURANCE
LOVETT HARDWARE	AST
RICON TIRE CENTER	AST
SOMMER'S B.P. #14	AST
PRANAMI FOOD MART #2	AST
PRANAMI FOOD MART 11	AST
EFACEC POWER TRANSFORMERS INC	RCRA-SQG
GEORGIA-PACIFIC CORPORATION TIMBER	RCRA-NonGen, FINDS
QUALITY PAINT & BODY	RCRA-CESQG, FINDS

OVERVIEW MAP - 3327312.2s



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



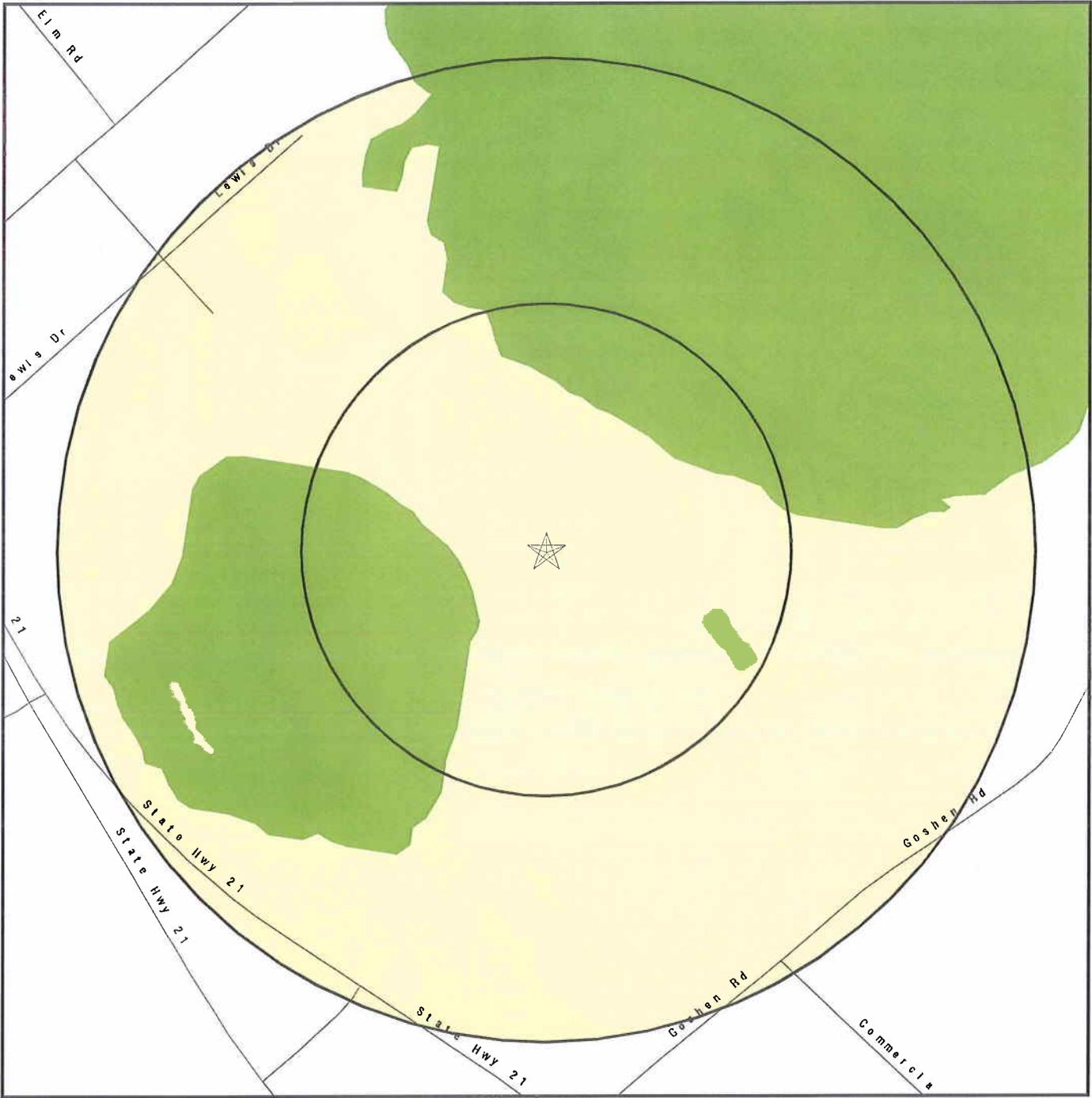
- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory



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

<p>SITE NAME: DCA Proposed Goshen Crossing II ADDRESS: 121 Goshen Commercial Park Drive Rincon GA 31326 LAT/LONG: 32.2559 / 81.2116</p>	<p>CLIENT: Geotechnical & Envtl. Cons. CONTACT: Greta Woods INQUIRY #: 3327312.2s DATE: May 21, 2012 4:23 pm</p>
---	---

DETAIL MAP - 3327312.2s



- ☆ 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.

SITE NAME: DCA Proposed Goshen Crossing II
 ADDRESS: 121 Goshen Commercial Park Drive
 Rincon GA 31326
 LAT/LONG: 32.2559 / 81.2116

CLIENT: Geotechnical & Env'tl. Cons.
 CONTACT: Greta Woods
 INQUIRY #: 3327312.2s
 DATE: May 21, 2012 4:24 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<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	2	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL	0.500		0	0	0	NR	NR	0
AUL	0.500		0	0	0	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VIC	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

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

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
EDR Historical Auto Stations	0.250		0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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1 WSW 1/4-1/2 0.320 mi. 1692 ft.	LOVETT HARDWARE 5519 MCCALL ROAD RINCON, GA 31326	AST	A100330417 N/A
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Relative: Higher	AST:	Owner Name: T- BO Propane, Inc. Owner Address: 1122 South Laurel Street Owner City/State/Zip: Springfield GA 31329 Number Of Tanks: 1 Tank Capacity: 1000
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2 WNW 1/4-1/2 0.452 mi. 2387 ft.	CLYDE'S MARKET #87 5916 HIGHWAY 21 RINCON, GA 31326	AST	A100330431 N/A
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Relative: Higher	AST:	Owner Name: Claxton Oil Company Owner Address: P O Box 416 Owner City/State/Zip: Claxton Ga 30417 Number Of Tanks: 16 Tank Capacity: 320
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Count: 10 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
RINCON	1006771831	GOSHEN CORNER	6188 HWY 21 S	31326	FINDS, UST, FINANCIAL ASSURANC
RINCON	1014471992	EFACEC POWER TRANSFORMERS INC	2789 HWY 21 S	31326	RCRA-SQG
RINCON	A100330410	LOVETT HARDWARE	5464 HWY 21 S	31326	AST
RINCON	A100330419	RICON TIRE CENTER	HWY 21	31326	AST
RINCON	A100330423	SOMMER'S B.P. #14	HWY 21	31326	AST
RINCON	A100330424	PRANAMI FOOD MART #2	HWY 21	31326	AST
RINCON	A100330437	PRANAMI FOOD MART 11	HWY 21 & SILVERWOOD DR	31326	AST
RINCON	1004686342	GEORGIA-PACIFIC CORPORATION TIMBER	SR 21	31326	RCRA-NonGen, FINDS
RINCON	1004686162	QUALITY PAINT & BODY	HWY 21 S	31326	RCRA-CESQG, FINDS
SPRINGFIELD	1006772869	SOUTHSIDE BP	1283 HWY 21 S	31326	FINDS, UST, FINANCIAL ASSURANC

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: 05/08/2012	Source: EPA
Date Data Arrived at EDR: 05/10/2012	Telephone: N/A
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 05/10/2012
Number of Days to Update: 5	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: 03/30/2012	Source: EPA
Date Data Arrived at EDR: 04/05/2012	Telephone: N/A
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 40	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

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 03/30/2012	Source: EPA
Date Data Arrived at EDR: 04/05/2012	Telephone: N/A
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/05/2012
Number of Days to Update: 40	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	Source: EPA
Date Data Arrived at EDR: 08/31/2011	Telephone: 800-424-9346
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 05/15/2012
Number of Days to Update: 132	Next Scheduled EDR Contact: 08/27/2012
	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: 03/15/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/04/2012	Telephone: (404) 562-8651
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/04/2012
Number of Days to Update: 41	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: 03/15/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/04/2012	Telephone: (404) 562-8651
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/04/2012
Number of Days to Update: 41	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: 03/15/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/04/2012	Telephone: (404) 562-8651
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/04/2012
Number of Days to Update: 41	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: 03/15/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/04/2012	Telephone: (404) 562-8651
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/04/2012
Number of Days to Update: 41	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: 04/01/2012	Source: Rindt-McDuff Associates, Inc.
Date Data Arrived at EDR: 04/16/2012	Telephone: N/A
Date Made Active in Reports: 05/14/2012	Last EDR Contact: 03/16/2012
Number of Days to Update: 28	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	Source: Department of Natural Resources
Date Data Arrived at EDR: 05/11/2011	Telephone: 404-362-2696
Date Made Active in Reports: 06/23/2011	Source: Center for GIS, Georgia Institute of Technology
Number of Days to Update: 43	Telephone: 404-385-0900
	Last EDR Contact: 05/11/2012
	Next Scheduled EDR Contact: 08/20/2012
	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	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/21/2012	Telephone: 404-362-2687
Date Made Active in Reports: 04/10/2012	Last EDR Contact: 03/21/2012
Number of Days to Update: 20	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	Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011	Telephone: 404-562-8677
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/14/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/17/2012	Telephone: 415-972-3372
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 02/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 103	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/01/2011	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2011	Telephone: 617-918-1313
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 05/01/2012
Number of Days to Update: 10	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 04/23/2012
Number of Days to Update: 59	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 02/07/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/17/2012	Telephone: 913-551-7003
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011	Source: EPA Region 8
Date Data Arrived at EDR: 08/19/2011	Telephone: 303-312-6271
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 04/30/2012
Number of Days to Update: 25	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Underground Storage Tank Database

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

Date of Government Version: 03/08/2012	Source: Environmental Protection Division
Date Data Arrived at EDR: 03/16/2012	Telephone: 404-362-2687
Date Made Active in Reports: 04/11/2012	Last EDR Contact: 03/16/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/02/2012
	Data Release Frequency: Annually

AST: Above Ground Storage Tanks

A listing of LP gas tank site locations.

Date of Government Version: 03/06/2012	Source: Office of Insurance & Safety Fire Commissioner
Date Data Arrived at EDR: 03/06/2012	Telephone: 404-656-5875
Date Made Active in Reports: 04/11/2012	Last EDR Contact: 02/27/2012
Number of Days to Update: 36	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/28/2012 Source: EPA Region 5
Date Data Arrived at EDR: 02/29/2012 Telephone: 312-886-6136
Date Made Active in Reports: 05/15/2012 Last EDR Contact: 04/30/2012
Number of Days to Update: 76 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 05/10/2011 Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011 Telephone: 214-665-7591
Date Made Active in Reports: 06/14/2011 Last EDR Contact: 04/23/2012
Number of Days to Update: 34 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/14/2011 Source: EPA Region 4
Date Data Arrived at EDR: 12/15/2011 Telephone: 404-562-9424
Date Made Active in Reports: 01/10/2012 Last EDR Contact: 04/30/2012
Number of Days to Update: 26 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/28/2011 Source: EPA Region 9
Date Data Arrived at EDR: 11/29/2011 Telephone: 415-972-3368
Date Made Active in Reports: 01/10/2012 Last EDR Contact: 04/30/2012
Number of Days to Update: 42 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 08/18/2011 Source: EPA Region 8
Date Data Arrived at EDR: 08/19/2011 Telephone: 303-312-6137
Date Made Active in Reports: 09/13/2011 Last EDR Contact: 04/30/2012
Number of Days to Update: 25 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/01/2011 Source: EPA, Region 1
Date Data Arrived at EDR: 11/01/2011 Telephone: 617-918-1313
Date Made Active in Reports: 11/11/2011 Last EDR Contact: 05/01/2012
Number of Days to Update: 10 Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/01/2012	Source: EPA Region 10
Date Data Arrived at EDR: 02/02/2012	Telephone: 206-553-2857
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 103	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/07/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/17/2012	Telephone: 913-551-7003
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/30/2012
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

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

State and tribal institutional control / engineering control registries

AUL: Uniform Environmental Covenants

A list of environmental covenants

Date of Government Version: 12/08/2010	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/06/2012	Telephone: 404-657-8600
Date Made Active in Reports: 01/30/2012	Last EDR Contact: 05/18/2012
Number of Days to Update: 24	Next Scheduled EDR Contact: 08/27/2012
	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: 05/15/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 08/27/2012
	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	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	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: 02/17/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 04/03/2012	Telephone: 617-918-1102
Date Made Active in Reports: 05/15/2012	Last EDR Contact: 04/03/2012
Number of Days to Update: 42	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	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: 05/15/2012
Number of Days to Update: 27	Next Scheduled EDR Contact: 08/27/2012
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/27/2011	Telephone: 202-566-2777
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 04/03/2012
Number of Days to Update: 78	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	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: 05/07/2012
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/12/2012
	Data Release Frequency: Varies

HIST LF: Historical Landfills

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003	Source: Department of Natural Resources
Date Data Arrived at EDR: 01/20/2004	Telephone: 404-362-2696
Date Made Active in Reports: 02/06/2004	Last EDR Contact: 01/20/2004
Number of Days to Update: 17	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

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

Date of Government Version: 10/07/2011	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/09/2011	Telephone: 202-307-1000
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 03/06/2012
Number of Days to Update: 32	Next Scheduled EDR Contact: 06/18/2012
	Data Release Frequency: Quarterly

DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 07/21/2011	Telephone: 404-657-8636
Date Made Active in Reports: 08/09/2011	Last EDR Contact: 04/02/2012
Number of Days to Update: 19	Next Scheduled EDR Contact: 07/16/2012
	Data Release Frequency: Annually

US HIST CDL: National Clandestine Laboratory Register

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 09/09/2011
Date Data Arrived at EDR: 09/16/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/21/2012
Next Scheduled EDR Contact: 09/03/2012
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: 04/04/2012
Date Data Arrived at EDR: 04/05/2012
Date Made Active in Reports: 05/14/2012
Number of Days to Update: 39

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: 03/15/2012
Date Data Arrived at EDR: 04/04/2012
Date Made Active in Reports: 05/15/2012
Number of Days to Update: 41

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: 05/08/2012
Number of Days to Update: 94	Next Scheduled EDR Contact: 08/20/2012
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	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
Date Data Arrived at EDR: 09/08/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 21

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/07/2012
Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 09/01/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 131

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/28/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/28/2012
Next Scheduled EDR Contact: 07/09/2012
Data Release Frequency: Every 4 Years

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

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Quarterly

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

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/30/2012
Next Scheduled EDR Contact: 08/13/2012
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 11/10/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/26/2012
Next Scheduled EDR Contact: 07/09/2012
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

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

Date of Government Version: 06/21/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 60

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/12/2012
Next Scheduled EDR Contact: 06/25/2012
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RADINFO: Radiation Information Database

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

Date of Government Version: 01/10/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/12/2012	Telephone: 202-343-9775
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 04/10/2012
Number of Days to Update: 49	Next Scheduled EDR Contact: 07/23/2012
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 10/23/2011	Source: EPA
Date Data Arrived at EDR: 12/13/2011	Telephone: (404) 562-9900
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 03/13/2012
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2009	Source: EPA/NTIS
Date Data Arrived at EDR: 03/01/2011	Telephone: 800-424-9346
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 02/27/2012
Number of Days to Update: 62	Next Scheduled EDR Contact: 06/11/2012
	Data Release Frequency: Biennially

NPDES: NPDES Wastewater Permit List

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

Date of Government Version: 01/27/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 02/15/2011	Telephone: 404-362-2680
Date Made Active in Reports: 02/23/2011	Last EDR Contact: 05/18/2012
Number of Days to Update: 8	Next Scheduled EDR Contact: 08/27/2012
	Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Database

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/18/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 10/09/2009
Number of Days to Update: 21

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 05/15/2012
Next Scheduled EDR Contact: 08/27/2012
Data Release Frequency: Varies

AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/29/2012
Date Made Active in Reports: 04/18/2012
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: 404-363-7000
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing

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

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 10/25/2011
Date Made Active in Reports: 11/18/2011
Number of Days to Update: 24

Source: Department of Natural Resources
Telephone: 404-656-4852
Last EDR Contact: 03/05/2012
Next Scheduled EDR Contact: 06/18/2012
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/16/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 04/23/2012
Next Scheduled EDR Contact: 08/06/2012
Data Release Frequency: Varies

FINANCIAL ASSURANCE: Financial Assurance Information Listing

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

Date of Government Version: 03/08/2012
Date Data Arrived at EDR: 03/16/2012
Date Made Active in Reports: 04/11/2012
Number of Days to Update: 26

Source: Department of Natural Resources
Telephone: 404-362-4892
Last EDR Contact: 03/16/2012
Next Scheduled EDR Contact: 07/02/2012
Data Release Frequency: Annually

COAL ASH DOE: Sleam-Electric Plan Operation Data

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/16/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 05/04/2012
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/13/2012
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 03/16/2012
Number of Days to Update: 77	Next Scheduled EDR Contact: 06/25/2012
	Data Release Frequency: Varies

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

COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 05/27/2011	Source: Department of Natural Resources
Date Data Arrived at EDR: 05/31/2011	Telephone: 404-362-2537
Date Made Active in Reports: 07/11/2011	Last EDR Contact: 05/07/2012
Number of Days to Update: 41	Next Scheduled EDR Contact: 08/20/2012
	Data Release Frequency: Varies

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

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

**GEOCHECK® PHYSICAL SETTING SOURCE MAP FINDINGS
RADON**

AREA RADON INFORMATION

Federal EPA Radon Zone for EFFINGHAM 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 Zip Code: 31326

Number of sites tested: 6

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.417 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

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A3 West 1/2 - 1 Mile Higher		GA WELLS	0000003793
--------------------------------------	--	----------	------------

Well #:	36S004	County FIPS:	103
Remarks:	WESTWOOD HEIGHTS, 1	Longitude:	0811336
Latitude:	321523	Depth:	569
Altitude:	61.00	Diameter of Casing:	11
Depth to bottom of Casing:	303	Discharge:	Not Reported
Casing Material:	Not Reported	Date Built:	1900
Type of Openings:	Open hole		
Depth to top of this open interval:		303	
Depth to bottom of this open interval:		580	
Primary Use:	Public supply		
Aquifer:	TERTIARY - UPPER FLORIDAN AQUIFER SYSTEM		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

CONTACT INFORMATION:

Name:	GOSHEN APARTMENTS	Population:	107
Contact:	JENKINS, BRYAN	Phone:	Not Reported
Address:	POB 2086		
Address 2:	RINCON		
	GA, 31 912-6		

**A2
West
1/2 - 1 Mile
Higher**

FED USGS USGS2280392

Agency cd:	USGS	Site no:	321523081133601
Site name:	36S004		
Latitude:	321523	EDR Site id:	USGS2280392
Longitude:	0811336	Dec lat:	32.25658682
Dec lon:	-81.22650274	Coor meth:	M
Coor accr:	U	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	13
State:	13	County:	103
Country:	US	Land net:	Not Reported
Location map:	Not Reported	Map scale:	Not Reported
Altitude:	61.00		
Altitude method:	Unknown		
Altitude accuracy:	Not Reported		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	Not Reported
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	N		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Confined single aquifer		
Aquifer:	UPPER FLORIDAN AQUIFER SYSTEM		
Well depth:	569	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	0	Daily flow data begin date:	0000-00-00
Daily flow data end date:	0000-00-00	Daily flow data count:	0
Peak flow data begin date:	0000-00-00	Peak flow data end date:	0000-00-00
Peak flow data count:	0	Water quality data begin date:	1968-01-29
Water quality data end date:	1968-01-29	Water quality data count:	1
Ground water data begin date:	1980-05-14	Ground water data end date:	1988-05-24
Ground water data count:	5		

Ground-water levels, Number of Measurements: 5

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1988-05-24	74.50		1986-10-25	65.00	
1985-05-16	72.62		1984-11-03	73.15	
1980-05-14	68.30				

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	2/10/2001 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	2/10/2001 0:00:00	Enf. Action:	State Public Notif Requested
System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	9/17/2001 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	9/17/2001 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	2/10/2001 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	Follow-up and Routine Tap Sampling		
Contaminant:	LEAD & COPPER RULE		
Compliance Period:	10/1/1999 0:00:00 - 9/17/2001 0:00:00		
Violation ID:	60603		
Enforcement Date:	2/10/2001 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2006 0:00:00 - 8/28/2006 0:00:00		
Violation ID:	60806		
Enforcement Date:	8/28/2006 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2006 0:00:00 - 8/28/2006 0:00:00		
Violation ID:	60806		
Enforcement Date:	8/15/2006 0:00:00	Enf. Action:	State CCR Follow-up Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	Monitoring, Routine Major (TCR)		
Contaminant:	COLIFORM (TCR)		
Compliance Period:	1998-04-01 - 1998-04-30		
Violation ID:	98000300		
Enforcement Date:	1998-05-22 S	Enf. Action:	IE

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2001 0:00:00 - 9/13/2001 0:00:00		
Violation ID:	60101		
Enforcement Date:	9/13/2001 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2002 0:00:00 - 8/19/2002 0:00:00		
Violation ID:	60302		
Enforcement Date:	7/23/2002 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2002 0:00:00 - 8/19/2002 0:00:00		
Violation ID:	60302		
Enforcement Date:	8/19/2002 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2002 0:00:00 - 8/19/2002 0:00:00		
Violation ID:	60302		
Enforcement Date:	8/19/2002 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2002 0:00:00 - 8/19/2002 0:00:00		
Violation ID:	60302		
Enforcement Date:	7/23/2002 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2003 0:00:00 - 8/4/2003 0:00:00		
Violation ID:	60503		
Enforcement Date:	7/1/2003 0:00:00	Enf. Action:	State Intentional no-action
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2003 0:00:00 - 8/4/2003 0:00:00		
Violation ID:	60503		
Enforcement Date:	7/1/2003 0:00:00	Enf. Action:	State Intentional no-action
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2003 0:00:00 - 8/4/2003 0:00:00		
Violation ID:	60503		
Enforcement Date:	8/4/2003 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2003 0:00:00 - 8/4/2003 0:00:00		
Violation ID:	60503		
Enforcement Date:	8/4/2003 0:00:00	Enf. Action:	State Compliance Achieved

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

ENFORCEMENT INFORMATION:

System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	10/12/2000 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	1/16/2001 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	1/16/2001 0:00:00	Enf. Action:	State AO (w/penalty) Issued
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	10/12/2000 0:00:00	Enf. Action:	State Violation/Reminder Notice
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	1/16/2001 0:00:00	Enf. Action:	State Compliance Achieved
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2000 0:00:00 - 1/16/2001 0:00:00		
Violation ID:	101		
Enforcement Date:	1/16/2001 0:00:00	Enf. Action:	State AO (w/penalty) Issued
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2001 0:00:00 - 9/13/2001 0:00:00		
Violation ID:	60101		
Enforcement Date:	7/2/2001 0:00:00	Enf. Action:	State Intentional no-action
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2001 0:00:00 - 9/13/2001 0:00:00		
Violation ID:	60101		
Enforcement Date:	7/2/2001 0:00:00	Enf. Action:	State Intentional no-action
System Name:	GOSHEN APARTMENTS		
Violation Type:	CCR Complete Failure to Report		
Contaminant:	7000		
Compliance Period:	7/1/2001 0:00:00 - 9/13/2001 0:00:00		
Violation ID:	60101		
Enforcement Date:	9/13/2001 0:00:00	Enf. Action:	State Compliance Achieved

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60603	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Follow-up and Routine Tap Sampling		
Complperbe:	10/1/1999 0:00:00		
Complperen:	9/17/2001 0:00:00	Enfdate:	2/10/2001 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60603	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Follow-up and Routine Tap Sampling		
Complperbe:	10/1/1999 0:00:00		
Complperen:	9/17/2001 0:00:00	Enfdate:	2/10/2001 0:00:00
Enf action:	State Public Notif Requested		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60603	Contaminant:	LEAD & COPPER RULE
Viol. Type:	Follow-up and Routine Tap Sampling		
Complperbe:	10/1/1999 0:00:00		
Complperen:	9/17/2001 0:00:00	Enfdate:	9/17/2001 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60806	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2006 0:00:00		
Complperen:	8/28/2006 0:00:00	Enfdate:	8/15/2006 0:00:00
Enf action:	State CCR Follow-up Notice		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60806	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2006 0:00:00		
Complperen:	8/28/2006 0:00:00	Enfdate:	8/28/2006 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	61008	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2008 0:00:00		
Complperen:	12/31/2025 0:00:00	Enfdate:	8/12/2008 0:00:00
Enf action:	State CCR Follow-up Notice		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60101	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2001 0:00:00		
Complperen:	9/13/2001 0:00:00	Enfdate:	7/2/2001 0:00:00
Enf action:	State Intentional no-action		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60101	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2001 0:00:00		
Complperen:	9/13/2001 0:00:00	Enfdate:	9/13/2001 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60302	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2002 0:00:00		
Complperen:	8/19/2002 0:00:00	Enfdate:	7/23/2002 0:00:00
Enf action:	State Violation/Reminder Notice		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60302	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2002 0:00:00		
Complperen:	8/19/2002 0:00:00	Enfdate:	8/19/2002 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60503	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2003 0:00:00		
Complperen:	8/4/2003 0:00:00	Enfdate:	7/1/2003 0:00:00
Enf action:	State Intentional no-action		
Violmeasur:	Not Reported		
Truedate:	03/31/2009	Pwsid:	GA1030083
Pwsname:	GOSHEN APARTMENTS		
Retpopsrvd:	107	Pwstypecod:	C
Void:	60503	Contaminant:	7000
Viol. Type:	CCR Complete Failure to Report		
Complperbe:	7/1/2003 0:00:00		
Complperen:	8/4/2003 0:00:00	Enfdate:	8/4/2003 0:00:00
Enf action:	State Compliance Achieved		
Violmeasur:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Contact name: PHILLIPS, RONALD D.
 Original name: PHILLIPS, RONALD D.
 Contact phone: 912-826-6872 Contact address1: 118 HIGHLAND DRIVE
 Contact address2: Not Reported
 Contact city: RINCON
 Contact zip: 31326

PWS ID: GA1030083
 Date Initiated: Not Reported Date Deactivated: Not Reported
 PWS Name: GOSHEN APARTMENTS
 GOSHEN VILLA APARTMENTS
 POB 7023
 GARDEN CITY, GA 314187023

Addressee / Facility: Not Reported

Facility Latitude: 32 15 20.0000 Facility Longitude: 81 12 6.0000
 City Served: Not Reported
 Treatment Class: Treated Population: 60

Violations information not reported.

ENFORCEMENT INFORMATION:

Truedate: 03/31/2009 Pwsid: GA1030083
 Pwsname: GOSHEN APARTMENTS
 Retpopsrvd: 107 Pwstypecod: C
 Void: 101 Contaminant: 7000
 Viol. Type: CCR Complete Failure to Report
 Complperbe: 7/1/2000 0:00:00
 Complperen: 1/16/2001 0:00:00 Enfdate: 1/16/2001 0:00:00
 Enf action: State AO (w/penalty) Issued
 Violmeasur: Not Reported

Truedate: 03/31/2009 Pwsid: GA1030083
 Pwsname: GOSHEN APARTMENTS
 Retpopsrvd: 107 Pwstypecod: C
 Void: 101 Contaminant: 7000
 Viol. Type: CCR Complete Failure to Report
 Complperbe: 7/1/2000 0:00:00
 Complperen: 1/16/2001 0:00:00 Enfdate: 1/16/2001 0:00:00
 Enf action: State Compliance Achieved
 Violmeasur: Not Reported

Truedate: 03/31/2009 Pwsid: GA1030083
 Pwsname: GOSHEN APARTMENTS
 Retpopsrvd: 107 Pwstypecod: C
 Void: 101 Contaminant: 7000
 Viol. Type: CCR Complete Failure to Report
 Complperbe: 7/1/2000 0:00:00
 Complperen: 1/16/2001 0:00:00 Enfdate: 10/12/2000 0:00:00
 Enf action: State Violation/Reminder Notice
 Violmeasur: Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1
East **FRDS PWS** **GA1030083**
1/2 - 1 Mile
Lower

Pwsid: GA1030083
 State: GA
 Pws name: GOSHEN APARTMENTS
 Population Served: 55
 PWS Source: Groundwater
 Pws type: CWS
 Status: Active
 Facility id: 11683
 Facility name: DISTRIBUTION SYSTEM
 Facility type: Distribution_system_zone
 Treatment objective: disinfection
 Contact name: PHILLIPS, RONALD D.
 Original name: PHILLIPS, RONALD D.
 Contact phone: 912-826-6872
 Contact address2: Not Reported
 Contact city: RINCON
 Contact zip: 31326

Epa region: 04
 County: Effingham
 Pwssvconn: 20
 Owner type: Private
 Treatment process: hypochlorination, post
 Contact address1: 118 HIGHLAND DRIVE

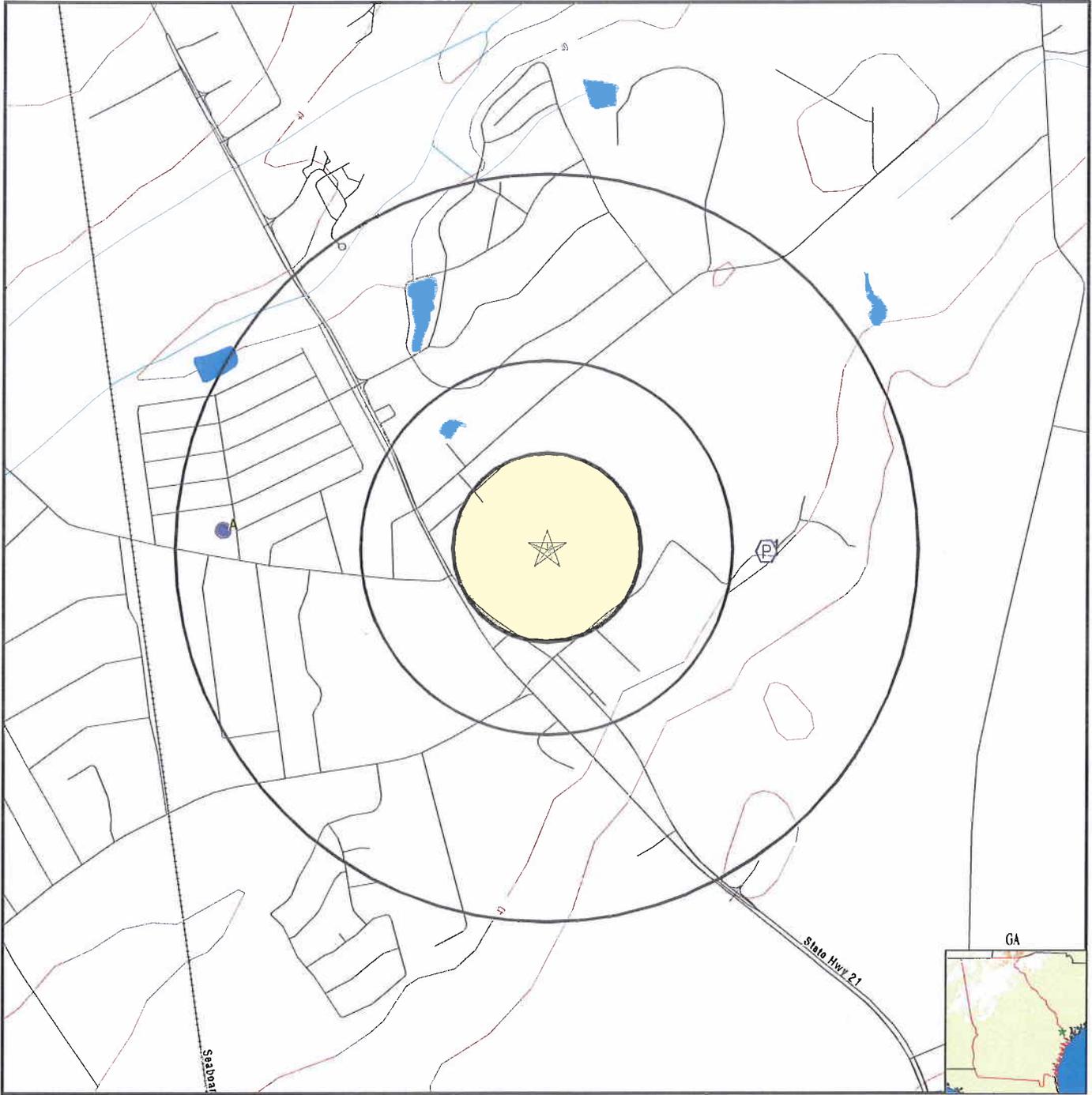
Pwsid: GA1030083
 State: GA
 Pws name: GOSHEN APARTMENTS
 Population Served: 55
 PWS Source: Groundwater
 Pws type: CWS
 Status: Active
 Facility id: 6045
 Facility name: GOSHEN RD WELL #1
 Facility type: Well
 Treatment objective: disinfection
 Contact name: PHILLIPS, RONALD D.
 Original name: PHILLIPS, RONALD D.
 Contact phone: 912-826-6872
 Contact address2: Not Reported
 Contact city: RINCON
 Contact zip: 31326

Epa region: 04
 County: Effingham
 Pwssvconn: 20
 Owner type: Private
 Treatment process: hypochlorination, post
 Contact address1: 118 HIGHLAND DRIVE

Pwsid: GA1030083
 State: GA
 Pws name: GOSHEN APARTMENTS
 Population Served: 55
 PWS Source: Groundwater
 Pws type: CWS
 Status: Active
 Facility id: 866
 Facility name: WELL #1 PLANT
 Facility type: Treatment_plant
 Treatment objective: disinfection

Epa region: 04
 County: Effingham
 Pwssvconn: 20
 Owner type: Private
 Treatment process: hypochlorination, post

PHYSICAL SETTING SOURCE MAP - 3327312.2s



- 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

SITE NAME: DCA Proposed Goshen Crossing II
 ADDRESS: 121 Goshen Commercial Park Drive
 Rincon GA 31326
 LAT/LONG: 32.2559 / 81.2116

CLIENT: Geotechnical & Envtl. Cons.
 CONTACT: Greta Woods
 INQUIRY #: 3327312.2s
 DATE: May 21, 2012 4:25 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

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

WELL SEARCH DISTANCE INFORMATION

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

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A2	USGS2280392	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	GA1030083	1/2 - 1 Mile East

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A3	0000003793	1/2 - 1 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	26 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 6.00 Min: 3.60
2	26 inches	40 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 2.00 Min: 0.60	Max: 6.00 Min: 3.60
3	40 inches	73 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 3.60
4	73 inches	80 inches	fine sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 2.00 Min: 0.60	Max: 7.30 Min: 3.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sand
loamy sand
muck
clay loam

Surficial Soil Types: sand
loamy sand
muck
clay loam

Shallow Soil Types: sand
fine sandy loam

Deeper Soil Types: sand
sandy clay loam
sandy clay

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: Quaternary
Series: Holocene
Code: Qh (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

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

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: MANDARIN
Soil Surface Texture: fine 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. Soils commonly have a layer with low hydraulic conductivity, wet state high in profile, etc. Depth to water table is 1 to 3 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

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> EFFINGHAM, GA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	13103C - FEMA DFIRM Flood data
Additional Panels in search area:	Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> RINCON	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
--	---

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

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

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

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).

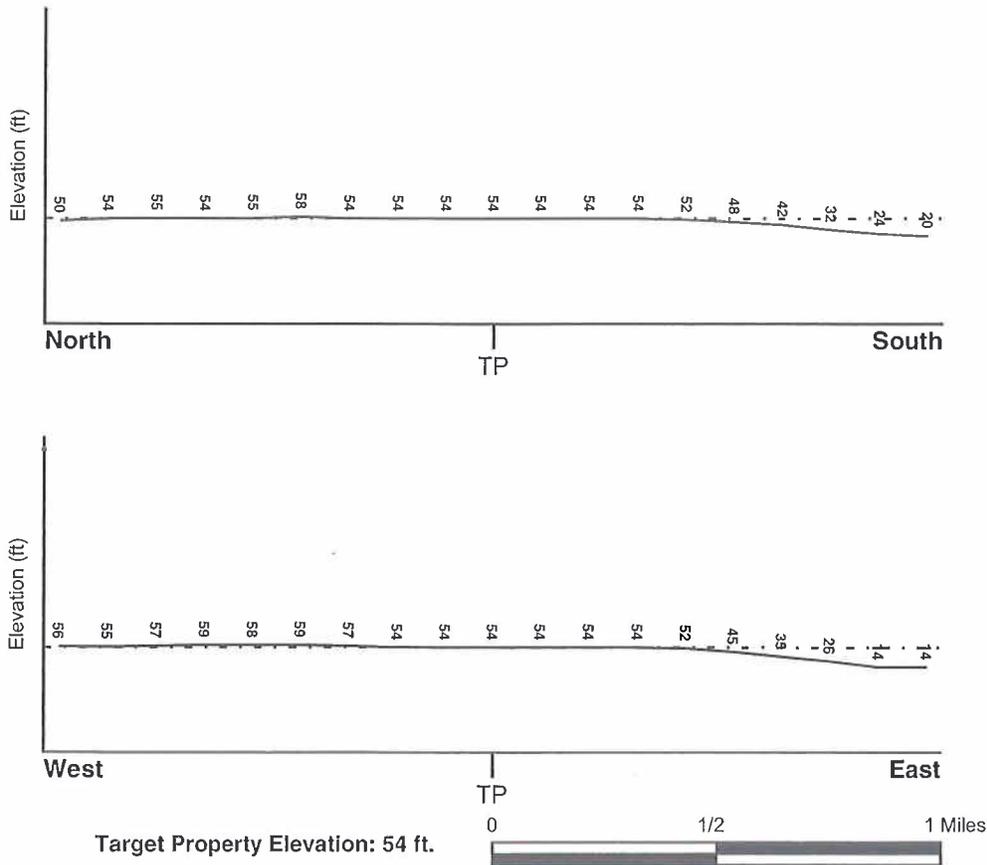
TOPOGRAPHIC INFORMATION

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 South

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 ADDENDUM

TARGET PROPERTY ADDRESS

DCA PROPOSED GOSHEN CROSSING II
121 GOSHEN COMMERCIAL PARK DRIVE
RINCON, GA 31326

TARGET PROPERTY COORDINATES

Latitude (North): 32.2559 - 32° 15' 21.24"
Longitude (West): 81.2116 - 81° 12' 41.76"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 480068.5
UTM Y (Meters): 3568632.0
Elevation: 54 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 32081-C2 RINCON, GA
Most Recent Revision: 1979

South Map: 32081-B2 PORT WENTWORTH, GA
Most Recent Revision: 1998

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/26/2012
Date Made Active in Reports: 03/06/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/23/2012
Next Scheduled EDR Contact: 08/06/2012
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/27/2012
Next Scheduled EDR Contact: 06/11/2012
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/15/2011
Number of Days to Update: 27

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/19/2012
Next Scheduled EDR Contact: 07/02/2012
Data Release Frequency: Annually

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 02/20/2012
Date Data Arrived at EDR: 02/20/2012
Date Made Active in Reports: 03/15/2012
Number of Days to Update: 24

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/20/2012
Next Scheduled EDR Contact: 06/04/2012
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/17/2012
Next Scheduled EDR Contact: 07/30/2012
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/10/2012
Date Data Arrived at EDR: 02/09/2012
Date Made Active in Reports: 03/09/2012
Number of Days to Update: 29

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/09/2012
Next Scheduled EDR Contact: 08/20/2012
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

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: 6-4-12

Property Name: 465-2

Name, Address, and Telephone Number of User:

Helene H. Dasher E
Chris A Hobbs (POA)

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.

Suggested Format for User Interview Questionnaire

Date: 6-4-12

Property Name: 465-3

Name, Address, and Telephone Number of User:

HH Real Estate Investments Inc

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.

GEC
Geotechnical & Environmental
Consultants

Telephone Memorandum

Job: <u>Goshen Crossing Phase II</u>	Project #: <u>100689.241</u>
Date: <u>June 12, 2012</u> Time: <u>4:30 PM</u>	Call (in) out
Employee(s): <u>Andrew Simms</u>	
Other Party Name(s): <u>Mr. Ryan Johnson</u>	
Company: <u>City of Rincon Fire Department</u>	
City: Rincon, GA	Telephone #: 912-826-5022

Synopsis of Conversation/Notes

Mr. Johnson stated that no environmentally related fires, hazardous materials responses or other environmental records were listed with the subject property.
Mr. Johnson stated that there was no site history regarding the subject property.
Mr. Johnson said that there were no storage tanks on or previously on the subject property.

GEC

GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

May 21, 2012

SUBJECT: Information Questionnaire – Environmental Health Responses
DCA Goshen Crossing II- proposed apartments
121 Goshen Commercial Park Drive
Rincon, Effingham County, Georgia
GEC Job #100689.241

Attention: Mr. O'Neal
Effingham County Environmental Health Department

Geotechnical & Environmental Consultants, Inc. (GEC) is currently conducting a DCA Phase I Environmental Site Assessment (ESA) on the above referenced undeveloped site located east of Highway 21, north of Goshen Road Extension and south of Lewis Drive in Rincon. For the purposes of our assessment, please mark and/or briefly answer the following questions and return to GEC via fax at (478) 757-1608 or email: gwoods@geconsultants.com.

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.

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?

NONE

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:

D.M. O'Neal

Print: D.M. O'NEAL

Date: MAY 23, 2012

GEC
Geotechnical & Environmental
Consultants

Telephone Memorandum

Job: <u>DCA Goshen Crossing II</u>	Project #: <u>100689.241</u>	
Date: <u>May 23, 2012</u>	Time: <u>1:03 PM</u>	Call (in) out
Employee(s): <u>Greta Woods</u>		
Other Party Name(s): <u>Mr. George Shaw</u>		
Company: <u>Effingham Planning and Engineering</u>		
City: <u>Rincon, GA</u>	Telephone #: <u>912-754-2105</u>	

Synopsis of Conversation/Notes

The subject property is currently zoned A1R (agricultural), but re-zoning of the site to B3 (General Commercial) has been proposed.
If re-zoning is successful, the B3 zoning designation will be suitable for multi-family development.
Mr. Shaw was unaware of any restrictions on the property other than that the applicant will need to run water and sewer lines to the site as they are in the vicinity, but not currently at the site.



Effingham County Development Services

601 North Laurel Street
Springfield, Georgia 31329
Phone: (912) 754-2105
Fax: (912) 754-2107

April 19, 2012

Georgia Department of Community Affairs
Office of Affordable Housing
60 Executive Park South NE
Atlanta, GA 30329

RE: Water and Sewer Availability
Goshen Crossing Apartments Phase II

To Whom It May Concern:

This letter verifies that Effingham County has water and sanitary sewer services and will continue to have these services available to new construction proposed for property located at 121 Goshen Road Extension in unincorporated Effingham County, Georgia. Water and sewer service capacity will be adequate to meet the needs of the proposed Goshen Crossing Phase II 60 unit apartment complex based on the normal 250 gallons per day per unit average.

We have a 16" water line located along Goshen Extension and gravity sewer collection lines there as well as at the Phase I project. On-site extensions of water and sanitary sewer infrastructure from Goshen Extension and/or the Phase I project are the responsibility of the developer. Water, sewer, and reuse impact fees must be paid before service can be provided.

Please feel free to contact me if you have any questions about this matter.

Sincerely,

Steven M. Liotta, P.E.
County Engineer

Coastal Region
3100 Kilowatt Drive
Savannah, Georgia 31405



April 25, 2012

Georgia Department of Community Affairs
Office of Affordable Housing
60 Executive Park South NE
Atlanta, GA 30329

Re: Electricity Availability and Capacity
Goshen Crossing Phase II, 60-Unit Multi-Family Development
121 Goshen Road Extension, Rincon, Georgia 31326

To Whom It May Concern,

This letter is to confirm that **Georgia Power** has available capacity and will supply electric service for up to 60 units at the location referenced above. Details of the type of service, voltage characteristics, and location of facilities are in accordance with standard procedures and policies.

Please feel free to contact me if you have any questions about this matter. If I can be of any assistance, please contact me at 912-306-2318 or 912-547-3980.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted A. Jones".

Ted A. Jones
Area Sales Executive
Coastal Region

APPENDIX I:
Author Credentials,
Documentation of Qualification as
an Environmental Professional

GEC

Thomas E. Driver, P.E.
President/Senior Engineer

Professional Memberships

- American Society of Civil Engineers
- National Society of Professional Engineers
- Georgia Society of Professional Engineers
- Consulting Engineers Council of Georgia
- American Consulting Engineers Council
- American Concrete Institute
- Society of American Military Engineers
- Association of General Contractors

Education

- Bachelor of Civil Engineering, Auburn University, 1983

Experience

Mr. Driver has over 28 years of experience in the fields of environmental and geotechnical engineering and construction quality control and assurance testing. Mr. Driver is the founder and President of Geotechnical & Environmental Consultants, Inc. and is responsible for the overall operation of the firm. In addition, Mr. Driver also assumes project duties and acts as Senior Engineer on numerous projects.

Environmental Experience

- Senior Engineer responsible for over 1,000 Phase I/Phase II Environmental Site Assessments in Georgia.
- Project or Senior Engineer responsible for closure testing on over 100 UST removal projects throughout the southeast.
- Project or Senior Engineer responsible for preparation and implementation of Corrective Action Plans on over 50 confirmed UST contamination sites throughout Georgia and Alabama.
- Senior Engineer for design of SPCC and SWPPP plans throughout Georgia.

Geotechnical & Construction Related Experience

- Experienced in geotechnical evaluations for both shallow and deep foundation systems and site development throughout the southeast.
- Experienced in all phases of construction quality assurance and quality control testing for projects ranging from small wood framed structures to multi-story buildings and large industrial facilities throughout the southeast.
- Experienced in all phases of NPDES stormwater sampling and testing for construction sites.

Professional Registrations

- Alabama #16513
- Florida #67040
- Georgia #17394
- Kentucky #25290
- North Carolina #19125
- South Carolina #26429
- Tennessee #103642

Continuing Education

- Hazwoper Training
- Inspecting Buildings for Asbestos Containing Materials
- Mold Assessment & Remediation in Buildings
- Landfill Design Short Course
- Leaking Underground Storage Tank Workshop
- Pile and Pier Analysis, Design and Installation
- Real Estate Transaction Environmental Evaluation Training
- SPCC Outreach Program Seminar
- NPDES Construction Permitting Qualified Personnel Training
- Site Analysis for On-Site Sewage Disposal
- Design of Roller Compacted Concrete Dams
- In-Situ Soil Improvement using Geopier Foundations
- Level 1B Certified Inspector for Georgia NPDES General Permit for Construction Activities

GEC

Solid Waste Experience

- CQA Engineer of record for numerous Subtitle D municipal solid waste landfill projects.
- Senior Engineer for over 20 Hydrogeological Site Assessments for Solid Waste Facilities in Georgia.
- Senior Engineer for design and implementation for over 20 Groundwater and/or Methane Monitoring plans in Georgia.
- CQA Engineer of record for numerous Landfill Closure projects in Georgia.
- Senior Engineer responsible for several groundwater and methane remediation plans for solid waste landfill facilities.

Robert T. Hadden

Environmental Department Manager/Senior Environmental Specialist

Education

- Bachelor of Arts, University of South Alabama, 1981

Continuing Education

- Advanced Asbestos/Lead Seminar, March 24, 2011
- ASTM – Phase I & Phase II ESA's for Commercial Real Estate, June 13-15, 2006
- Annual 8-Hour Update of HAZPOWER Training – 1991-2010
- Asbestos Inspector/Planner Certificate Last Update May 2010
- Hazardous Waste Management: The Complete Course, August 1-2, 2002, Certification No. 71499
- Georgia Institute of Technology – Understanding Environmental
- Compliance Workshop November 12, 2002
- OSHA Hazard Communications Standard Training for Trainers, July 31, 2000, Certification No. 71498
- ISO 14001 Environmental Management Systems Lead Auditing, Course and Exam, September 1999, Certificate No. ET091399-09.
- Environmental Regulations in Georgia Seminar, January, 1997
- Underground Storage Tank Seminar, Georgia EPD, 1992, 1995
- 40-Hour Hazardous Waste Site Training, Certification 1991
- 40-Hour Environmental Site Assessment and Certification, 1993
- 24-Hour AHERA Asbestos Inspector Course and Certification, 1992

Experience

Mr. Hadden has experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical & environmental consulting services. During the last 20 years, Mr. Hadden's environmental field experience has included Phase I and Phase II environmental site assessments, regulatory assessment and compliance auditing, field sampling and analysis by immunoassay, subsurface investigations to assess soil and groundwater contamination, construction monitoring for remediation projects, and asbestos surveys. He also has experience in underground storage tank removal, site assessment and remediation.

Professional Memberships

- American Society of Testing & Materials (ASTM)
- Environmental Information Association – National
- Environmental Information Association – Georgia
- Georgia Affordable Housing Coalition

GEC

Tameka Gordon

Environmental Specialist

Education

- Associate of Science in Business Administration, Macon State College 2007
- Pursing a Bachelor's of Science in Business & Information Technology, major track in Management, Macon State College, Macon, Georgia

Continuing Education

- Environmental Data Resources, Inc. Due Diligence at Dawn Workshop, Atlanta, 2005, 2010
- 40-Hour Hazardous Waste Site Training, Certification 2008
- 8-Hour Hazardous Waste Site Training, Updates (Yearly)
- Phase I Environmental Site Assessments, Certification 2009
- HUD – Environmental Review Procedures for Responsible Entities Training, 2010
- Environmental Due Diligence-Principals and Practice, Certificate 2010
- Vapor Encroachment Screening on Property Involved in Real Estate Transactions, 2010

Experience

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

Professional Memberships

- Leadership Macon
- Macon Chamber of Commerce Young Professional Network
- Women in Affordable Housing Network
- ASTM International

GEC

APPENDIX J:
Owner Environmental
Questionnaire

GEC

**OWNER ENVIRONMENTAL QUESTIONNAIRE
& DISCLOSURE STATEMENT**

The 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: _____
(Phone) _____
Owner/seller: Helen H. Dasher / Chris A. Hobbs (POA)
(Phone) (912) 663-7671
Subject property: 465-2 Ellingham County

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 on property

Provide the name and type of business operating adjacently **north** of the subject property: *Vacant Land Agriculture*

Provide the name and type of business operating adjacently **south** of the subject property: *Multi-Family Phase I*

Provide the name and type of business operating adjacently **east** of the subject property: *Vacant Land Agriculture*

Provide the name and type of business operating adjacently **west** of the subject property: *Vacant Land Agriculture*

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: *Helen H. Dasher*

Date(s): *6-4-12*

Current Use of property:

Residential / Agriculture

Previous use of property to the north:

Vacant Land Agriculture

Previous use of the property to the south:

Multi-Family Phase I

Previous use of the property to the east:

Vacant Land Agriculture

Previous use of the property to the west:

Vacant Land Agriculture

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Unknown (If yes, please describe)
4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?
 Yes No Unknown (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?
 Yes No Unknown (If yes, please describe including where and what disposal took place)
8. Is there any obvious stained soil, or other evidence of past waste disposal on the property? *No*

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

- (b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

- (c) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

Yes No Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of **your** Lender on this property. *Attach any past environmental reports you have, or provide information on how to obtain a copy of the report(s) if you do not have them.*

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 checked="" type="checkbox"/>
b.	Runway Clear Zones & Accident Potential Zones	___	<input checked="" type="checkbox"/>
c.	Endangered Species	___	<input checked="" type="checkbox"/>
d.	Farmland Protection	___	<input checked="" type="checkbox"/>
e.	Compatibility with Local Codes, Plans and Zoning	___	<input checked="" type="checkbox"/>
f.	Wetlands Designated Land	___	<input checked="" type="checkbox"/>
g.	Thermal & Explosive Hazards	___	<input checked="" type="checkbox"/>
h.	Toxic Chemicals & Radioactive Materials	___	<input checked="" type="checkbox"/>
i.	Solid Waste Management	___	<input checked="" type="checkbox"/>
j.	Local Zoning Plans Compatibility	___	<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) *Sale*

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:

Chris A. Hobbs POA for Helen H. Dasher

Relationship to Site:

Owner

Address:

129 Goshen Rd. Ext.

Rincon, Ga. 31326

E-mail Address:

Chobbs1033@AOL.com

Phone Number:

Date of Completion:

June 14th, 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 ___ day of _____, 2012, in the

Presence of:

By:

Kim Stalnaker

Chris A. Hobbs POA for Helen H. Dasher

Witness

Property Owner

John S. Davis

Chris A. Hobbs

Notary Public

Name

My commission Expires on: 6/11/12

_____ 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: _____
(Phone) _____
Owner/seller: HH Real Estate Investments Inc.
(Phone) (912) 663-8588
Subject property: 465-3 E. Gingham County

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 on property

Provide the name and type of business operating adjacently north of the subject property: Vacant Land Agriculture

Provide the name and type of business operating adjacently south of the subject property: Multi-Family Phase I

Provide the name and type of business operating adjacently east of the subject property: Vacant Land Agriculture

Provide the name and type of business operating adjacently west of the subject property: Vacant Land Agriculture

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)

Multi-Family Commercial Retail

Owner: HH Real Estate Investments Inc. Date(s): 6-4-12

Current Use of property: Vacant Land

Previous use of property to the north:

Vacant Land, Agriculture

Previous use of the property to the south:

Multi-Family

Previous use of the property to the east:

Vacant Land, Agriculture

Previous use of the property to the west:

Vacant Land Agriculture

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?
 Yes No Unknown (If yes, please describe)
4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?
 Yes No Unknown (If yes, please describe)
5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?
6. Has fill dirt ever been brought onto the site?
 Yes No Unknown (If yes, please describe)
7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?
 Yes No Unknown (If yes, please describe including where and what disposal took place)
8. Is there any obvious stained soil, or other evidence of past waste disposal on the property? *No*

Yes No Unknown (If yes, please describe including location on the property)

9. (a) Are there any above or underground storage tanks currently located on the property?

Yes No Unknown (If yes, please describe including location on the property. If no, skip to question #10)

- (b) Are the existing storage tanks empty, out of service, or closed?

Yes No Unknown (If yes, please describe including the date and name of the contractor used, and provide a copy of any report generated)

- (c) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

Yes No Unknown (If yes, please describe including date removed and name of contractor used, and provide a copy of any report generated)

10. Are there any prospective buyer(s) in the past that may have conducted an environmental assessment of the subject property.

Yes No Unknown (If yes, please provide names, addresses, and telephone numbers. Also, provide the name, address and telephone number of your Lender on this property. *Attach any past environmental reports you have, or provide information on how to obtain a copy of the report(s) if you do not have them.*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
g. Thermal & Explosive Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Toxic Chemicals & Radioactive Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Solid Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Local Zoning Plans Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(If yes 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) *Sale*

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: HH Real Estate
 Relationship to Site: Owner
 Address: 631 Warrnell Dr.
Richmond Hill, Ga. 31324
 E-mail Address: _____
 Phone Number: _____
 Date of Completion: 6-4-12

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 4 day
 of June, 2012, in the
 Presence of:

By:

Kim Stalwaker
 Witness

HH Real Estate Investments Inc.
 Property Owner Chris A. Hobbs

John S. Lewis
 Notary Public

Chris A. Hobbs
 Name

My commission Expires on: 6/11/12

Secretary
 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:

(Phone)

Owner/seller:

(Phone) 912-313-4155

Subject property:

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:

Provide the name and type of business operating adjacently **north** of the subject property:

Provide the name and type of business operating adjacently **south** of the subject property:

Provide the name and type of business operating adjacently **east** of the subject property:

Provide the name and type of business operating adjacently **west** of the subject property:

2. Has the property or any adjacent property been used in the past for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

Yes No Unknown (If yes, please describe including its specific use)

Owner:

Date(s):

Current Use of property:

Previous use of property to the **north**:

Previous use of the property to the **south**:

Previous use of the property to the **east**:

Previous use of the property to the **west**:

3. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?

Yes No Unknown (If yes, please describe)

4. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility or were there in the past?

Yes No Unknown (If yes, please describe)

5. How and where were items identified in Questions #3 & #4 disposed (if any of the specifics are unknown, provide names and present employers of people who may be able to provide additional information)?

6. Has fill dirt ever been brought onto the site?

Yes No Unknown (If yes, please describe)

7. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site?

Yes No Unknown (If yes, please describe including where and what disposal took place)

8. Is there any obvious stained soil, or other evidence of past waste disposal on the property?

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.*

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Thermal & Explosive Hazards | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Toxic Chemicals & Radioactive Materials | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Solid Waste Management | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Local Zoning Plans Compatibility | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(If yes 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?

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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.)

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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: *Charles Ray Smith*
Relationship to Site: *owner*
Address:

E-mail Address:
Phone Number: *912-313-4155*
Date of Completion: *6/1/2012*

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 *1st* day
of *June*, 2012, in the

Presence of: *Timothy S Aiken* By: *Charles Ray Smith*

Witness

Timothy S. Aiken

Property Owner

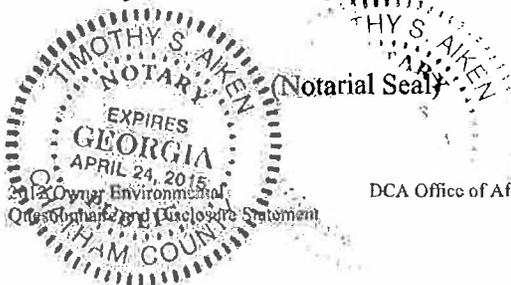
CRS

Notary Public

Name

My commission Expires on:

Title *owner*



APPENDIX K:
Property Log and Information
Checklist

GEC

INFORMATION CHECKLIST

Check [] any information sources used to perform the Phase I Review.

1. Overall Property Description

- Building Specifications
- Zoning or Land Use Maps
- Aerial Photos (e.g., Sanborn)
- List of Commercial Tenants On-Site
- Title History
- Site Survey
- Verification of Public Water and Sewer
- Interviews with Local Fire, Health, Land Use or Environmental Officials
- Interviews with Builder, and/or Property Manager
- Review of records of local, state and federal regulatory agencies
- Review of adjacent properties
- Other (Specify): Schematic Site Plan

2. Asbestos

- Dated Building Construction Or Rehabilitation Specifications
- Engineer's/Consultant's Asbestos Report
- Other (Specify)

3. Polychlorinated Biphenyls

- Utility Transformer Records
- Site Survey of Transformers: (site reconnaissance)
- Site Soil and Groundwater PCB Test Results
- Other (Specify)

4. Radon
 - Water Utility Records
 - Gas Utility Records
 - On-Site Radon Test Results
 - Other (**EPA Publication 402-R-93-030: EPA's Radon Zones Map for Georgia, September, 1993 & EDR environmental database report**)

5. Underground Storage Tanks
 - Oil, Motor Fuel and Waste Oil Systems Reports, EPD, LUST & ERNS Records
 - CERCLIS/RCRIS Results of Neighborhood search (within radius of one mile)
 - Site Soil and Groundwater Tests
 - Site Tank Survey
 - Other (Specify)

6. Waste Sites
 - CERCLIS/RCRIS Results of neighborhoods search (within radius of one mile)
 - State EPD site lists for neighborhoods (within radius of one mile)
 - Federal Facilities Docket
 - Site Soil and Groundwater Test Results
 - Other (Specify)

7. Lead Based Paint
 - Lead Paint Survey
 - Certification/Compliance Records
 - Site Soil Test Results
 - Other (Specify)

8. Additional Hazards

- Urea Formaldehyde Foam Insulation Survey
- Interior Air Test Results
- Lead in Drinking Water Test Results (mobile home being removed;
reviewed annual water quality report)
- Mold Inspection Results
- Other (Specify)

Checklist completed by: Robert T. Hadden

Name (Type or Print): **Robert T. Hadden**

Date: **May 25, 2012**

**APPENDIX L:
Proof of Insurance**

GEC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/28/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Griffin Insurance Agency 506 West Ward St. Douglas GA 31533	CONTACT NAME: Renee Mizell PHONE (A/C, No, Ext): (912) 384-1003 FAX (A/C, No): (912) 384-8014 E-MAIL ADDRESS: renee@griffinagency.com													
	<table border="1"> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: OWNERS INSURANCE COMPANY</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: OWNERS INSURANCE COMPANY		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:
INSURER(S) AFFORDING COVERAGE	NAIC #													
INSURER A: OWNERS INSURANCE COMPANY														
INSURER B:														
INSURER C:														
INSURER D:														
INSURER E:														
INSURER F:														
INSURED Geotechnical & Environmental Consultants Inc & 514 Hillcrest Industrial Blvd Macon GA 31204														

COVERAGES

CERTIFICATE NUMBER: CL11113000746

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	X	X	47-849355	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO 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	12/1/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	X		47-84935500	12/1/2011	12/1/2012	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N/A		X	48-084348	12/1/2011	12/1/2012	WC STATUTORY LIMITS <input checked="" type="checkbox"/> OTH-ER 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	12/1/2012	\$500 ded 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CGL provides blanket additional insured by contract for both premises and products and completed operations and blanket waiver of subrogation.

Pollution Liability is excluded from the CGL and the umbrella.

Blanket waiver of subrogation for workers compensation applies.

30 day notice of cancellation applies.

GEC Project No. 100689.241 -- Goshen Crossing Phase II

CERTIFICATE HOLDER**CANCELLATION**

The Georgia Housing & Finance Authority
 Dept of Community Affairs
 60 Executive Park S
 Atlanta, GA 30329

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

Anapla R. Mingle

ACORD 25 (2010/05)

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INS025 (201005).01

The ACORD name and logo are registered marks of ACORD



CERTIFICATE OF LIABILITY INSURANCE

OP ID: MD

DATE (MM/DD/YYYY)

03/28/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Paragon Insurance Service Inc. 2945 Horizon Park Drive Ste C Suwanee, GA 30024	770-831-5669	CONTACT NAME: Gayle Holcomb
	770-831-3363	PHONE (A/C, No, Ext): 770-831-5669
		FAX (A/C, No): 770-831-3363
		E-MAIL ADDRESS: GHolcomb@Paragon-Ins.com
		PRODUCER CUSTOMER ID #: GEOTE-1
INSURED		INSURER(S) AFFORDING COVERAGE
Geotechnical & Environmental Consultants, Inc. 514 Hillcrest Industrial Blvd Macon, GA 31204		INSURER A: Endurance American Spec A XV
		INSURER B:
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:
		NAIC # 41718

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						AGGREGATE \$
	<input type="checkbox"/> DEDUCTIBLE						\$
	<input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		<input type="checkbox"/> Y/N				OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Cont Pollution			ECC101004342-03	12/01/11	12/01/12	Claim/Agg 2,000,000
A	Professional Liab			ECC101004342-03	12/01/11	12/01/12	Claim/Agg 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

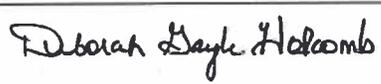
Pollution & Professional Claims Made Retro Date 12/1/99, \$50,000 Deds apply.

Pollution & Professional are subject to the \$2,000,000 policy aggregate, these are not separate limits.

This certificate is revised and replaces any other certificates previously issued. **SEE ATTACHED HOLDER NOTES PAGE**

GEC Project No. 100689.241 -- Goshen Crossing Phase II

CERTIFICATE HOLDER**CANCELLATION**

GEORG90 The Georgia Housing and Finance Authority 60 Executive Park South, NE Atlanta, GA 30329-2231	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--

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NOTEPAD:

HOLDER CODE **GEORG90**
INSURED'S NAME **Geotechnical & Environmental**

GEOTE-1
OP ID: MD

PAGE **2**
DATE **03/28/12**

Notwithstanding the appropriate provision of this policy, in the event cancellation of this policy is instigated by the Company for any reason except non payment of premium, the Company will provide 30 days advance notice of such cancellation to any person organization(s) whom the Named Insured agrees, in a written contract, to advance notice of cancellation endorsement #17 form # FEI-511-ECC-0708 attached to the policy, and per all terms and conditions of the policy.

APPENDIX M:
Letters of Reference

GEC



March 27, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, GA 31204

Gentleman:

This letter is written as a letter of recommendation for Tom Driver and Geotechnical & Environmental Consultants, Inc. NewTown Macon has worked for more than 10 years and on numerous property transactions. The work by GEC that I have observed included environmental assessment, soil, ground and water sampling, contaminated property assessments and remediation plans.

I have found that the work of GEC is very professional, complete and timely. I recommend GEC for any environmental engagement. Please let me know if you have further questions.

Sincerely,

C. Michael Ford
President and CEO

ARTHUR P. BARRY, III
Associate Broker / Partner



COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY
990 RIVERSIDE DRIVE
MACON, GA 31201

BUS. (478) 746-8171
TOLL FREE (800) 926-0990
FAX (478) 746-1362

abarry@coldwellbankercommercialeb.com

March 29, 2012

To Whom It May Concern
c/o Thomas E. Driver, P.E., President,
Geotechnical & Environmental Consultants, Inc.
514 Hillcrest Industrial Blvd.
Macon, Georgia 31204

Gentlemen:

I write this letter of recommendation for Tom Driver and his company, Geotechnical & Environmental Consultants, Inc. because I have worked with Tom and others at GEC for a number of years in connection with environmental issues for various clients. The work by GEC that I have observed has included environmental assessments of land, soil and groundwater sampling and analysis for various purposes, geotechnical work, contaminated properties assessment and remediation, and other environmental work. Both my clients and I have found Tom Driver and the other employees at GEC to be professionals in their field. Their reports and advice through the years have been insightful and accurate. The level of quality service is high in every regard to GEC. For this reason, Tom Driver and GEC are the only environmental consultant I recommend to my clients.

If you have any further questions concerning my experience with Tom and GEC, please contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Arthur P. Barry III'.

Arthur P. Barry III, SIOR
Associate Broker/Partner

APB/mc

STATE BANK & Trust Company

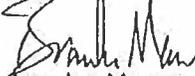
April 2, 2012

To Whom It May Concern:

Please allow this letter to serve as a reference for Geotechnical and Environmental Consultants, Inc. (GEC), with whom we enjoy an excellent relationship. We have the highest level of confidence in the work prepared by GEC. They are the only provider of geotechnical and environmental services that we recommend here in the Middle Georgia area.

The company always handles its affairs in a professional and timely manner. We are happy to have partnered with GEC on prior and current jobs and look forward to doing so again in the future. If I can be of any assistance answering any questions, please contact me at 478-796-6479.

Sincerely,



Brandon Mercer
Senior Vice President

APPENDIX N:
Environmental Certification

GEC

ENVIRONMENTAL CERTIFICATION

The undersigned being first duly sworn on oath do certify to the Georgia Department of Community Affairs (DCA)/Georgia Housing and Finance Authority (GHFA) that the statements contained in this certification are true and correct. The undersigned also acknowledge that deviations from the requirements contained in the certification and checklist could result in scoring deductions (Page, Section and/or Appendix numbers must be included for each item).

Project Name: Proposed Goshen Crossing II

Project Location: 121 Goshen Commerical Park Drive, Rincon, Effingham County, GA

Page/Sec./App.

1. The Phase I Report for the above referenced project has been prepared according to the applicable DCA required format. 1-28/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.* 4-5/2.4/I
3. The Environmental Professional is not affiliated with the Owner/developer or a buyer or seller of the project. 1-2/1.0
4. The Phase I Report and/or update was prepared less than 180 days prior to Application submission and within 30 days of the site reconnaissance. In addition, the date of the Report appears on the cover page of the Report. 16/5.0/B
5. The Georgia Housing and Finance Authority and DCA have the right to rely upon the Phase I and/or Phase II Report prepared for the property in the same way as the Owner, client and any other authorized users of the Report(s). 6/2.6
6. The Phase I Report was prepared in accordance with the applicable ASTM and DCA standards. 1-2&3-4/1.0&2.2
7. The Environmental Professional employed by the consulting firm has supervised the performance of the Phase I, reviewed, signed and stamped both the Phase I and Phase II Reports (if applicable) and any amendments, addenda and updates thereto. N
8. The Environmental Professional has included a comprehensive historical review of the subject property back to 1940 or the property's first developed use, whichever is earlier. 21/5.5/D
9. The Phase I includes the professional opinion of the Environmental Professional as to any potential environmental risks and as to any recognized environmental conditions identified during the comprehensive historical review. 24/6.0&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 Goshen Crossing II

Project Location: 121 Goshen Commercial Park Driver, Rincon, Effingham County, GA

Page/Sec./App.

11. The Georgia Housing and Finance Authority and DCA have been named as 1) additional insureds and 2) certificate holders on the Accord 25 form (the required insurance certificate) for the commercial liability insurance policy. L

12. A 30 day cancellation period is included on the insurance certificate. L

13. The Owner Environmental Questionnaire & Disclosure Statement has been completed by the current Owner of the property and included in the Phase I Report. J

14. The completed Phase I Documentation: DCA Property Log and Information Checklist has been completed by the Environmental Professional and included in the Phase I Report. K

15. If required, the HOME and HUD Environmental Questionnaire is completed and included in the Phase I Report (includes projects applying for HOME funds and projects with other HUD funding sources listed, including PBRA). R

16. If, in accordance with Section II.B.5.b. of the DCA standards, a noise assessment is required, then the Report includes a noise assessment which was completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). 5.4.22/F

17. In cases of elevated noise levels, the Report includes a noise attenuation plan completed in accordance with the HUD Noise Assessment Guidelines ("NAG") and 24 C.F.R § 51.100 *et seq.* (applies to all projects, whether or not HUD funds are included in the financial structure). F

18. The Environmental Consultant Signature Page has been signed by the Environmental Professional, the Principal of the Consultant, and the Professional Engineer or Professional Geologist and has been stamped by the Professional Engineer or Professional Geologist. The Environmental Consultant Signature Page is included in the Phase I Report and/or Phase II Report. Second page of report

Applicant Signature _____ Date _____

Environmental Professional Signature & Stamp  Date 6-13-12

**APPENDIX O:
Consumer Confidence Report on
Water Quality**

GEC



Effingham County

Public Drinking Water Systems

2011 Water Quality Report for January – December 2011

May 2012

County Drinking Water is Safe and Reliable

Effingham County is pleased to report to you that the County's drinking water supply is safe and meets all federal and state safe drinking water standards. For more detailed information we have provided tables on the following page that summarize the number and type of water tests that we conduct to ensure residents on our systems have safe, clean and healthy drinking water.

It is important to remember that all drinking water sources may contain small amounts of substances. The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include the following:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organics, which are by-products of industrial processes and petroleum production, and can come from gas stations, urban storm water runoff, and septic systems.
- Radioactive contaminants, which can be naturally occurring or the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the US EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

For more information visit these websites:
<http://water.epa.gov/drink/> www.awwa.org
www.georgiaepd.org www.effinghamcounty.org

Sources of Water and Treatment

Effingham County supplies drinking water to you from groundwater wells, which pull water from the Upper Floridan Aquifer. Even groundwater needs some treatment, and the County treats it with sodium hypochlorite in order to disinfect the water.

IF YOU HAVE A QUESTION ABOUT EFFINGHAM COUNTY'S DRINKING WATER SYSTEMS:

Please contact Steve Liotta, County Engineer, at 754-8016, or for water emergencies, call 754-2332.

Effingham County's Board of Commissioners meets the first and third Tuesdays of each month at 5pm and all citizens are encouraged to attend and learn more about the County's drinking water plans.

Tips for Water Conservation

Plumbing – install low flow toilets and shower heads.

Efficient Landscapes – water at night, in early morning, or late in evening to reduce evaporation; use drip or bubble irrigation; group plants with same water needs together.

Adjust Behaviors – turn off water while brushing teeth; adjust water settings on washing machines to fit load size; only run full dishwashers.

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).

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (1-800-426-4791).

HUNTER'S CHASE/ABBEY LANE WELL DATA - CG1030146

Detected Parameters

Parameter Detected	Units	MCLG	MCL	Amount Detected	Range of Detection	Standard Met?	Probable Source
Chlorine	ppm	MRDLG = 4	MRDL = 4	2.03	0.48 - 2.03	Yes	Water additive used to control microbes
Copper*	ppb	1300	AL=1300	170 (90th percentile)	No sites above AL	Yes	Corrosion of Household plumbing
Lead*	ppb	0	AL = 15	2.5 (90th percentile)	No sites above AL	Yes	Corrosion of Household plumbing

* - As authorized by Georgia EPD, our system has reduced monitoring requirements for certain contaminants to less often than once per year because the concentration of these contaminants are not expected to vary significantly from year to year. Some of our data, though representative, is more than one year old.

AL	Action Level: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
MCL	Maximum Contaminant Level: The highest level of a contaminant that is allowed in drinking water. MCL's are set as close to the MCLG's as feasible using the best available treatment technology.
MCLG	Maximum Contaminant Level Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLG's allow for a margin of safety.
MRDL	The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbiological contaminants.
MRDLG	The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
ppm	Parts Per Million: 1 part per 1,000,000 (same as milligrams per liter) and corresponds to 1 minute in 2 years or 1 penny in \$10 thousand.
ppb	Parts Per Billion: 1 part per 1,000,000,000 (same as microgram per liter) and corresponds to 1 minute in 2,000 years or 1 penny in \$10 million.
90th Percentile	Level used to determine compliance with lead and copper MCL

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Effingham County is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your drinking water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

APPENDIX P:
Endangered Species Documentation

GEC



WILDLIFE RESOURCES DIVISION

Known occurrences of special concern plants, animals and natural communities Effingham County — Fips Code: 13103

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

- Acipenser brevirostrum* (Shortnose Sturgeon) [US] - fish
- Ambystoma cingulatum* (Frosted Flatwoods Salamander) [US] - amphibian
- Chologaster cornuta* (Swampfish) - fish
- Clemmys guttata* (Spotted Turtle) [GA] - reptile
- Condylura cristata* (Star-nosed Mole) - mammal
- Cordulegaster sayi* (Say's Spiketail) [GA] - insect
- Corynorhinus rafinesquii* (Rafinesque's Big-eared Bat) [GA] - mammal
- Drymarchon couperi* (Eastern Indigo Snake) [US] - reptile
- Elanoides forficatus* (Swallow-tailed Kite) [GA] - bird
- Farancia erythrogramma erythrogramma* (Common Rainbow Snake) - reptile
- Gopherus polyphemus* (Gopher Tortoise) [US] - reptile
- Heterodon simus* (Southern Hognose Snake) [GA] - reptile
- Lampsilis cariosa* (Yellow Lampmussel) - mollusk
- Micrurus fulvius fulvius* (Eastern Coral Snake) - reptile
- Moxostoma sp. 4* (Brassy Jumprock) - fish
- Necturus punctatus* (Dwarf Waterdog) - amphibian
- Ophisaurus attenuatus attenuatus* (Slender Glass Lizard) - reptile
- Passerina ciris* (Painted Bunting) - bird
- Picooides borealis* (Red-cockaded Woodpecker) [US] - bird
- Pituophis melanoleucus melanoleucus* (Northern Pine Snake) - reptile
- Pituophis melanoleucus mugitus* (Florida Pine Snake) - reptile
- Pseudacris brimleyi* (Brimley's Chorus Frog) - amphibian
- Pseudobranchius striatus striatus* (Broad-striped Dwarf Siren) - amphibian
- Rana virgatipes* (Carpenter Frog) - amphibian
- Seminatrix pygaea pygaea* (Northern Florida Swamp Snake) - reptile
- Stereochilus marginatus* (Many-lined Salamander) - amphibian
- Trichechus manatus* (Manatee) [US] - mammal
- Troglodytes troglodytes* (Winter Wren) - bird

Community Occurrences

- Blackwater stream floodplain forest* (Blackwater Swamp)

Other Occurrences

- Wading Bird Colony* (Wading Bird Colony)

Plant Occurrences

- Epidendrum magnoliae* (Greenfly Orchid) [GA]
- Lachnocaulon beyrichianum* (Southern Bog-button)

- ▣ *Lindera melissifolia* (Pond Spicebush) [US]  
- ▣ *Listera australis* (Southern Twayblade) 
- ▣ *Litsea aestivalis* (Pond Spice) [GA]  
- ▣ *Magnolia pyramidata* (Pyramid Magnolia) 
- ▣ *Peltandra sagittifolia* (Arrow Arum) 
- ▣ *Sarracenia flava* (Yellow Flytrap) [GA]  
- ▣ *Silene caroliniana* (Carolina Pink) 
- ▣ *Stewartia malacodendron* (Silky Camellia) [GA]  
- ▣ *Vaccinium crassifolium* (Evergreen Lowbush Blueberry) 

Generated from Georgia DNR's NatureServe Biotics conservation database on October 12, 2011



Frosted Flatwoods Salamander



© Brian E. Small

Swallow-Tailed Kite



Gopher Tortoise



Eastern Indigo Snake



Wood Stork



Red-cockaded Woodpecker



Star-nosed Mole



Say's Spiketail



Rafinesque's Big-eared Bat



Spotted Turtle



Bald Eagle



Southern Hognose Snake



Greenfly Orchid



Pond Spicebush



Pond Spice



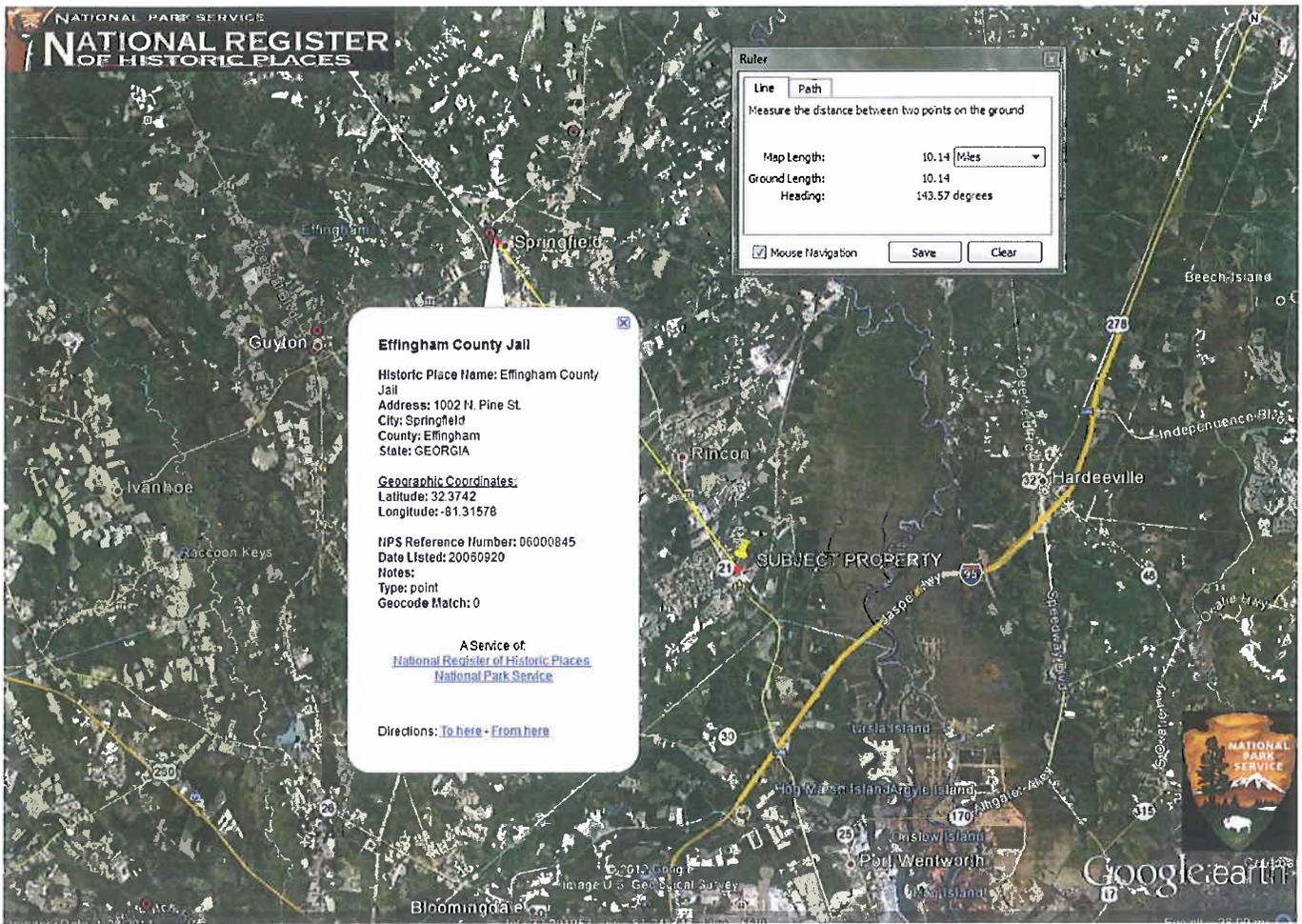
Yellow Flytrap



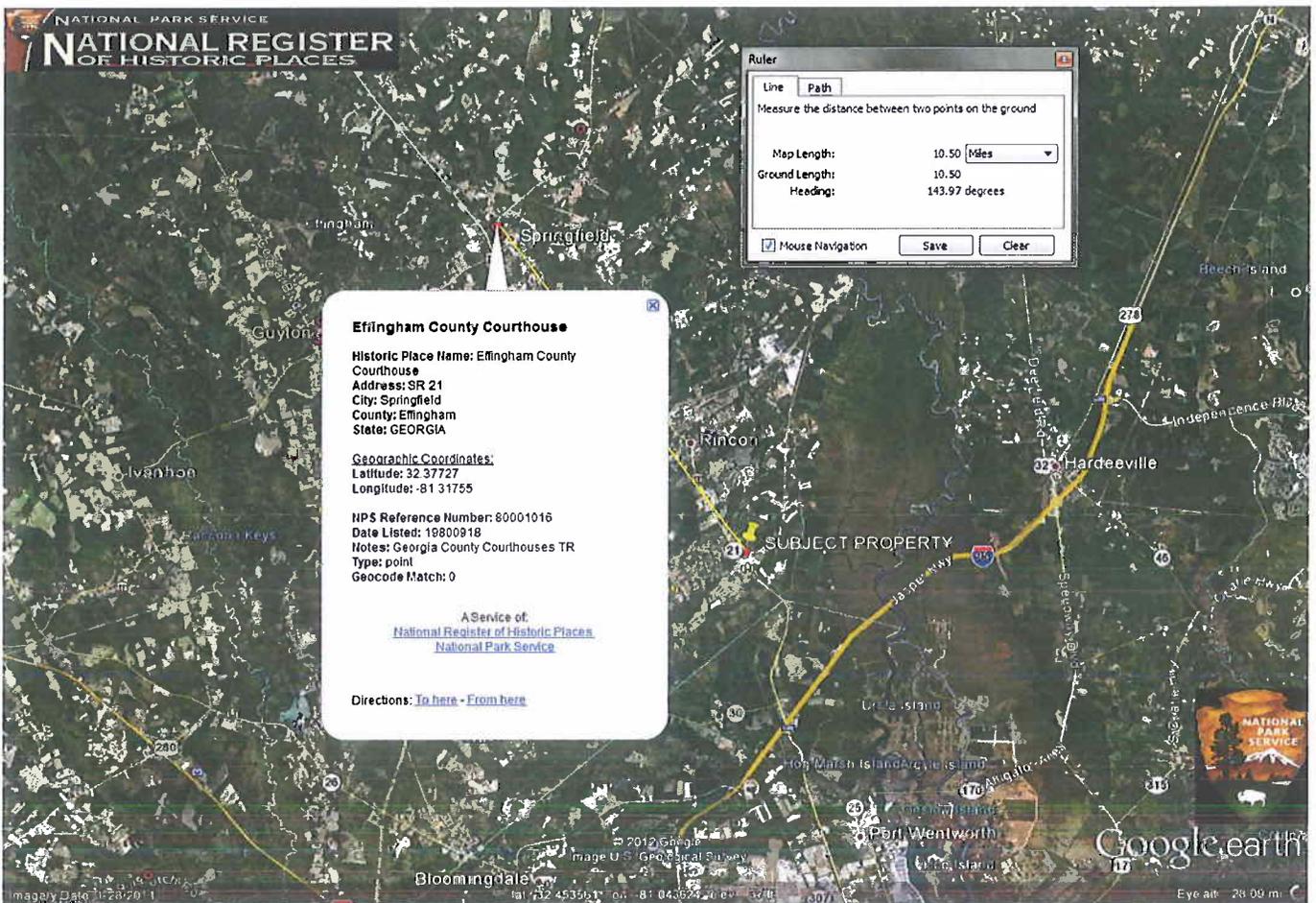
Silky Camellia

**APPENDIX Q:
SHPO Review Documentation**

GEC



Effingham County Jail located 10.14 miles from the subject property



Effingham County Courthouse located 10.50 miles from the subject property

**Not Applicable – SHPO Review was not needed for this DCA Phase I
ESA.**

GEC

**APPENDIX R:
Additional HOME Requirements**

Not Applicable – HOME & HUD Environmental Questionnaire was not needed for this DCA Phase I ESA.

GEC

APPENDIX S:
Operation and Maintenance
Manual

GEC

**Not Applicable – Operation and Maintenance Manual was not needed
for this DCA Phase I ESA.**

GEC

**APPENDIX T:
Previous Reports**

GEC

Previous Phase I ESA

GEC

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PROPOSED GOSHEN CROSSING
GA HIGHWAY 21
RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.240

PREPARED FOR

EFFINGHAM GOSHEN CROSSING, L.P.
C/O REA VENTURES GROUP, LLC
2002 SUMMIT BLVD, SUITE 1000
ATLANTA, GA 30319
ATTN: MR. ERIC BUFFENBARGER

PREPARED BY

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

ISSUE DATE

JULY 21, 2010

GEC

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RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.240

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RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.240

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GEC

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GA HIGHWAY 21
RINCON, EFFINGHAM COUNTY, GEORGIA
GEC JOB #100689.240

APPENDIX H: QUALIFICATIONS OF PERSONNEL AS "ENVIRONMENTAL PROFESSIONALS"

Resume: THOMAS E. DRIVER, P.E.

Resume: ROBERT T. HADDEN

Resume: TAMEKA GORDON

APPENDIX I: OTHER PREVIOUS ENVIRONMENTAL REPORTS

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APPENDIX R : CONSUMER CONFIDENCE REPORT ON WATER QUALITY

APPENDIX S : ENDANGERED SPECIES DOCUMENTATION

APPENDIX T : SHPO REVIEW DOCUMENTATION (if applicable)

APPENDIX V : OPERATION AND MAINTENANCE MANUAL (if applicable)

APPENDIX W : OTHER (if applicable)

GEC

undeveloped wooded and/or agricultural land since, if not before, 1938. The adjacent property in all directions of the subject site was either agricultural or wooded land with sparsely situated rural residential homesteads on the 1938 to 1988 aerial photographs. Heavier residential and/or commercial development appears on the 1988 to 2009 aerial photographs mostly to the west, south, and distant north of the subject property.

- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal, State, or Local databases. The EDR report did not identify any sites within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 4.1 and Appendix F for further details.
- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject property is not located within a designated flood plain area. Wetlands and floodplains were not observed on the subject site.

1.1 Location & Legal Description of the Property

The subject site is 5.0 acres in size and located northeast of Ga. Highway 21 in the City of Rincon, Effingham County, Georgia. The subject property is currently undeveloped cleared land.

1.2 Environmental Concerns and Conclusions

1.2.1 On-Site

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

1.2.2 Off-Site

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

1.3 Recommendations

1.3.1 On-Site

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

The scope of Practice E 1527-2005 does not include any testing or sampling of materials (i.e., soil, water, air, or building materials). However, the DCA Phase I ESA standard requires additional elements, which exceed the ASTM requirements (referred to as "non-scope" items), namely wetlands, state waters, floodways/floodplains, additional public/historic records review, noise, water leaks/mold/fungi/microbial growth, radon, ACMs, LBP, lead in drinking water, and including (per the 2010 DCA Environmental Guide) polychlorinated biphenyls (PCBs). Other hazards considered for the DCA ESA report include the presence of existing septic tanks or water wells on the subject property. These additional requirements are addressed in the body of this report with sampling as described in the appropriate sections.

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

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

2.3 Significant Assumptions

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

2.4 Qualifications of Personnel/Documentation of Qualifications as an EP

Thomas E. Driver, P.E., is the **President** of GEC and **Managing Senior Engineer** of all offices. Tom graduated from Auburn University with a Bachelor's degree in Civil Engineering in 1983 and has over 27 years of experience in the geotechnical, environmental and construction materials testing fields. Tom is a member of the American Society of Civil Engineers (ASCE), the Georgia Society of Professional Engineers (GSPE), and the Consulting Engineers Council of Georgia (CECG). He is a past State President of GSPE, a past board member of the Macon Economic Development Commission, and a board member of the Consulting Engineers Council of Georgia. He is a Past President of the Macon Chapter of ASCE and a past president of the GSPE Middle Georgia Branch. Tom was named the 1992 Young Engineer of the Year and the 1996 Professional Engineer of the Year in Private Practice by the Georgia Society of Professional Engineers. Tom is a registered Professional Engineer in Alabama, Florida, Georgia, Kentucky, North Carolina, South Carolina, and Tennessee.

Robert T. Hadden serves as the **Environmental Department Manager** for the Macon office. Bob graduated from the University of South Alabama with a bachelor's degree in English in 1981 and has over 30 years of experience in both the geotechnical engineering and environmental fields, providing project management, construction quality control, and geotechnical and environmental consulting

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-10-4162, under which this scope of work was authorized.

3.0 SITE SETTING

3.1 General Description of the Site & Vicinity

The proposed Goshen Crossing site, which is 5.0 acres in size, is located northeast of Ga. Highway 21 in the unincorporated limits of the City of Rincon, Georgia. The subject site is located in the 9th Georgia Militia District of Effingham County, Rincon, Georgia. The subject property contains undeveloped cleared land. A site location map is included in Appendix A as Figure 1, and a site map is presented in Appendix A as Figure 2.

The subject property is legally described in the most current available deed (see Deed Book 740, Page 307, Clerk's Office, Effingham County Superior Court, in Appendix D) and shown on the most current plat map (Plat Book 14, Page 138, also in Appendix D).

3.1.1 Current Site Use & Description

The subject site is currently undeveloped cleared land. According to Mr. George B. Shaw, Zoning Administrator for the Effingham County Planning and Engineering Department, the zoning at the subject property is B-2 (General Commercial District) and does allow for multifamily residential apartments. Mr. Shaw added that there are no outstanding zoning violations with this property at the current time. A copy of the zoning letter is presented in Appendix G.

3.1.2 Current Uses of Adjoining Properties

During site reconnaissance of the surrounding area on July 7, 2010, GEC observed commercial and undeveloped wooded properties within the site vicinity.

3.1.3 Description of Structures, Roads, & Other Improvements

GEC conducted a site reconnaissance on July 7, 2010 at the subject property, and observed that there were no structures or other improvements on the subject property. According to Mr. Steven Liotta, P.E., County Engineer for Effingham County, municipal water and sewer are available to the subject site (see documentation of verification of public water/sewer service to the subject property in Appendix G).

Topographic Map and observations made in the field, the anticipated groundwater flow direction at this site appears to be generally to the south-southeast towards Black Creek which flows into the Savannah River which ultimately flows in to the Atlantic Ocean as noted in Section 3.2.1

3.3 Wetlands

GEC reviewed the U.S. Department of the Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map. The National Wetlands Inventory (NWI) map is a tool used to investigate if wetlands are on a specific property. Wetlands on these maps are usually indicated from the review of aerial photographs, U.S.G.S. Topographic maps, and soils maps. Wetlands are not necessarily field delineated for inclusion on the NWI Map. According to the map, there are no wetlands identified on the subject property. A copy of the NWI Map is presented as Figure 4, Appendix A.

3.4 Flood Plains

GEC went to the Federal Emergency Management Agency (FEMA) Map Service Center (MSC) Flood Map Store website at www.msc.fema.gov/ to review a flood map for the subject site. GEC reviewed a copy of the FEMA Flood Insurance Rate Map (FIRM) for City of Rincon, Georgia. The subject property is found on Community Panel 1 (130076 0140 B), dated March 18, 1987. According to the map, the subject property is not located within a floodplain area and is in Zone X unshaded, which represents "Areas determined to be outside the 500-year flood plain" GEC, therefore, does not anticipate that a flooding hazard will deter the development of the subject property. A copy of the FIRM is presented as Figure 5, Appendix A.

3.5 State Waters

Neither surface water nor wetlands are located on the site; therefore, no state waters are located on the subject property (See Section 3.3). The subject site is not located within a floodplain area. (See Section 3.4).

3.6 Endangered Species

According to the U.S. Fish and Wildlife Services (USFWS) Listed Species for Effingham County (Updated May 2004) www.fws.gov/athens/endangered/counties, there are six federally listed species and nine state listed species. None of the habitats listed for these species were observed on the subject property; therefore, the USFWS was not contacted regarding the subject property. GEC does not anticipate that the protected species and critical habitats issues will factor into a project for this area. A copy of the endangered species list is included in Appendix S.

4.0 REGULATORY INFORMATION

4.1 Data Review

GEC contracted with Environmental Data Resources, Inc. (EDR) to conduct a new site specific radius search and examination of reasonably ascertainable Federal, State, and Local regulatory files

subject site. There have been no reported spills at this location. The automotive shop is located at an equal elevation to that of the subject site; however, the automotive shop is located opposite a small drainage divide from the subject site. The cross-gradient topographic position of the Xpress Lube and Automotive shop in reference to the subject site indicates that expected groundwater flow at the Xpress Lube and Automotive Shop would be carried away from the subject property in a southwesterly direction. As a result, the Xpress Lube and Automotive Shop is hydraulically disconnected from the subject site and does not qualify as a REC to the subject site.

A single above ground storage tank was located during GEC's site reconnaissance on July 7, 2010 on an adjacent property southeast of the subject site. The adjacent property to the southeast is at a lower elevation than the subject site. The expected direction of shallow groundwater flow at the subject site is to the south-southeast. Therefore, the observed above ground storage tank is hydraulically disconnected from the subject site and is not considered to be a REC to the subject site.

GEC was unable to locate or found that the remaining 10 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 in Appendix F.

4.1.2.2 Local Lists of Landfill/Solid Waste Disposal Sites

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

4.1.2.3 Local Lists of Hazardous Waste/Contaminated Sites

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

4.1.2.4 Local Lists of Registered Storage Tanks

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

4.1.2.5 Local Land Records (for activity and use limitations - AULs)

GEC researched and established a chain of ownership for environmental purposes for the subject property. GEC found no AULs filed in the deed records, relating to environmental conditions involving the subject site.

found. A copy of the City of Rincon's AWQR is included in Appendix R.

GEC also reviewed the state/local databases maintained by the Georgia EPD, which is provided by EDR's report and discussed in Appendix F. One Federal USGS water supply well is located ½ to 1 mile east of the subject property. This particular well was in violation of lead and copper rule beginning in September of 2001 however state compliance was achieved in September of 2001. GEC is of the opinion that there is no significant contamination associated with this well.

According to Mr. Steven Liotta, P.E., County Engineer for Effingham County, municipal water and sewer are available to the subject site (see documentation of verification of public water/sewer service to the subject property in Appendix G).

4.1.2.11 Local Electric Utility Companies (PCBs)

The subject site is currently free of any transformers or other polychlorinated biphenyls (PCBs) sources. Ms. Christi H. Ryan with the Georgia Power Company stated in a letter, dated July 21, 2010, that Georgia Power will be the electric service provider, and that it has adequate electrical power services available for the proposed project. A copy of the correspondence with Georgia Power is provided in Appendix G.

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 that 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" section of the EDR Report (see page 3 of the EDR Report in Appendix F). These additional environmental record sources include local Brownfields, local landfill/solid waste disposal sites, local hazardous waste/contaminated sites, local registered storage tanks, local land records for activity and use limitations (AULs), emergency release reports (Georgia spills), and contaminated public wells. No other environmental records are believed available, and no additional environmental record sources were deemed necessary.

Vapor Intrusion

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 intrusion. 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 for the list of databases, their currency, their definitions, and sources for these records).

4.2.2 State, Local, or Regional Health or Environmental Agency

GEC faxed an information questionnaire to the Effingham County Environmental Health Department on July 12, 2010, and attempted a phone interview on July 19, 2010, with no response. While GEC does not expect any significant findings in this regard, additional attempts will be made to collect this information from the Health Department. GEC does not expect any information from such an agency to represent any environmental concern for the subject property. Copies of the information requests are presented in Appendix G.

4.2.3 Local Building Permit Agency Official

Mr. George B. Shaw, Zoning Administrator for the Effingham County Planning and Engineering Department, stated that the zoning at the subject property is B-2 (General Commercial District) and does allow for multifamily residential apartments. Mr. Shaw added that there are no outstanding zoning violations with this property at the current time. A copy of the zoning letter is presented in Appendix G.

4.2.4 Local Groundwater Use Permit Agency Official

GEC is not aware of any local Groundwater Use Permit Agency, other than the state/local databases maintained by the Georgia EPD, which is provided by EDR. See Section 4.1.2.7.

GEC reviewed the local/regional water agency records information provided on Pages A-6 through A-16 of the EDR Environmental Database Report (see Appendix F). The EDR Local/Regional Water Agency Records provide water well information to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

One Federal U.S.G.S. well, one state database well, and one Federal Reporting Data System (FRDS) public water supply well, were all located within one mile of the subject site. The EDR report did not indicate any wells on the subject site, and did not indicate records of any groundwater use permits for the subject site. According to the EDR database report, one federal FRDS public water supply well had been contaminated in the past. This well is labeled as GA1030083 and #1 in the EDR report and has had violations for lead and copper rule, coliform, and reporting and monitoring issues but should not have any influence on the subject property. Such incidents are relatively common in agricultural settings and should not represent any risk to the subject site. Previous conversations with personnel from the Georgia Drinking Water Program indicate that these types of violations are routine and are typically resolved by completing the normal sampling in accordance with their EPD permit protocols.

4.3 Interviews

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

GEC received a completed DCA version of the ASTM Questionnaire from Mr. Bill Rea with Effingham Effingham Goshen Crossing, L.P. on June 30, 2010. Mr. Rea noted that he was not aware

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 (Effingham Goshen Crossing, L.P.) contracted with GEC to provide the information, except where specifically requiring a User response to information needs. The users were identified as Effingham Goshen Crossing, L.P. affiliated with The Rea Ventures Group LLC. Mr. Eric Buffenbarger is the designated representative to whom GEC has access and he provided the User information received on behalf of all parties.

4.3.4.1 Title Records

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

4.3.4.2 Environmental Liens

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

4.3.4.3 Specialized Knowledge of the User

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

4.3.4.4 Commonly Known/Reasonably Ascertainable Information

GEC was not provided any commonly known or other information demonstrating recognized environmental conditions in connection with the subject site.

4.3.4.5 Reason for Performing the Phase I

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

property was undeveloped, consisting of undeveloped, cleared land.

5.4.1 Storage Tanks

Neither storage tanks, nor indicators of the existence of such tanks (pipes protruding from the ground, mounded earth, or concrete islands), were observed on the subject property during GEC's site reconnaissance on July 7, 2010.

5.4.2 Hazardous & Petroleum Products Containers/Drums

No containers/drums of hazardous or petroleum products were observed on the subject property during GEC's site reconnaissance on July 7, 2010.

5.4.3 Heating & Cooling

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

5.4.4 Solid Waste

No illicit dumping of solid waste was observed on the subject property during GEC's site reconnaissance on July 7, 2010.

5.4.5 Sewage Disposal/Septic Tanks

City water and sewer are available to the subject site (see documentation of verification of public water/sewer service to the subject property in Appendix G). As no on-site structures presently exist, and as our knowledge of the site history indicates that the subject property has been historically undeveloped and consisting of wooded land, the presence of sewage disposal/septic tanks was not observed and is not expected on the subject property.

5.4.6 Hydraulic Equipment

No hydraulic equipment was observed during GEC's site reconnaissance on July 7, 2010, and, due to the undeveloped nature of the subject property, none is expected on the site.

5.4.7 Contracted Maintenance Services

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

5.4.8 Electrical Equipment/Polychlorinated Biphenyls (PCBs)

No transformers or other suspected PCB-containing materials were observed on the subject property during GEC's site reconnaissance on July 7, 2010.

to agricultural purposes in its distant past, but no documentation or indication of such use was discovered. There is no indication that the potential use of chemicals in this manner was anything but use of chemicals for their intended agricultural purposes, and such use does not constitute a release or a REC to the property.

5.4.17 Water Leaks/Mold/Fungi/Microbial Growth

During the site reconnaissance on July 7, 2010, no on-site structures were observed on the subject property; as a result, the presence of water leaks/mold is not applicable to the subject property.

5.4.18 Asbestos

During the site reconnaissance on July 7, 2010, no on-site structures were observed on the subject property; as a result, the presence of asbestos containing materials (ACMs) is not applicable to the subject property.

5.4.19 Lead-Based Paint

During the site reconnaissance on July 7, 2010, no on-site structures were observed on the subject property, and none are shown in the historic record to have existed on the site. As a result, the presence of lead-based paint is not applicable to the subject property.

5.4.20 Lead in Drinking Water

GEC obtained a copy of the 2009 Effingham County (Annual) Water Quality Report, their most current version of the AWQR, which indicated that the Effingham County's water supply was in full compliance with all drinking water regulations set forth by EPA and EPD. No wells were observed on the subject sites, and no records of any groundwater use permits for the subject sites were found. A copy of the City of Vidalia's AWQR is included in Appendix R.

5.4.21 Radon

GEC consulted EPA Publication 402-R-93-030: EPA's Map of Radon Zones for Georgia dated September 1993 to determine the EPA classification of the subject area for radon buildup. The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed the map presented in Appendix A (Figure 6) to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map should not be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the expected average short-term radon measurement that can be measured in a building without the implementation of radon control methods. According to the map, Effingham County, Georgia, is listed in Zone 3, which means "low potential, less than 2 pCi/L (picocuries per liter of air)."

5.5 Past Site Use

5.5.1 Recorded Land Title Records

GEC contracted Mr. Frank May, professional title researcher, to provide deeds and title information to GEC. GEC found no environmental liens, activity or use limitations, or engineering controls filed in the deed records, relating to conditions involving the subject site, in the deeds and title information provided. The review of the deed records and the history of ownership did not indicate previous ownership site activities that would be expected to have created environmental concerns on the subject property.

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. Assessor's records indicate the tract containing the site is composed 29.44 acres and is currently reported vacant. The deed record indicated the tract containing the site was part of a larger tract which was owned by the Zettler family from at least the early 1900's until a tract was sold to the Exley brothers in 1977. The tract was sold to Robert Jepson in 1995 who in turn sold it to the current owner in 2001. The current owner has developed a portion of the large tract of land for commercial purposes. A listing of the reviewed deed records, plat book copies, and chain of ownership information for the subject property is presented in Appendix D.

The review of the deed records, the plat map, 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. No evidence of environmental liens, activity or use limitations, or engineering controls was found in the reviewed deed records.

5.5.2 Environmental Liens

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

5.5.3 Activity & Use Limitations

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

5.5.4 Aerial Photographs & Topographic Maps

GEC reviewed readily available aerial photographs of the subject property to assist in developing the historic usage of the site. Based on interviews and readily available historical aerial photographs and U.S.G.S. Topographic Maps, the subject property appears to have been undeveloped, wooded and/or agricultural land on the aerial photographs since 1938. Aerial photographs (2006, 2005, 1993, 1988, 1971, 1965, 1958, and 1938) were obtained through a commercial database search firm, Environmental Data Resources, Inc. The 1999 aerial photograph was obtained off the Internet at the MSR Maps Web Page, and the 2009 aerial photograph was obtained off the Internet at the Google

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. EDR reviewed city directories, for the most part, at five-year intervals spanning the 1975 through the 2010 volumes, but these years are not necessarily inclusive. A copy of the EDR – City Directory Abstract is presented in Appendix C.

Because the subject property did not have an actual physical address listed on the property record card obtained from the Effingham County Tax Assessor's office, EDR searched available addresses in the site area. The subject property, which historically has been undeveloped wooded land, does not appear in the reviewed directories between 1975 and 2010. Some adjoining properties were listed in the city directory database including 100 Goshen Road, 101 Goshen Road, 121 Goshen Road, 130 Goshen Road, 142 Goshen Road, 155 Goshen Road, and 203 Goshen Road.

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

5.5.7 Previous Environmental Studies

No previous environmental studies were available or reviewed during the course of conducting the Phase I ESA.

5.5.8 Other

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

5.6 Current Surrounding Land Use

5.6.1 North

Vacant wooded and residential property borders the subject site to the north

5.6.2 East

Residential and commercial properties border the subject site on the east.

5.6.3 South

Commercial property borders the subject site to the south.

5.6.4 West

Vacant wooded and commercial properties border the subject site to the west.

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 (2008, 2006, 2005, 1999, 1993, 1988, 1971, 1965, 1958, and 1938). However, no significant development took place in the intervals or prior to 1938. Several agency contacts and attempts at interviews did not lead to information, but these sources were not expected to be nor have they been in the past pertinent sources of information on site use, and are thus not considered significant data gaps.

6.2 Sources of Information Consulted to Address Data Gaps

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

6.3 Significance of Data Gaps

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

7.0 ENVIRONMENTAL CONCERNS

7.1 On-Site

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

7.2 Off-Site

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

8.0 CONCLUSIONS AND RECOMMENDATIONS

GEC has completed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527 and the Georgia DCA Environmental Site Assessment Standard on the 10.55-acre proposed Goshen Crossing site off of Ga. Highway, in Rincon, Effingham County, Georgia. GEC is not affiliated with either Effingham Goshen Crossing, L.P.; The Rea Ventures Group LLC; or the seller (of the subject property).

- The Environmental Data Resources, Inc. (EDR) Report did not identify the subject property on any of the Federal, State, or Local databases. The EDR report did not identify any sites within the ASTM E 1527 prescribed search radii of the subject property. Refer to Section 4.1 and Appendix F for further details.
- GEC reviewed the U.S. Department of Interior Fish and Wildlife Division National Wetlands Inventory (NWI) Map, and according to the map, no wetlands are located on the subject property. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject property is not located within a designated flood plain area. Wetlands and floodplains were not observed on the subject site.

8.1 On-Site

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

8.2 Off-Site

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

10.0 VALUATION REDUCTION

10.1 Purchase Price

According to the DCA User Questionnaire from our client (Mr. Eric Buffenbarger with Effingham Goshen Crossing, L.P.), the purchase price is the same as the fair market value. A copy of DCA User Questionnaire is presented in Appendix G.

10.2 Interview of Broker regarding Market Value

While GEC did not interview the broker, Mr. Eric Buffenbarger with the Effingham Goshen Crossing, L.P. provided GEC with a fair market value letter that indicated that the subject property was being sold at fair market value.

10.3 Differential between Purchase Price & Market Value

According to the information provided in the DCA User Questionnaire, the purchase price reflects the fair market value.

10.4 Environmental Reasons for any Differential

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

APPENDIX U:
Other

GEC

Not Applicable – Other Documentation, including Phase II ESA, was not needed for this DCA Phase I ESA.

GEC