



Oconee County Board of Commissioners

Addendum 1

DATE: April 23, 2021
TO: All Prospective Bidders/Offerors
FROM: Finance Director
RE: Addendum 1, RFQP# 21-04-017 Administrative Building Design & CMS

The following changes are to be incorporated into the solicitation documents dated **April 8, 2021**. All those receiving this addendum should modify their documents to show the below described changes.

1. Mandatory Pre-Bid Meeting Minutes
2. Mandatory Pre-Bid Meeting Questions and Answers
3. Mandatory Pre-Bid Meeting Sign-in Roster
4. Site Survey
5. Phase I Site Assessment

All questions shall be directed to the Owner Contact, Jessica Ellis, Procurement Officer via email to ocbids@oconee.ga.us .

1. Mandatory Pre-Proposal Meeting Minutes

- Jessica Ellis opened the meeting. Listed below are notes from the meeting and additional procurement procedures.
- The meeting was held on April 20, 2021 in the Commissioner's Chambers located at 23 N Main Street Suite 205 Watkinsville, Georgia 30677. The meeting began at approximately 10:00 AM and ended at approximately 10:35 AM. The bid number, description, and timeline were announced.
- County representatives included Jessica Ellis Procurement Officer, Justin Kirouac County Administrator, and Wes Geddings Finance Director.
- This meeting was mandatory and attendance was required to qualify as a respondent.

- Any additional questions should be emailed to ocbids@oconee.ga.us. The deadline for these questions is April 26, 2021 at 5:00 PM.
- Any questions received will be answered via an addendum posted to the county's website by April 30, 2021 at 5:00 PM.
- The deadline for bid submissions is May 6, 2021 at 10:00 AM. Submissions received after this time will not be accepted. The bid opening will follow and the submissions will be opened and announced out loud.
- Justin Kirouac reviewed the project and opened the meeting up to questions.
 - Location of building consists of 7 acres.
 - Building will house all non-judicial functions currently located in the Courthouse and Annex.
 - Original design concept included housing the Oconee County Public Library; However, they have chosen a different location.
 - This contract is to partner with a firm for the engineering of the site, hydrology, architecture and interior space planning.
 - Awarded firm will also assist with permitting and the procurement process of selecting a CMAR.
 - The County is open to new design concepts. Not married to a multi-story building.
 - Design will need to fit in with the character of the surrounding area.
 - Project will be funded by the 2021 SPLOST. Voter referendum was approved and this project will move forward.
 - The County will issue bonds in the near future.

2. Mandatory Pre-Proposal Meeting Questions and Answers

Q1: Was a firm involved in the design of the preliminary plans that included the library?

A1: Yes, a firm assisted the County in designing the original building concept.

Q2: Will this firm be precluded from submitting a proposal?

A2: No, they will not be precluded.

Q3: Were the initial renderings made public?

A3: Yes, they were.

Q4: Does the County want a similar concept as the original design?

A4: The County is open to different design concepts.

Q5: What is the County's budget for this project?

A5: Total project cost is anticipated to be around \$12 million.

Q6: Is the value of the land included in the \$12 million?

A6: It is not. The County already owns the land.

Q7: What form of agreement for design services?

A7: Agreements should be addressed in your proposal.

Q8: Will local business preference apply for this bid?

A8: It will not. Local business preference applies only to projects up to \$100,000.

Q9: Do you have a site plan or survey of the property?

A9: Yes, we do. It will be posted to our website.

Q10: Will you be using the State's specifications for FF&E recommendations?

A10: Yes, FF&E recommendations will be utilized for tasks such as the interior elements and value engineering.

Q11: Will there be any furniture to evaluate? If so, is that a potential aspect of the Scope of Work?

A11: Yes, there is furniture to evaluate so that is a possible aspect.

Q12: Are you planning to hold firm interviews on May 6th?

A12: The bid opening on May 6th will just consist of opening the received submission packages and stating the firm names for public record. Interviews with finalist firms are very likely to occur later in the evaluation process.

Q13: Are the Commissioner's Chambers going to remain in the courthouse?

A13: No, they will be relocated to the new building. The plan is for all governmental meetings to occur at the new building once open.

Q14: Does the County have a copy of any other due diligence reports?

A14: Yes. We will post Phase 1 on our website.

Q15: Is the County aware of any entitlements and variances?

A15: We are not aware of any.

Q16: Does the County have a copy of the Geotech?

A16: If we do, we will post it to our website.

Q17: Will the County's Facilities Department be involved in the mechanical designs of the building?

A17: Yes, they will be involved.

Q18: What is the anticipated completion date for construction?

A18: January 1, 2023

Q19: Do you currently have a system program?

A19: We have a program we are currently using as well as a proposed program. The awarded firm will be tasked with defining it to be a more modern program.

Q20: Will the County provide the current program?

A20: It will not be posted but rather discussed with the awarded firm.

Q21: At what stage does the County plan to bring the awarded CMAR into the project?

A21: We would like the CMAR to be brought in around the 60-70% completion stage. Our hope is for the CMAR to work with the design firm to get the best final project.

Q22: Will the selected CMAR be awarded by bid or just negotiations on general conditions and fees?

Q22: CMAR services for this project will be bid out.

Q23: Will the awarded firm be involved in the selection of the awarded CMAR?

A23: That is a possibility.



Mandatory Pre-Bid Meeting Sign-In Roster

Requesting Department: Administration

RFQP Number: 21-04-017

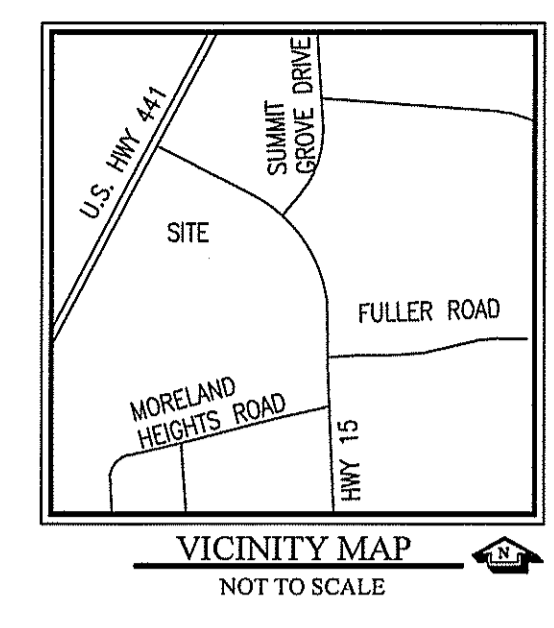
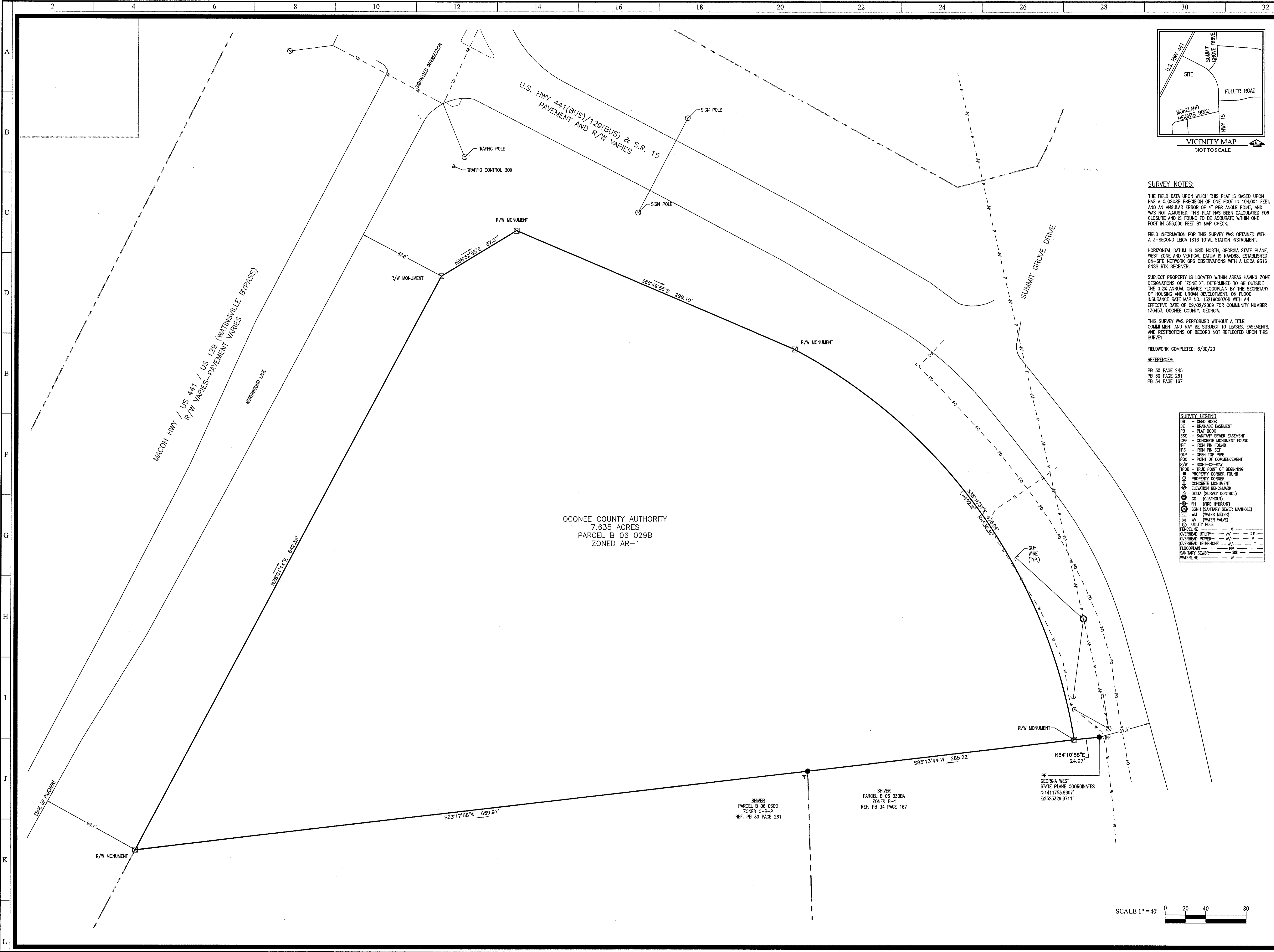
Date/Time: March 20, 2021 @ 10:00 AM

Description: Administrative Building Design & CMS

PLEASE PRINT INFORMATION & ATTACH A BUSINESS CARD

COMPANY REPRESENTATIVE	COMPANY NAME & ADDRESS	PHONE/EMAIL
Buck Bacon	W&A Engineering 355 Oneta Street, D-100 Athens, Georgia 30601	(706) 310-0400 bbacon@waengineering.com
Amy Christian	Dickinson Architects 771 Broad Street, Ste 200 Augusta, Georgia 30901	(706) 722-7488 achristian@dickinsonarchitects.com
Hamilton Holmes	Pieper O'Brien Herr Architects 3000 Royal Boulevard South Alpharetta, Georgia 30022	(404) 372-0686 hamilton.holmes@poharchitects.com
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David Serna	Sizemore Group 342 Marietta Street NW Unit 3 Atlanta, Georgia 30313	(404) 605-0690 davidl@sizemoregroup.com
Andy Pippin	Goodwyn Mills Cawood (GMC) 6120 Powers Ferry Road NE Ste 350 Atlanta, Georgia 30339	(404) 281-5159 andy.pippin@gmcnetwork.com
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Liz Hudson	Precision Planning, Inc. 400 Pike Boulevard Loganville, Georgia 30046	(770) 338-8178 lizhudson@ppi.com
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Adam Glenn	Hill Foley Rossi & Associates 3680 Pleasant Hill Road, Ste 2000 Duluth, Georgia 30096	(678) 628-5469 aglenn@hfraa.com
Justin Thorton	Onyx Creative 5553 Peachtree Road Atlanta, Georgia 30342	(470) 460-6699 jthorton@onyxcreative.com
Scott Buchberger	Johnson Spellman & Associates 350 Research Court, Ste 130 Peachtree Corners, Georgia 30092	(678) 336-5442 sbuchberger@jsace.com
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Appie Wells	Ajax Building Company, LLC 1453 Greene Street, Ste E-1 Augusta, Georgia 30901	(706) 508-6021 appie.wells@ajaxbuilding.com
Mike Clifford	BCA Studios 1 W Court Square, Ste 1570 Decatur, Georgia 30052	(770) 905-4937 mike@bcamail.com

Kyle Webb	Breedlove Land Planning 1020 Old Bishop Road Bishop, Georgia 30621	(706) 395-1547 kwebb@landplanning.net
Heta Lawrence	Foreman Seeley Fountain Architecture 3091 Governors Lake Drive, Ste 150 Peachtree Corners, Georgia 30071	(404) 984-6696 lawrence@fsfarchitecture.com
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Janice Wittschiebe	Stevens & Wilkinson 100 Peachtree Street NW, Ste 2500 Atlanta, Georgia 30303	(404) 521-6364 jwittschiebe@stevens-wilkinson.com
Ken Thrasher	Sy Richards Architect, Inc. 301 E Church Street Monroe, Georgia 30655	(404) 633-2677 ken_thrasher@compuserve.com
Greg Walker	Houser Walker Architecture 1819 Peachtree Street, Ste 102 Atlanta, Georgia 30309	(404) 668-4059 gwalker@houserwalker.com
Ben Starks	Lyman Davidson Dooly, Inc. 1640 Powers Ferry Road, Bldg I, Ste 100 Marietta, Georgia 30067	(770) 850-8494 starksb@lddi-atl.com
Justin Kirouac	Oconee County Board of Commissioners 23 N Main Street Watkinsville, Georgia 30677	(706) 769-5120 jkirouac@oconee.ga.us
Wes Geddings	Oconee County Finance Dept. 23 N Main Street Watkinsville, Georgia 30677	(706) 769-2944 wgeddings@oconee.ga.us
Jessica Ellis	Oconee County Finance Dept. 23 N Main Street Watkinsville, Georgia 30677	(706) 769-2944 jellis@oconee.ga.us



SURVEY NOTES:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED UPON HAS A CLOSURE PRECISION OF ONE FOOT IN 104,004 FEET, AND AN ANGULAR ERROR OF 4" PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 556,000 FEET BY MAP CHECK.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 3-SECOND LEICA TS16 TOTAL STATION INSTRUMENT.

HORIZONTAL DATUM IS GRID NORTH, GEORGIA STATE PLANE, WEST ZONE AND VERTICAL DATUM IS NAVD83, ESTABLISHED ON-SITE NETWORK GPS OBSERVATIONS WITH A LEICA GS16 GNSS RTK RECEIVER.

SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13218C0070D WITH AN EFFECTIVE DATE OF 09/02/2009 FOR COMMUNITY NUMBER 130453, OCONEE COUNTY, GEORGIA.

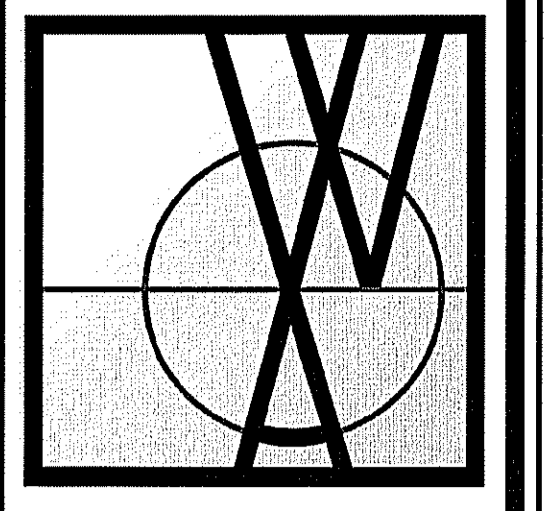
THIS SURVEY WAS PERFORMED WITHOUT A TITLE COMMITMENT AND MAY BE SUBJECT TO LEASES, EASEMENTS, AND RESTRICTIONS OF RECORD NOT REFLECTED UPON THIS SURVEY.

FIELDWORK COMPLETED: 6/30/20

REFERENCES:
 PB 30 PAGE 245
 PB 30 PAGE 281
 PB 34 PAGE 187

SURVEY LEGEND

DB	-	DEED BOOK
DE	-	DRAMAIC EASEMENT
PB	-	PLAT BOOK
SSS	-	SANITARY SEWER EASEMENT
CMF	-	CONCRETE MONUMENT FOUND
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET
OTF	-	OPEN TOP PIPE
POC	-	POINT OF COMMENCEMENT
POW	-	RIGHT-OF-WAY
TPCB	-	TRUE POINT OF BEGINNING
PCF	-	PROPERTY CORNER FOUND
PC	-	PROPERTY CORNER
CM	-	CONCRETE MONUMENT
EL	-	ELEVATION BENCHMARK
Δ	-	DELTA (SURVEY CONTROL)
CO	-	CLEANOUT
TH	-	TIRE HOUSING
SSMH	-	SANITARY SEWER MANHOLE
WM	-	WATER METER
W	-	WATER VALVE
U	-	UTILITY POLE
FC	-	FENCELINE
OU	-	OVERHEAD UTILITY
OP	-	OVERHEAD POWER
OT	-	OVERHEAD TELEPHONE
F	-	FLOODPLAIN
SS	-	SANITARY SEWER
W	-	WATERLINE



W&A Engineering

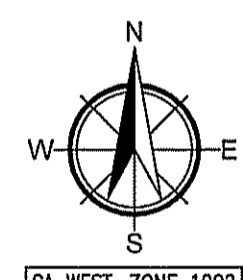
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
 TRAFFIC ENGINEERING - SURVEYING
 ECONOMIC DEVELOPMENT

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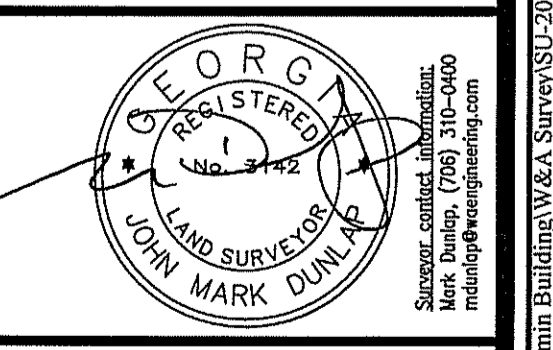
ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THE PROJECT AND FOR THE USES AND PURPOSES SPECIFICALLY LISTED HEREIN. W&A ENGINEERING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INSTRUMENTS OF SERVICE AND SHALL BE RESPONSIBLE FOR THE PROTECTION UNDER APPLICABLE COPYRIGHT LAWS.

BOUNDARY SURVEY:
OCONEE COUNTY BOARD OF COMMISSIONERS
 VETERANS MEMORIAL PKWY., GA
 GMD 221, OCONEE COUNTY

DATE: 07/02/2020



SURVEYOR'S CERTIFICATE
 This plat is a retracement of an existing parcel or parcels of land and does not create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



20089

C101

1 OF 1



X:\Projects\20089 Oconee County Admin Buildings\W&A Survey\20-07-02\20-07-02-11-27-45-A11.dwg 7/2/20 7:40:20 11:27:45 AM TMS

**D
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S**



DICKINSON PROPERTY SCIENCES, INC.

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**Jacobs Properties, LLLP Tract
Macon Highway & Veterans Memorial Parkway
Watkinsville, Georgia 30677**



PREPARED FOR:

**Southern Land Exchange
1551 Jennings Mill Road, Suite 1400A
Watkinsville, Georgia 30677**

PREPARED BY:

**Dickinson Property Sciences, Inc.
639 Huntington Trace
Winder, Georgia 30680**

June 22, 2019

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DICKINSON PROPERTY SCIENCES, INC.

June 22, 2019

Mr. Steve Ebbert
Southern Land Exchange
1551 Jennings Mill Road, Suite 1400A
Watkinsville, Georgia 30677

**Re: Phase I Environmental Site Assessment
Jacobs Properties, LLLP Tract
Macon Highway & Veterans Memorial Parkway
Watkinsville, Georgia 30677**

Dear Mr. Ebbert:

DICKINSON PROPERTY SCIENCES, INC. (DPS) is pleased to submit this copy of our Phase I Environmental Site Assessment on the above referenced property. This report outlines the findings of DPS's site reconnaissance, historical land use research, review of governmental records, interviews, and a Tier I Vapor Encroachment Screening (VES).

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please contact the undersigned at 404.840.2046 or by email at envguy@comcast.net should you have any questions.

Sincerely,
DICKINSON PROPERTY SCIENCES, INC.

Michael P. Dickinson, REPA, CES
Geologist/Environmental Professional
Certified Asbestos Inspector



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APPENDICES

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1.0 SUMMARY

This report documents **DICKINSON PROPERTY SCIENCES, INC.** (DPS) findings from our Phase I Environmental Site Assessment on the Jacobs Properties, LLLP Tract, located at the intersection of Macon Highway and Veterans Memorial Parkway in Watkinsville, Oconee County, Georgia (the “Subject”). The Subject, which is situated in a rural area characterized by commercial and residential development, as well as undeveloped woodlands, consists of a 7.63-acre parcel of undeveloped timberland. Foundations of two former barns were observed in the central portions of the Subject. Based on our historical research, the Subject was occupied by two ancillary farm buildings from at least 1938 until the buildings collapsed in the late 1980s or early 1990s. The Subject has been undeveloped idle land from the late 1980s/early 1990s until present.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

Findings and Conclusions

A recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- DPS did not identify any RECs during the course of this assessment.

A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- DPS did not identify any CRECs during the course of this assessment.

A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- DPS did not identify any HRECs during the course of this assessment.

A *business environmental risk (BER)* refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard. The following was identified during the course of this assessment:

- DPS did not identify any BERs during the course of this assessment.

DPS also conducted a preliminary evaluation for asbestos-containing material (ACM), radon, lead-based paint (LBP), drinking water quality, obvious mold growth, floodplains, and wetlands which are ASTM Non-Scope Considerations. The following was identified during the course of this assessment:

- DPS did not identify any concerns relating to these ASTM Non-Scope Considerations.

Recommendations

No further investigation is currently recommended.

2.0 INTRODUCTION

2.1 General

DPS was retained by Southern Land Exchange (Client” or “User”) to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 on the Subject, in accordance with our agreement signed June 9, 2019.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Designation: E 1527-13*.

The term Recognized Environmental Condition (*REC*) is defined by ASTM Standard E 1527-13 as “...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

The term Controlled Recognized Environmental Condition (*CREC*) as defined by ASTM Standard E 1527-13 refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The term Historical Recognized Environmental Condition (*HREC*) as defined by ASTM Standard E 1527-13 refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

The term business environmental risk (*BER*) as defined by ASTM Standard E 1527-13 refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard.

DPS also conducted a preliminary evaluation for asbestos-containing material (ACM), radon, lead-based paint (LBP), drinking water quality, obvious mold growth, floodplains, and wetlands which are ASTM Non-Scope Considerations.

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. Client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance. The specific scope of this assignment included the following:

- 2.2.2.1** Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, DPS conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on June 14, 2019 by Michael Dickinson, Director and Senior Environmental Property Assessor for DPS. The site was not represented. It was sunny and the temperature was approximately 80° F at the time of our site survey. DPS conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. DPS also surveyed a representative sampling of the interior spaces (if applicable) in a systematic manner.

2.2.2.2 Persons familiar with the property were interviewed to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. An Owner Interview Questionnaire was provided to the property owner, included in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Steve Ebbert	Southern Land Exchange	(706) 540-0732
Al Jacobs	Jacobs Properties, LLLP	(912) 487-3999
Justin Kirouac	Oconee County	(706) 769-5120
May Medina	Oconee County Health Department	(706) 769-3983
Fire Chief Bruce Thaxton	Oconee County Fire Rescue	(706) 769-3975
Courtney Bernardi	Oconee County Chamber of Commerce	(706) 769-7947
Representative	Oconee County Tax Assessor	(706) 769-3921

2.2.2.3 If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.

2.2.2.4 Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps, and/or highway maps, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in Appendix C.

2.2.2.5 Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within Section 6.0 - Regulatory Records Review of this report. A copy of the Regulatory Database Report, provided by GeoSearch, can be referenced in Appendix D.

2.2.2.6 Conducting a “Tier I” (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-10 “*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*”. During the VES,

the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course.

- 2.2.2.7** Conducting a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect asbestos containing materials (ACM). This screening is not intended to be used for demolition, abatement, renovation, or repair work.

Of importance, this limited survey is not to be construed as a comprehensive asbestos survey, which often entails destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, DPS does not warrant that all ACMs at the Subject have been identified.

- 2.2.2.8** Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.

- 2.2.2.9** An analysis of indoor air quality, mold and/or mold issues is beyond the scope of this report. However, in the course of conducting representative observations of areas that are readily accessible, easily visible and safe with respect to the field observer, DPS will report the presence of obvious microbial growth. DPS does not warrant that all microbial growth at the Subject has been identified as microbial growth may exist in uninspected areas or may have occurred subsequent to our site survey.

- 2.2.2.10** Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, DPS noted the condition of the paint observed. Note, a compliance audit for lead paint was not conducted. This scan for lead-based paint should not be construed as an in-depth lead-based paint survey.

- 2.2.2.11** Testing, if any, was designed solely to meet the requirements of the Client's scope of work, not to meet any local, State or Federal regulations and shall not be utilized as such.

2.3 User Reliance

This report is the property of DPS and Southern Land Exchange and was prepared for a specific use, purpose, and reliance defined within the agreement between DPS and Southern Land Exchange and within this report. This report or any portions thereof should not be disseminated

to or relied on by any other party without the express written consent of DPS.

2.4 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	History not conducted back to a time when the site was undeveloped land (See § 4)	Low - not likely to alter report's conclusions due to our search of standard historical sources of information such as aerial photographs, historic topographic maps, tax assessor records, and interviews with knowledgeable individuals who were familiar with the property.
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter the conclusions of this report due to our search of standard historical sources of information such as aerial photographs, historic topographic maps, tax assessor records, and interviews with knowledgeable individuals who were familiar with the property.
Owner Interview	Owner Interview Questionnaire not returned	Low – not likely to alter Report's conclusions based on information provided during our interview with the property owner.
Former Owner Interview	Unable to interview former site owner or operator due to inability to locate.	Low - not likely to alter Report's conclusions.
Governmental Records	FOIAs not returned (See § 8.6)	Low – based on our review of regulatory databases, historical research, and the site reconnaissance, the lack of response from the government agencies would not likely alter the report's conclusions. However, if receipt of FOIAs alters the report's conclusion, the client will be notified.
Chain of Title	Chain of Title was not provided by the User of this report.	Low - not likely to alter the conclusion of this report.
Environmental Lien Search/Activity and Use Limitations (AUL)	Environmental Lien Search and AUL search was not provided by the User of this report.	Low - not likely to alter the conclusion of this report.

3.0 GENERAL PROPERTY INFORMATION

General Property Information	
Project Name:	Jacobs Properties, LLLP Tract
Street Address:	Macon Highway & Veterans Memorial Parkway
City, County, State and Zip:	Watkinsville, Oconee County, Georgia 30677
Tax Parcel No.	B 06 029B
Primary Use:	Undeveloped Wooded Tract
Year Built:	N/A
Land Area:	7.63 Acres
Number of Buildings:	N/A; two foundations of former farm buildings observed in central portions of the tract
USGS Quadrangle(s):	Athens West, GA
Latitude/Longitude:	33.879121, -83.414533

4.0 SITE DESCRIPTION

4.1 Property Location

The Subject is located in the southeast quadrant of the intersection of Macon Highway and Veterans Memorial Parkway, in Watkinsville, Oconee County, Georgia and is identified on local tax maps as Parcel No. B 06 029B. A Site Plan and maps are provided within Appendix C.

4.2 Surrounding Land Use

The Subject is situated in a rural area characterized by commercial and residential development, as well as undeveloped land. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	Macon Highway abuts the northern property boundary with undeveloped woodlands immediately beyond.	Undeveloped land and residential properties exist farther to the north.
South	Undeveloped wooded tracts border the Subject to the south.	An office building and single family residences occupy properties farther to the south.
East	Macon Highway abuts the eastern property boundary with Oconee County Fire Station #1 (7580 Macon Hwy) and an undeveloped wooded tract immediately beyond.	Single family residences exist farther to the east.
West	Veterans Memorial Highway abuts the western property boundary with undeveloped woodlands immediately beyond.	Undeveloped land and farmsteads occupy properties farther to the west.

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The property is irregular in shape, consists of 7.63-acres, and exhibits road frontage along Macon Highway and Veterans Memorial Parkway.

4.3.2 Topography

The U.S. Geologic Survey, *Athens West, GA 7.5 Minute Series* topographic map was reviewed and information gathered during our inspection to evaluate topographical characteristics. The topography of the Subject can be described as generally flat lying with gentle slopes towards the east and south. Adjacent properties are situated at slightly lower topographic elevations relative to the Subject. The topography of surrounding areas can be best characterized as gently rolling hills. According to the topographic map,

the Subject's topographic elevation ranges from approximately 715 to 785' above mean sea level (amsl).

4.3.3 Surface Waters and Wetlands

Surface Waters

There are no surface water bodies or streams on or adjacent to the Subject. The closest open surface waters to the Subject is a tributary of Calls Creek, which is located approximately 0.20 mile to the east.

Wetlands

DPS reviewed a wetlands map of the subject area prepared using the US Department of the Interior, Fish and Wildlife Service's Internet Wetland Interactive Mapper. The source material used to produce the National Wetlands Inventory digital data for these maps was prepared primarily by stereoscopic analysis of high altitude aerial photographs. Based on this review, federally regulated wetlands are not depicted on the subject property. Additionally, DPS did not observe vegetation characteristic of wetlands on the subject site.

Flood Map

According to Flood Insurance Rate Map (FIRM) No. 13219C0070D, effective date September 2, 2009, the Subject is located in Zone X defined as areas of minimal flood hazard.

4.3.4 Soils, Geology and Groundwater

Soils

DPS reviewed a soil survey of the subject area prepared by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. Based on this review, the predominant soils at the site are classified as Cecil sandy loam 2 to 10 percent slopes, moderately and severely eroded (CYB2, CYC2, CZB3). The Cecil series consists of very deep, well drained moderately permeable soils on ridges and side slopes of the Piedmont uplands. They are deep to saprolite and very deep to bedrock. Cecil soils formed in residuum weathered from felsic, igneous and high-grade metamorphic rocks of the Piedmont uplands. Slopes range from 0 to 25 percent.

Geology

The site is located in Georgia's Piedmont Physiographic Province. The Piedmont is a terrain of metamorphosed and deformed rocks ranging in age from late Precambrian to early Paleozoic. Most of the rock in the Piedmont is metamorphic, and includes gneisses, schists, and meta-volcanics; however, there are localized outcrops of granitic rocks that can cover large areas (e.g., Stone Mountain). When weathered, these rocks form a reddish-brown soil (residuum) of consisting of various ratios of sand, silt, and clay. This material is called saprolite when the structural features of the parent rock (such as foliation and schistosity) are retained. Because of slow erosion rates within the Piedmont during recent geologic time, residuum/saprolite can be as much as 100 feet thick beneath major topographic features.

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the site is in a southeasterly direction towards a tributary of Calls Creek. Shallow groundwater at the subject site is expected to be encountered at depths of approximately 20 to 30' below ground surface.

4.4 Site Improvements

4.4.1 Utilities

The Subject is not currently served with utilities, however according to our research, the area is served with the following utilities:

Water:	Oconee County Utilities
Sanitary Sewer:	Oconee County Utilities
Storm Sewer:	Sheet flow to low-lying areas along the southern and eastern property boundaries
Electric:	Walton Electric Membership Cooperative (EMC)
Natural Gas:	Not Available

According to the most recent water quality report from the Oconee County Utility Department, the water supplied to the Subject meets or exceeds all applicable regulations.

Stormwater runoff flows via sheet flow towards low lying areas located along the southern and eastern property boundaries.

4.4.2 Building Description

The Subject is undeveloped wooded land. There are no buildings or structures on the property.

4.5 Current Property Use

The Subject is undeveloped wooded land. Foundations of two former barns were observed in the central portions of the Subject. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

4.6 Environmental Permits

Based on our research, no environmental permits such as wastewater discharge, National Pollutant Discharge Elimination System (NPDES), air emissions, hazardous waste generator permits, or petroleum bulk storage (PBS) tank registrations are required at the Subject.

4.7 Plans and Specifications

Neither surveys, building drawings, nor specifications were provided for our review.

5.0 HISTORICAL USE

5.1 Historical Summary

Based on our historical research, the Subject was occupied by two ancillary farm buildings from at least 1938 until the buildings collapsed in the late 1980s or early 1990s. The Subject has been undeveloped idle land from the late 1980s/early 1990s until present.

5.2 Topographic Maps

DPS reviewed historic USGS *Athens West, GA 7.5 Minute Series* topographic maps of the Subject area provided by the USGS. The following maps were reviewed:

Year Revised	Subject Property	Adjacent and Surrounding Properties
1964, 1973, 1984, 1998	Two ancillary buildings are depicted in the central portions of the Subject.	Residences are depicted on adjacent properties to the north, south, and east. An orchard is depicted to the east. The adjacent western property is undeveloped.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

Sanborn Maps constitute a source of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn Maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other potentially toxic substances. Sanborn Maps begin their coverage in 1867 and continue through the 1990s.

Based on our previous experience in the subject property region, Sanborn Maps were not developed in this rural area of Watkinsville, Georgia. This is not considered a significant data gap as the Subject has been sufficiently covered by other standard historic information sources.

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs. DPS reviewed historic aerial photographs obtained from the University of Georgia Map & Government Information Library and available online resources (Google Earth™). The following is a synopsis of the aerial photographs

reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1938, 1944	The Subject appears as an agricultural field. Two ancillary farm buildings are evident in the central portions of the site.	Residences are visible on adjacent northern and southern properties. An orchard exists east of Macon Highway. The adjacent western properties are undeveloped.
1955, 1967	Similar to the previously reviewed aerial photograph.	Similar to the previously reviewed aerial photograph, except a residence and ancillary buildings are evident on the adjacent eastern property.
1973	Similar to the previously reviewed aerial photograph, except portions of the tract appear wooded.	Similar to the previously reviewed aerial photograph.
1993	The Subject is predominantly wooded. The farm buildings are no longer visible.	Similar to the previously reviewed aerial photograph, except the residence to the north has been razed.
1999	Similar to the previously reviewed aerial photograph, except the entire tract is heavily wooded.	The existing fire station occupies the adjacent eastern property. Macon Highway has been reconfigured to its current location and Veterans Memorial Parkway is present to the west. Remaining adjacent properties are wooded and undeveloped.
2005, 2010, 2015, 2017	Similar to the previously reviewed aerial photograph.	Similar to the previously reviewed aerial photograph, except an office building exists to the south.

5.5 Chain-of-Ownership

A copy of the Subject’s Chain-of-Title has not been provided to DPS for review.

5.6 Previous Reports

Although requested, no previously prepared environmental reports such as Phase I or II Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, or asbestos surveys were provided for our review.

5.7 City Directories

City directories, which list property tenants by street address, are typically reviewed to identify past site occupants. Inasmuch as the Subject has no physical address and the history of the Subject and adjoining properties has been sufficiently covered by other standard historical sources, historical city directories were not researched as part of this assessment.

5.8 Interviews

According to Mr. Al Jacobs, the Subject has been undeveloped land as far back as he can remember. Mr. Jacobs was unaware of any USTs, ASTs, environmental liens, historic gas stations, or historic drycleaners associated with the Subject.

5.9 Municipal Records Review

Municipal records from local regulatory agencies, the fire department, health department, tax assessor office, and building department were reviewed to assist in determining the regulatory status and historical use of the Subject. Refer to section 8.6 - Local Regulatory Agency Interviews and/or File Reviews for additional information.

5.10 Internet Search

DPS conducted a cursory internet search for the Subject's name and/or address using the Google search engine on June 22, 2019. No environmentally related information was identified on the first page of the Google search results.

6.0 REGULATORY RECORDS REVIEW

A search of available environmental records was conducted by GeoSearch and is included in a regulatory database report as Appendix D. The regulatory database report contains a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. DPS reviewed each environmental database to determine if certain sites identified in the database report are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance:

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Superfund Enterprise Management System (SEMS) <small>(Formerly known as Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS))</small>	One-Half Mile	0
SEMS-ARCHIVE <small>(Formerly known as Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites)</small>	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
Georgia and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	1
Georgia and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	0
Georgia and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0
Georgia and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	0
Georgia and Tribal Leaking UST/Spill List	One-Half Mile	3
Georgia and Tribal Institutional/Engineering Control Registries	On-Site	0

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Georgia and Tribal Voluntary Cleanup Sites	One-Half Mile	0
Georgia and Tribal Brownfields Sites	One-Half Mile	0

The regulatory database report did not identify any "Unlocated Sites". "Unlocated Sites" are those sites that could not be mapped or "geocoded" by GeoSearch due to inadequate address information.

A description of the databases reviewed by DPS and an analysis of sites identified within the prescribed search area are presented below:

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or "Superfund"). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Discussion: The regulatory database report did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment, under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Discussion: The regulatory database report did not identify Delisted NPL sites within the AMSD.

SEMS

SEMS is the USEPA's system for tracking hazardous waste sites, potential hazardous-waste sites and remedial activities performed in support of the Superfund Program. The system was formerly known as CERCLIS. A site's presence on SEMS does not imply a

level of federal activity or progress at a site, nor does it indicate that hazardous conditions necessarily exist at the location. Within one year of being entered into SEMS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Discussion: The regulatory database report did not identify SEMS sites within the AMSD.

SEMS-ARCHIVE

SEMS-ARCHIVE tracks sites that have no further interest under the Superfund Program. The list was formerly known as CERCLIS-NFRAP. Archived status sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Discussion: The regulatory database report did not identify SEMS-ARCHIVE sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Discussion: The regulatory database report did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

DPS reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Analysis/Discussion: The regulatory database report did not identify RCRA Generator sites associated with the Subject or adjoining properties.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Discussion: The regulatory database report did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by “On-Scene Coordinators” to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

Analysis/Discussion: The regulatory database report did not identify the Subject on the ERNS database.

Federal Institutional Control/Engineering Control Registries

These Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Discussion: The regulatory database report did not identify the Subject on the Federal Institutional or Engineering Control registries.

6.2 Georgia Environmental Protection Division (EPD) and Tribal Databases

Georgia Hazardous Site Inventory (HSI) and Tribal NPL Equivalent Hazardous Waste Sites

The Hazardous Site Inventory (HSI) database is a list of dumps, landfills, and other toxic sites listed by Georgia EPD. These sites are either being actively remediated, or are currently under evaluation for further action, if necessary. Tribal NPL Equivalent HWS list is an inventory of toxic sites listed by Tribal Environmental and Health Authorities. These sites are also either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Discussion: The regulatory database report identified the following Georgia and/or Tribal HSI sites within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
American Linen Supply Company (Former)/1081 Experiment Station Rd	0.87	South	Downgradient	HSI

The above tabulated HSI site has a release of Tetrachloroethene in groundwater exceeding the reportable quantity. Cleanup activities are currently being conducted at this site under the direction of the Georgia EPD. This facility is located over 0.75-mile from the Subject, which is a sufficient distance so as not to be reasonably suspect of impacting the same. In addition, this HSI site is located downgradient of the Subject and groundwater flow direction in the vicinity of this site is not expected to flow towards the Subject. As such, contamination originating at this site does not appear to represent a REC to the Subject.

Georgia Non-Hazardous Site Inventory (Non-HSI) and Tribal CERCLIS Equivalent Hazardous Waste Sites

The Non-HSI database 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 HSI because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. The database information has been obtained from publicly available sources produced by other entities.

Analysis/Discussion: The regulatory database report did not identify Georgia and/or Tribal Non-HSI sites within the AMSD.

Georgia and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes.

Analysis/Discussion: The regulatory database report did not identify SWF sites within the AMSD.

Georgia and/or Tribal Registered Underground Storage Tanks (UST) Facility List

The UST facility list is an inventory of registered underground liquid bulk storage tanks. Inclusion of a site on the UST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Analysis/Discussion: The regulatory database report did not identify UST sites associated with the Subject or adjoining properties.

Georgia and/or Tribal Leaking Underground Storage Tanks (LUST) List

The LUST list is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state, tribal and federal agencies, including remediated and contaminated leaking UST sites.

Analysis/Discussion: The regulatory database report identified the following LUST sites within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
First Christian Church, Inc./7482 Macon Hwy	0.21	South- Southeast	Downgradient	NFA
Oconee County Utility Department/ 1100 Durhams Mill Way	0.33	East	Crossgradient	NFA
USDA ARA SAA/ 1420 Experiment Station Rd	0.43	West	Crossgradient	NFA

The above-tabulated LUST sites are located a sufficient distance from the Subject so as not to be reasonably suspected of impacting the same. In addition, these sites have been granted a No Further Action (NFA) status by the Georgia EPD. A NFA designation is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment. Absent information to

the contrary, these LUST sites are not expected to represent a REC to the Subject.

Georgia and Tribal Institutional Control/Engineering Control Registries

Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Georgia has developed an institutional controls tracking mechanism for properties where CERCLA 128(a) funding may be used for oversight. Georgia's state superfund law, the Hazardous Site Response Act (O.C.G.A. §12-8-90), establishes requirements for institutional controls at sites that have been placed on the hazardous site inventory (the state superfund list). These requirements apply to all listed sites prior to attainment of cleanup standards, and continue to apply to certain sites even after cleanup is complete. CERCLA 128(a) funding will be used to maintain and verify institutional controls at non-HSI properties that are undergoing response actions under the Georgia Hazardous Site Reuse and Redevelopment Act.

Analysis/Discussion: The regulatory database report did not identify the Subject on the Georgia and Tribal Institutional or Engineering Control registries.

Georgia and Tribal Voluntary Cleanup Program Sites

Using funding established under the Brownfields provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Section 128(a), Georgia has developed a Public Record for properties undergoing voluntary actions under the state response program. Establishment of the voluntary cleanup program under the HWMB of EPD enables these properties to proceed more quickly towards cleanup, reuse and revitalization.

Analysis/Discussion: The regulatory database report did not identify VCP sites within the AMSD.

Georgia and Tribal Brownfield Sites

A Brownfield site was defined in the 2002 Small Business Liability Relief and Brownfields Revitalization Act (Brownfields Law) as "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”. In connection with the passage of the Brownfields Law, the Environmental Protection Agency grants awards to states and tribes for activities under Section 128 (a).

According to the Georgia EPD website, the Hazardous Site Reuse and Redevelopment Act (Georgia’s brownfields statute) includes liability protection for purchasers of contaminated sites and tax incentives, provided that cleanup standards are met. Establishment of a voluntary cleanup program under the HWMB of EPD enable these properties to proceed more quickly towards cleanup, reuse and revitalization.

Analysis/Discussion: The regulatory database report did not identify Brownfield sites within the AMSD.

6.3 Additional Environmental Records

The regulatory database report did not identify additional environmental records within the prescribed search distances.

7.0 SITE RECONNAISSANCE

7.1 Chemical Storage and Usage

No chemical storage or usage was observed at the Subject.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

No USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, according to the property owner, there are no USTs on-site. Furthermore, the Subject was not identified on the Georgia list of registered UST facilities.

No underground storage tanks were reportedly removed, closed-in-place or abandoned at the site and no common indicators of closed tanks were observed.

Aboveground Storage Tanks (ASTs)

No ASTs were observed and DPS did not identify any equipment, which should require such tanks. Moreover, visual indicators of former site ASTs, such as tank cradles, secondary containment structures, tank pedestals, etc., were not observed.

7.3 Site Waste and Wastewater

Solid Waste

Solid waste is not generated at the Subject. No solid waste containers or evidence of solid waste disposal activities were identified during our site reconnaissance. A few used tires and scrap lumber was observed around the former farm buildings at the Subject. No petroleum or hazardous substance containers were observed within the debris piles.

Sanitary Sewage

Inasmuch as the Subject is undeveloped, a sanitary sewage waste stream is not currently generated.

Hazardous Wastes

No hazardous waste was observed or reported to be generated on the Subject. Furthermore, our review of the USEPA's database of sites regulated under RCRA did not

identify the Subject as a generator of hazardous waste.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of soil staining, stained pavement, or stressed vegetation observed on-site.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our survey.

7.6 Pools of Liquid

DPS did not observe significant standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

7.7 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products were identified on-site.

7.8 Wells

DPS did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, or recovery wells.

7.9 On-Site Fill

Based on our observations, it does not appear that a significant amount of fill has been imported onto the Subject.

7.10 Drums and Containers for Storing Waste

DPS did not identify containers suspected of storing waste at the Subject.

7.11 Floor Drains and Sumps

DPS did not identify any floor drains or sumps that were stained, emitting foul odors, or connected to on-site sewage disposal systems.

7.12 Odors

DPS did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

DPS did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)

Transformers

DPS did not observe electrical transformers within the boundaries of the Subject.

Other Hydraulic Equipment

DPS did not observe other hydraulic equipment, such as elevators, automotive lifts, trash compactors or cardboard balers at the Subject.

7.15 Asbestos-Containing Material (ACM)

The Subject site consists of an undeveloped parcel. The use of ACMs is not suspected at the Subject.

7.16 Lead-in-Drinking Water

Potable water is not currently provided at the Subject. According to the local water utility, the water supplied to the Subject area is within federal, state, and local water quality standards.

7.17 Radon

DPS reviewed statistical information maintained within the U.S. Environmental Protection Agency. Based upon this review, the Subject is located in Radon Zone 2, having a predicted average indoor radon screening level greater than 2 picoCuries per liter (pCi/L), but less than 4 pCi/L. The action level established by the USEPA is 4 pCi/L. Based solely on this information, a radon condition is not suspected to exist at the Subject.

7.18 Lead-Based Paint (LBP)

The Subject site consists of an undeveloped parcel. The former barns did not appear to have been painted. The use of LBP is not suspected at the Subject.

7.19 Microbial Growth

Although microbial growth is ubiquitous and may occur in a very short time span, an effort was made to identify conspicuous microbial growth in the common areas surveyed. Moreover, our Owner Interview Questionnaire (Appendix B) requested information pertaining to known microbial growth or tenant complaints regarding same.

Inasmuch as no buildings or structures are located on the Subject, mold growth is not a concern.

8.0 INTERVIEWS

8.1 Questionnaires

DPS sent an Owner Interview Questionnaire and an AAI User Questionnaire to the property owner and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

The completed AAI User Questionnaire is attached hereto as Appendix B. The property owner did not return a completed Owner Interview Questionnaire, however this is not considered a significant data gap based on our conversations with the property owner.

8.2 User

8.2.1 Title Records

A copy of the Subject's Chain-of-Title has not been provided to DPS for review. Therefore, this report has been prepared without the use of this information.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

An environmental lien/AUL search was not provided by the User or conducted as part of this scope. The User was unaware of any environmental liens against the Subject that have been filed or recorded under federal, tribal, state or local law. Moreover, the User was not aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in-place at the Subject or have been filed or recorded under federal, tribal, state or local law.

8.2.3 Specialized Knowledge

The User had no specialized knowledge of recognized or potential recognized environmental conditions in connection with the Subject.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User has indicated they are unaware of any environmental conditions in connection with the Subject that have resulted in the diminution of its purchase price in relation to its Fair Market Value.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User did not report any commonly known or reasonable ascertainable information within the local community about the subject property that is material to recognized environmental conditions in connection with the property.

8.2.6 Obvious Indicators Pointing to the Presence of Contamination

The User was not aware of any obvious indicators that point to the presence or likely presence of contamination at the Subject.

8.2.7 Purpose for Conducting the Phase I Environmental Site Assessment

This report was requested for the benefit of a prospective purchaser to provide an evaluation of environmental liabilities and property conditions, and to provide “innocent purchaser” liability protection pursuant to CERCLA, 42 U.S.C §9601(35)(A), et. seq.

8.3 Key Site Manager

8.3.1 Historic Site Use

According to Mr. Al Jacobs, the Subject is raw agricultural land and has not been used for anything else. Mr. Jacobs was unaware of any USTs, ASTs, environmental liens, historic gas stations, or historic drycleaners associated with the Subject.

8.3.2 Proceedings Involving the Property

Mr. Jacobs had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products.

8.4 Occupants

The Subject is an undeveloped parcel. There are no occupants.

8.5 Past Owners

DPS was unable to locate the site’s former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

Fire Department

DPS sent a request to the local Fire Department for environmental information such as underground storage tank registration or hazardous materials spills associated with the subject property. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, the Client will be notified in writing by DPS.

Health Department

DPS has sent a request to the local Health Department for environmental information pertaining to the subject property. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, the Client will be notified in writing by DPS.

Tax Assessor

According to the tax assessor records reviewed, the Subject consists of a single tract of land totaling 7.63 acres. No improvements are listed for the Subject. The current owner is listed as Jacobs Properties, LLLP since 2001. One prior owner was listed as Sara D. Jacobs.

Building Department

DPS reviewed building records for the Subject at the Oconee County website. According to the records, no improvements are listed for the Subject. DPS has sent a request to the Oconee County Chamber of Commerce for environmental information pertaining to the subject property. As of this writing, the Building Department has not responded to our request. Should receipt of a response from the Building Department change the conclusions of this report, the Client will be notified in writing by DPS.

Department of Planning and Zoning

Review of available zoning records maintained by the Oconee County Planning and Zoning Department indicates that the Subject is zoned *AR-1 – Agricultural/Residential*. According to the records, the Subject is currently owned by Jacobs Properties, LLLP.

9.0 VAPOR ENCROACHMENT SCREENING

An assessment of vapor intrusion into structures on the Subject was conducted in general conformance with the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (ASTM International 2600-10). During the Vapor Encroachment Screening (VES), the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject with respect to chemicals of concern that may migrate as vapors into the subsurface of the Subject as a result of contaminated soil and groundwater on or near the property.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. DPS also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject and surrounding properties. Based upon the results of our data collection and analysis, a summary of our Tier I VES findings is presented in the table below:

Potential for Vapor Encroachment to Impact the Subject	
Area of Concern	Conclusion
Subject Property Existing Conditions	None Identified (Refer to Sections 4.0 Site Description and 7.0 Site Reconnaissance)
Subject Property Historical Uses	None Identified (Refer to Section 5.0 Historical Use)
Adjoining Property Operations or Existing Conditions	None Identified (Refer to Section 4.2 Surrounding Land Use)
Historical Uses of Adjoining Properties or Nearby Properties	None Identified (Refer to Section 5.0 Historical Use)
Petroleum and Non-Petroleum release sites identified on Federal, State, tribal and local environmental databases, located within the Approximate Minimum Search Distance (AMSD)	Several Identified (Detailed within Section 6.0 Regulatory Review), but none of concern

One non-petroleum release site and three petroleum release sites were identified on surrounding properties during our regulatory database review (discussed in Section 6.0 – Regulatory Review). However, based upon distance from the Subject, information obtained during our regulatory records review, inferred groundwater flow directions, as well as the furthest documented extents of contamination, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC.

10.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

DPS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the Jacobs Properties, LLLP Tract, located at the intersection of Macon Highway and Veterans Memorial Parkway in Watkinsville, Oconee County, Georgia. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

Findings and Conclusions

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to any release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- DPS did not identify any RECs during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- DPS did not identify any CRECs during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. The following was identified during the course of this assessment:

- DPS did not identify any HRECs during the course of this assessment.

A *business environmental risk (BER)* refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard. The following was identified during the course of this assessment:

- DPS did not identify any BERs during the course of this assessment.

DPS also conducted a preliminary evaluation for asbestos-containing material (ACM), radon, lead-based paint (LBP), drinking water quality, obvious mold growth, floodplains, and wetlands which are ASTM Non-Scope Considerations. The following was identified during the course of this assessment:

- DPS did not identify any concerns relating to these ASTM Non-Scope Considerations.

Recommendations

No further investigation is currently recommended.

11.0 SPECIAL TERMS AND LIMITING CONDITIONS

This report has been prepared in compliance with the ASTM standard entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” E1527-13.

The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.

In preparing this report, DPS has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, DPS did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report. Where access to portions of the site or to structures on the site was unavailable or limited, DPS renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, DPS renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

As part of this assessment, DPS submitted requests for information via the Freedom of Information Act to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.

DPS does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by DPS during the site walkthrough and research conducted.

DPS has produced this document under an agreement between DPS and Southern Land Exchange. All terms and conditions of that agreement are included within this document by reference. Reliance by a third party would be subject to the reliance provision within the agreement between DPS and Southern Land Exchange. The Phase I report is only valid if completed within 180 days of an acquisition or the transaction necessitating the report.

This Phase I did not include an evaluation of the site for suitability; structural, mechanical, building or site safety; financial; or any other aspects of the site other than the specific items noted herein. The findings are relevant to the date of our assessment and should not be relied upon to present conditions at a later date.

If in the opinion of the client, or any third party claiming reliance on DPS’s report or services, that DPS was negligent or in breach of contract, such aforementioned parties shall have one year from the date of DPS’s site visit to make a claim.

Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.

APPENDIX A

SITE PHOTOGRAPHS



1

Signage at Subject at Macon Highway/Veterans Memorial Parkway intersection



2

View of Subject frontage along Veterans Memorial Parkway



Subject frontage along Macon Highway



Typical interior woods



Remnants of former farm building at the Subject



Remnants of second farm building at the Subject



Typical interior woods



View of low lying area along southern property boundary



Typical scrub shrub located in the eastern portions of the Subject



View of typical used tire and scrap lumber at former farm buildings



Adjacent northern properties



Adjacent southern properties



Adjacent eastern properties



Adjacent western properties

APPENDIX B

INTERVIEW QUESTIONNAIRE(S)

AAI USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Site Name: Macon Hwy Site

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes No U/K

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes No U/K

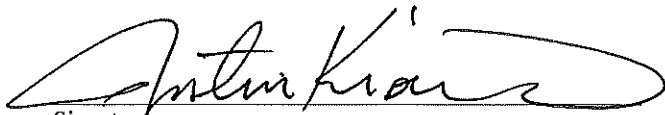
3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Yes No U/K

4. Does/Did the purchase price paid for this property reasonably reflect the fair market value of the property? Yes No U/K

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? Yes No U/K

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:
 - (a.) Do you know the past uses of the property? Yes No U/K
 - (b.) Do you know of specific chemicals that are present or once were present at the property? Yes No U/K
 - (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes No U/K
 - (d.) Do you know of any environmental cleanups that have taken place at the property? Yes No U/K

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes No U/K


Signature

6/17/19
Date

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel)
770.867.7815 (fax)
envguy@comcast.net (email)

OWNER INTERVIEW QUESTIONNAIRE

Name of Property: _____

Address: _____

A. GENERAL

1. Property Owner/Occupant Information

Owner's Name

Owner's Address

Occupant's Name

Occupant's Address

2. Valuation Reduction

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes No U/K

If yes, please explain below.

B. PROPERTY DESCRIPTION

1. Land

a. Size of Parcel? _____ Acres

b. Shape of Parcel? Rectangular Irregular Other
Please provide a copy of site survey or site plans, if available.

c. Are there any surface waters or wetlands on the site? Yes No U/K
If "Yes," please provide any information as to the size and location of these areas.

d. Has fill been imported onto the Subject? Yes No U/K

e. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site? Yes No U/K

2. **Utilities**

a. Providers

Who provides the following utilities to the Subject?

Utility	Provider
Water:	
Sanitary Sewer:	
Storm Drainage:	
Electric:	
Gas/Oil:	
Steam:	
Chilled Water:	

b. Septic Systems

Was or is there a septic system on the property? Yes No U/K

If so, is the septic system currently in use? Yes No

If “Yes”, any problems (explain below)? Yes No

What is the date of the last septic tank pumping/cleaning?

c. Stormwater Management and Floor Drains

Is there an underground stormwater retention or detention system? Yes No

If “Yes”, please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

Where is the site’s stormwater discharged to? _____

Are there any floor drains on the site? Yes No U/K

If so, where do they discharge to?

d. Wells

Is there a well on the site? Yes No U/K

If so, what type of well is it?:

- | | | | |
|----------------|--------------------------|------------|--------------------------|
| Drinking Water | <input type="checkbox"/> | Irrigation | <input type="checkbox"/> |
| Monitoring | <input type="checkbox"/> | Dry Well | <input type="checkbox"/> |

Have contaminants in excess of governmental guidelines been identified in the water? Yes No

C. REGULATORY

1. Has the property ever been subject to any environmental enforcement action by the federal, state or local government?
If so, please explain. Yes No U/K
2. Do you have any knowledge of pending or contemplated environmental actions against the Subject or neighborhood properties?
If so, please state the circumstances. Yes No U/K
3. Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject?
If so, please explain. Yes No U/K
4. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department?
If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply. Yes No
5. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening?
If "Yes," please explain: Yes No

D. SITE HISTORY and PREVIOUS REPORTS

1. Were there any buildings or other improvements on the property prior to the existing improvements?
If so, what were they? Yes No U/K
2. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill? Yes No U/K

3. Site Operations

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- | | | |
|---|------------------------------|-----------------------------|
| • Dry Cleaning: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Petroleum Storage/Sales: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Photo or X-Ray Finishing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Electronic Equipment Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Paint or Solvent Storage: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Chemical Manufacturing: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Automobile Storage, Repair, or Disposal: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| • Agriculture: | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

4. Previous Studies/Documentation

a. Environmental Reports

Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

- I have no knowledge of any environmental related studies or reports prepared on the Subject.

E. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos? Yes No U/K
- If so, what materials and where are they located?
2. Has an inspection for asbestos ever been performed on the Subject? Yes No U/K
3. Has asbestos been removed from the Subject? Yes No U/K
4. Does the building have:
- Spray-on or troweled-on fireproofing, insulation or finishes? Yes No U/K
 - Insulation on piping, boilers, tanks, chillers, or other mechanical equipment? Yes No U/K
 - Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.? Yes No U/K
 - Resilient floor tile? Yes No U/K
 - Suspended acoustical ceiling tiles? Yes No U/K
 - A built-up or rolled roofing system? Yes No U/K

F. STORAGE TANKS

1. Are there any (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") on the site? Yes No U/K
- If so, please fill out the following schedule on the next page:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)

Have any of the tanks been tightness tested? Yes No U/K

2. Do you have any knowledge of tanks that were either removed or closed in-place at the site? Yes No U/K

If so, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

G. LEAD

1. Are you aware of any lead-based paint (“LBP”) applications on the site? Yes No U/K
2. Has LBP testing been conducted? Yes No U/K
3. Have there been any reported incidences of children with elevated blood lead levels residing at the site? Yes No U/K
4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis? Yes No U/K
5. Have any LBP abatements been conducted? Yes No U/K
6. Has the water been tested for lead?
If so, please provide a copy of the results Yes No U/K

H. HAZARDOUS MATERIALS

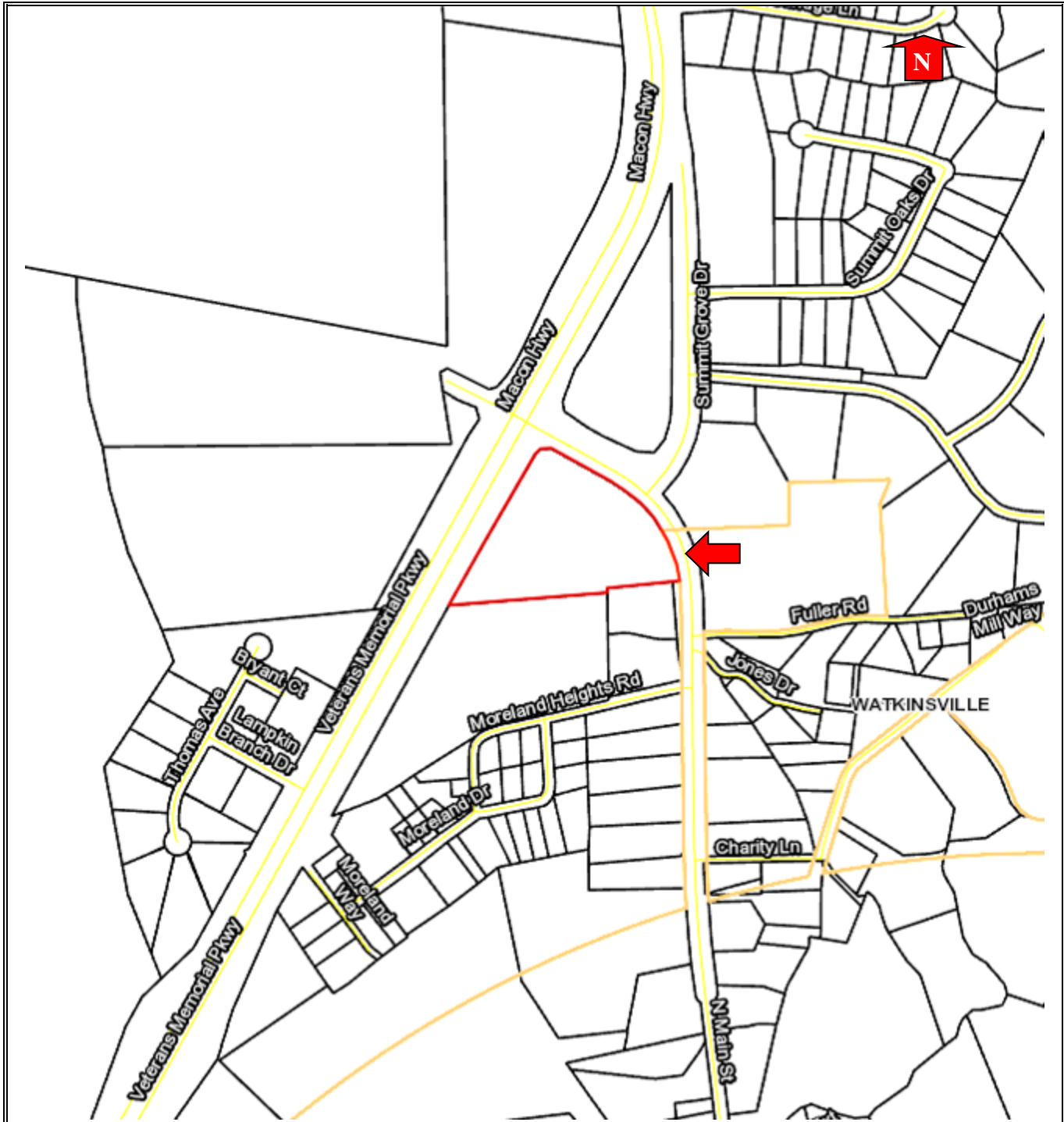
1. Are hazardous materials or chemicals stored or used on-site? Yes No U/K
 2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal? Yes No U/K
- If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

I. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed on-site? Yes No U/K
2. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes No U/K
3. Are you aware of elevated radon gas concentrations on-site? Yes No U/K

APPENDIX C

MAPS AND/OR HISTORICAL AERIAL PHOTOGRAPHS



Tax Map

Source: Tax Assessor

Project Name: Jacobs Properties, LLLP Tract
 Watkinsville, Georgia

Project No. 19-058





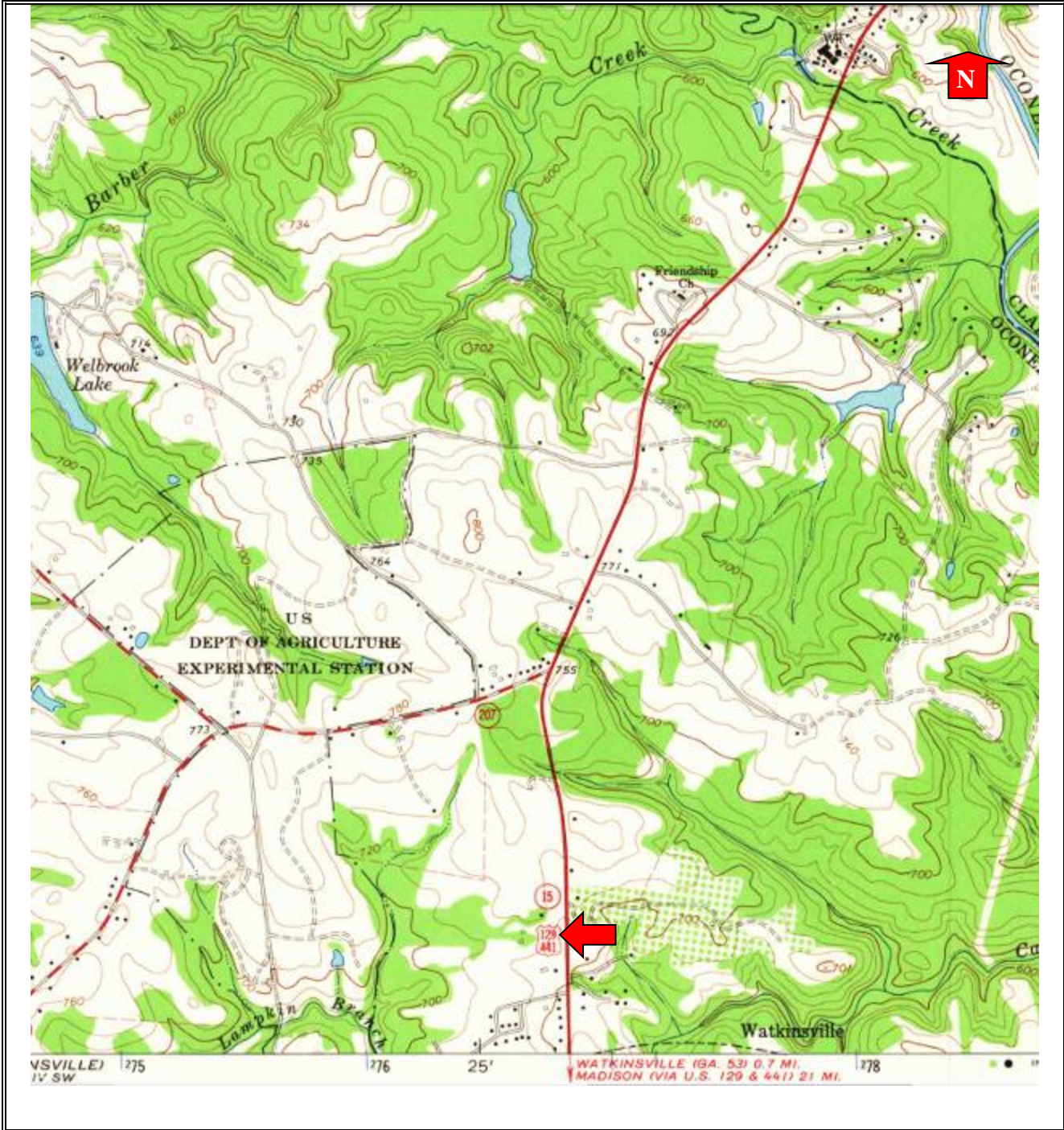
SITE PLAN

Jacobs Properties, LLLP Tract
 Macon Highway
 Watkinsville, Georgia

DICKINSON PROPERTY SCIENCES, INC.
 639 HUNTINGTON TRACE
 WINDER, GEORGIA 30680
 (404) 840-2046 (TEL)
 (770) 867-7815 (FAX)

Project No: 19-058

Boundaries are approximate. Not to scale.



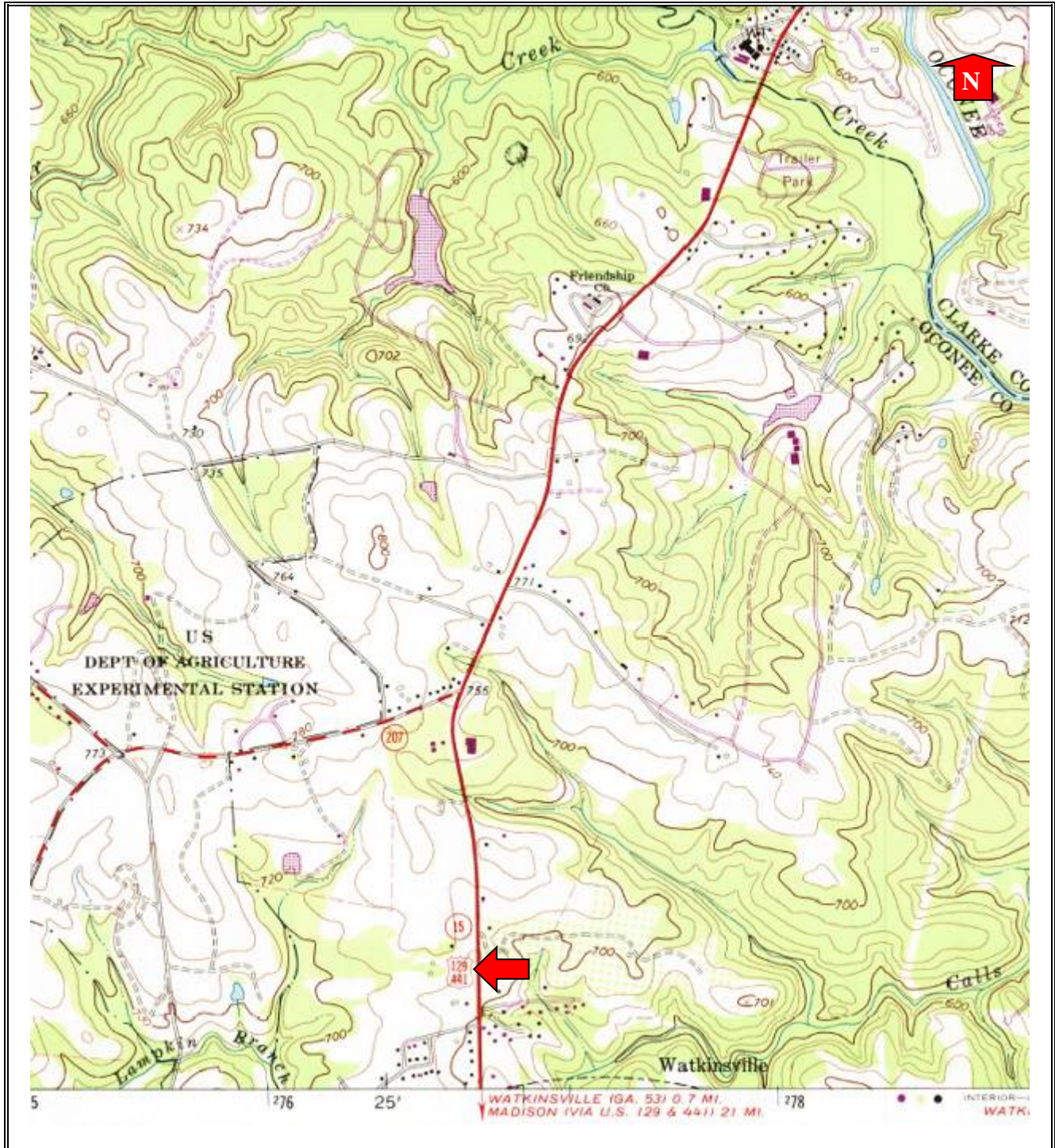
Historic USGS Topographic Map 1964

Source: USGS
Athens West, GA 7.5' USGS Quadrangle

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058





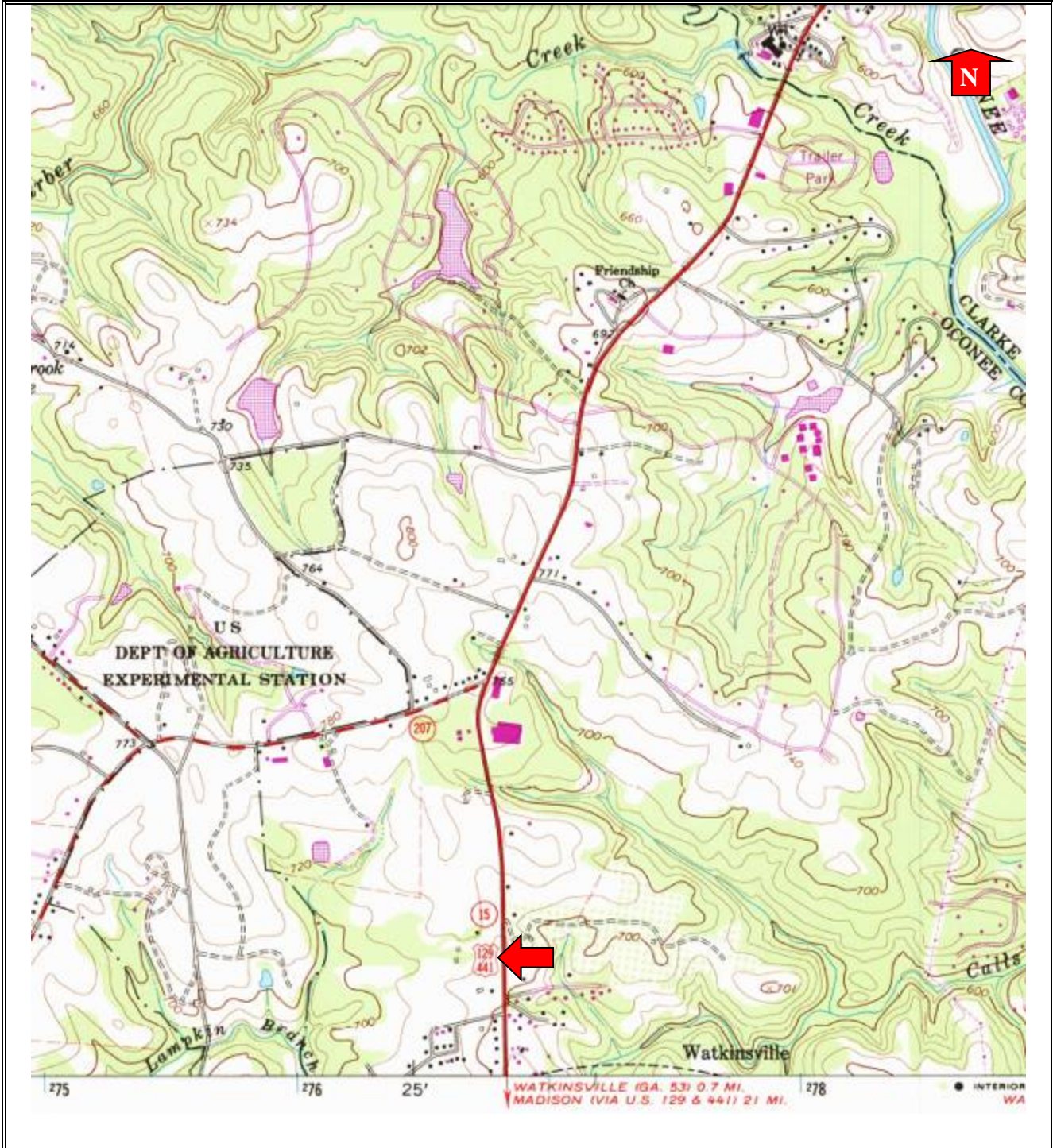
Historic USGS Topographic Map 1973

Source: USGS
Athens West, GA 7.5' USGS Quadrangle

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



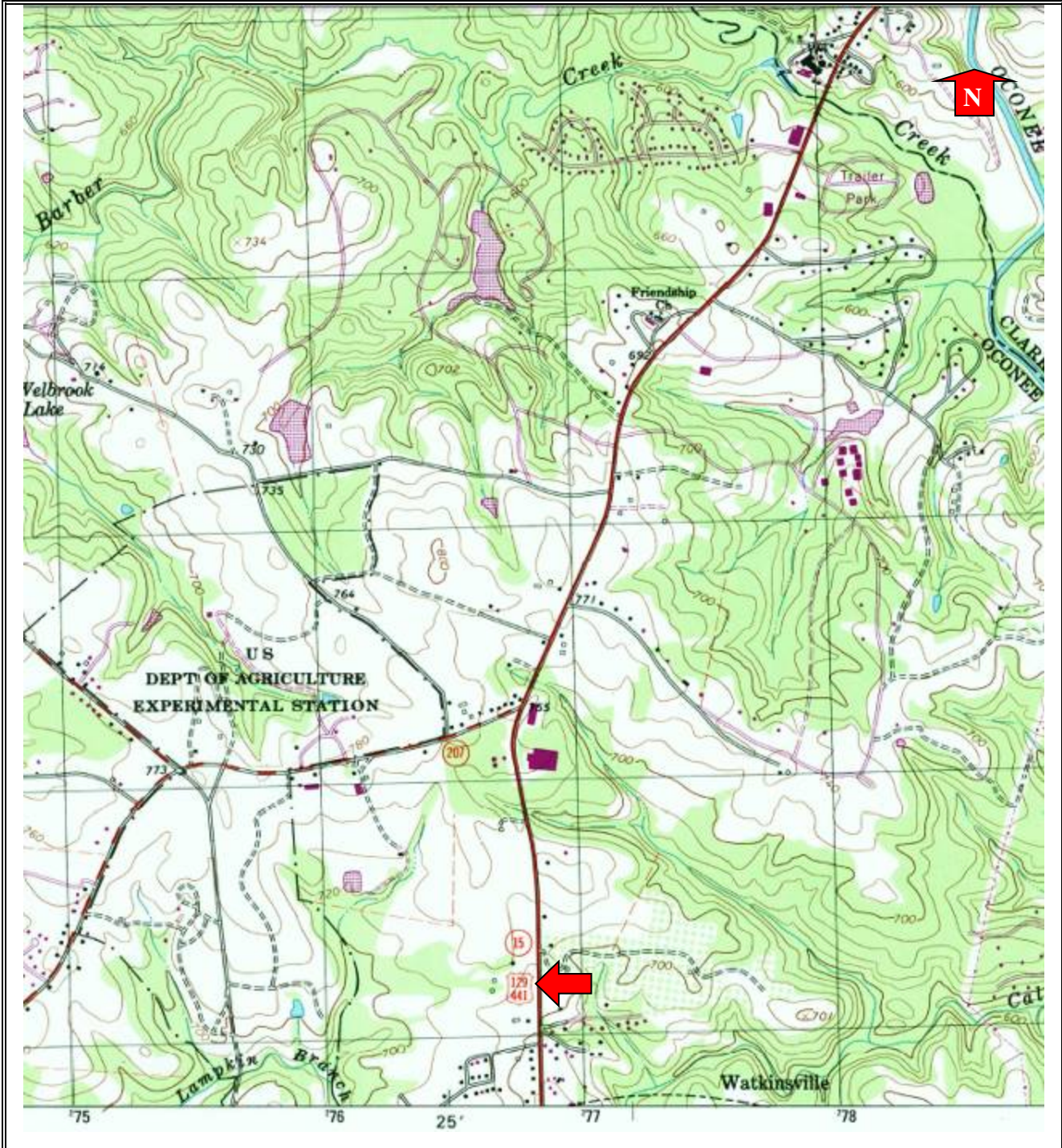


Historic USGS Topographic Map 1984

Source: USGS
Athens West, GA 7.5' USGS Quadrangle

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia
Project No. 19-058





Historic USGS Topographic Map
1998

Source: USGS
Athens West, GA 7.5' USGS Quadrangle

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058





Historical Aerial Photograph 1938

Source: University of Georgia Map Library

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058

DPS



Historical Aerial Photograph
1944

Source: University of Georgia Map Library

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



Historical Aerial Photograph
1955

Source: University of Georgia Map Library

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058





Historical Aerial Photograph
1967

Source: University of Georgia Map Library

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



**Historical Aerial Photograph
1973**

Source: University of Georgia Map Library

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



Historical Aerial Photograph 1993

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



Historical Aerial Photograph 1999

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058

DPS



Historical Aerial Photograph
2005

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



Historical Aerial Photograph

2010

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia
Project No. 19-058





Historical Aerial Photograph 2015

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058



Historical Aerial Photograph 2017

Source: Google Earth™

Project Name: Jacobs Properties, LLLP Tract
Watkinsville, Georgia

Project No. 19-058

APPENDIX D

REGULATORY DATABASE REPORT



On time. On target. In touch.™

E RecSearch Report

[GeoLens by GeoSearch](#)

Target Property:

**7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Oconee County, Georgia 30677**

Prepared For:

Dickinson Property Sciences Inc

Order #: 128277

Job #: 299786

Date: 06/14/2019

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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Georgia 30677

Coordinates

Area centroid (-83.414511, 33.8791319)
779 feet above sea level

USGS Quadrangle

Athens West, GA

Geographic Coverage Information

County/Parish: Oconee (GA)

ZipCode(s):

Athens GA: 30606

Watkinsville GA: 30677

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSGA	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR04	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR04	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR04	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSGA	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	0	0	0.2500
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (GA) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNIFORM ENVIRONMENTAL COVENANT PROPERTIES	UEC	0	0	TP/AP
UNDERGROUND STORAGE TANKS	UST	1	0	0.2500
BROWNFIELD PROPERTIES	BF	0	0	0.5000
CLOSED LANDFILLS	CLF	0	0	0.5000
DELISTED HAZARDOUS SITE INVENTORY SITES	DHSI	0	0	0.5000
HISTORIC SOLID WASTE FACILITIES	HISTSWF	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LUST	3	0	0.5000
SOLID WASTE FACILITIES	SWF	0	0	0.5000
VOLUNTARY REMEDIATION PROGRAM SITES	VRP	0	0	0.5000
HAZARDOUS SITE INVENTORY	HSI	1	0	1.0000
SUB-TOTAL		5	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS	NPDES	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
TIER II CHEMICAL REPORTING PROGRAM FACILITIES	TIERII	0	0	TP/AP
HISTORIC NON-HAZARDOUS SITE INVENTORY	HISTNONHSI	0	0	1.0000
NON HAZARDOUS SITE INVENTORY	NONHSI	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		5	0	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR04	0.0200	0	NS	NS	NS	NS	NS	0
ERNSGA	0.0200	0	NS	NS	NS	NS	NS	0
FRSGA	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR04	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES04	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR04	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMCLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR04	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR04	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (GA) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
NPDES	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
UEC	0.0200	0	NS	NS	NS	NS	NS	0
UST	0.2500	0	0	1	NS	NS	NS	1
BF	0.5000	0	0	0	0	NS	NS	0
CLF	0.5000	0	0	0	0	NS	NS	0
DHSI	0.5000	0	0	0	0	NS	NS	0
HISTSWF	0.5000	0	0	0	0	NS	NS	0
LUST	0.5000	0	0	1	2	NS	NS	3
SWF	0.5000	0	0	0	0	NS	NS	0
VRP	0.5000	0	0	0	0	NS	NS	0
HISTNONHSI	1.0000	0	0	0	0	0	NS	0
HSI	1.0000	0	0	0	0	1	NS	1
NONHSI	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	2	2	1	0	5
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Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR04	0.2500	0	0	0	NS	NS	NS	0
LUSTR04	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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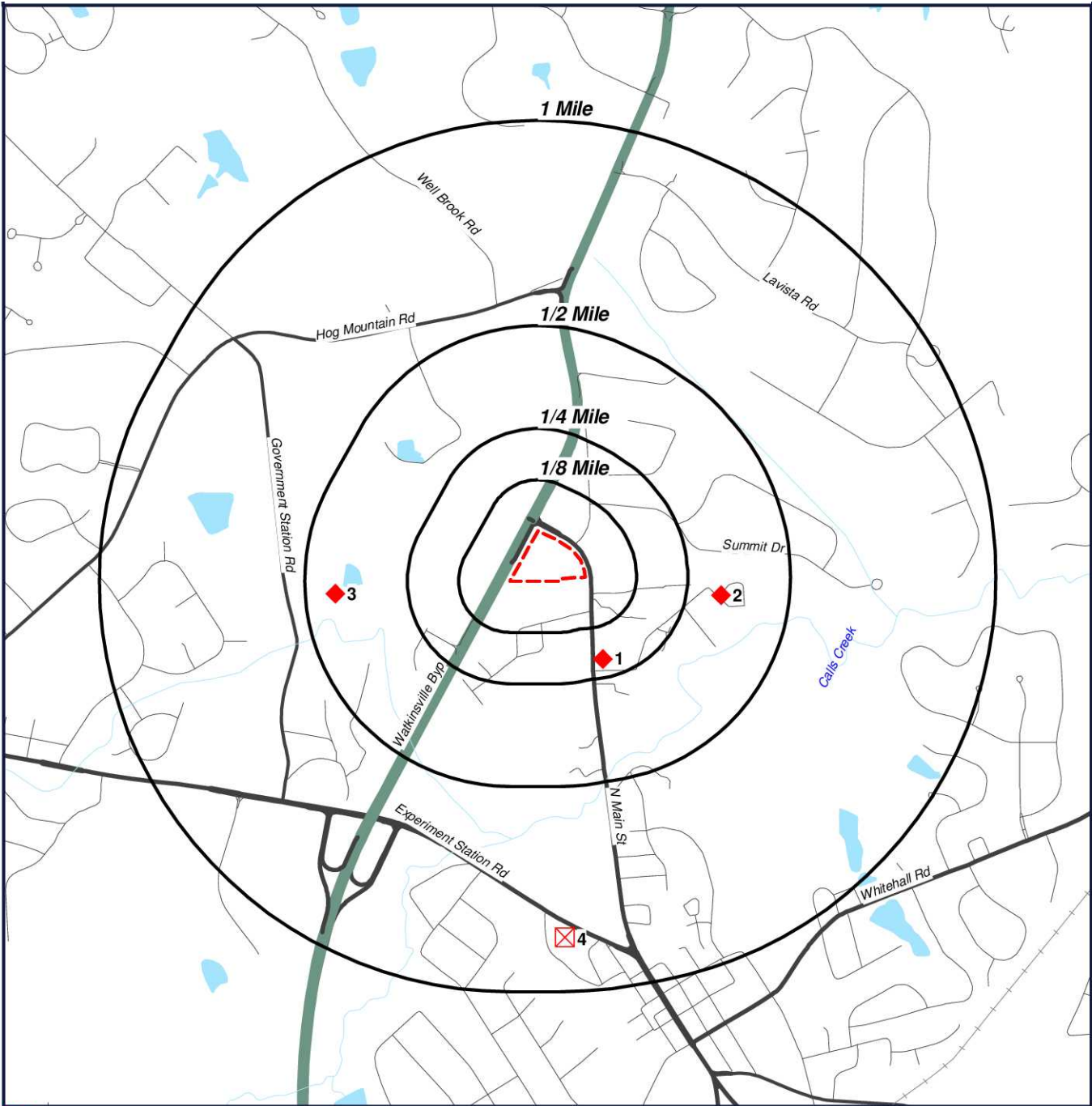
TOTAL		0	0	2	2	1	0	5
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NOTES:

NS = NOT SEARCHED

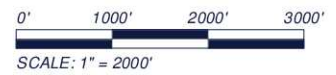
TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



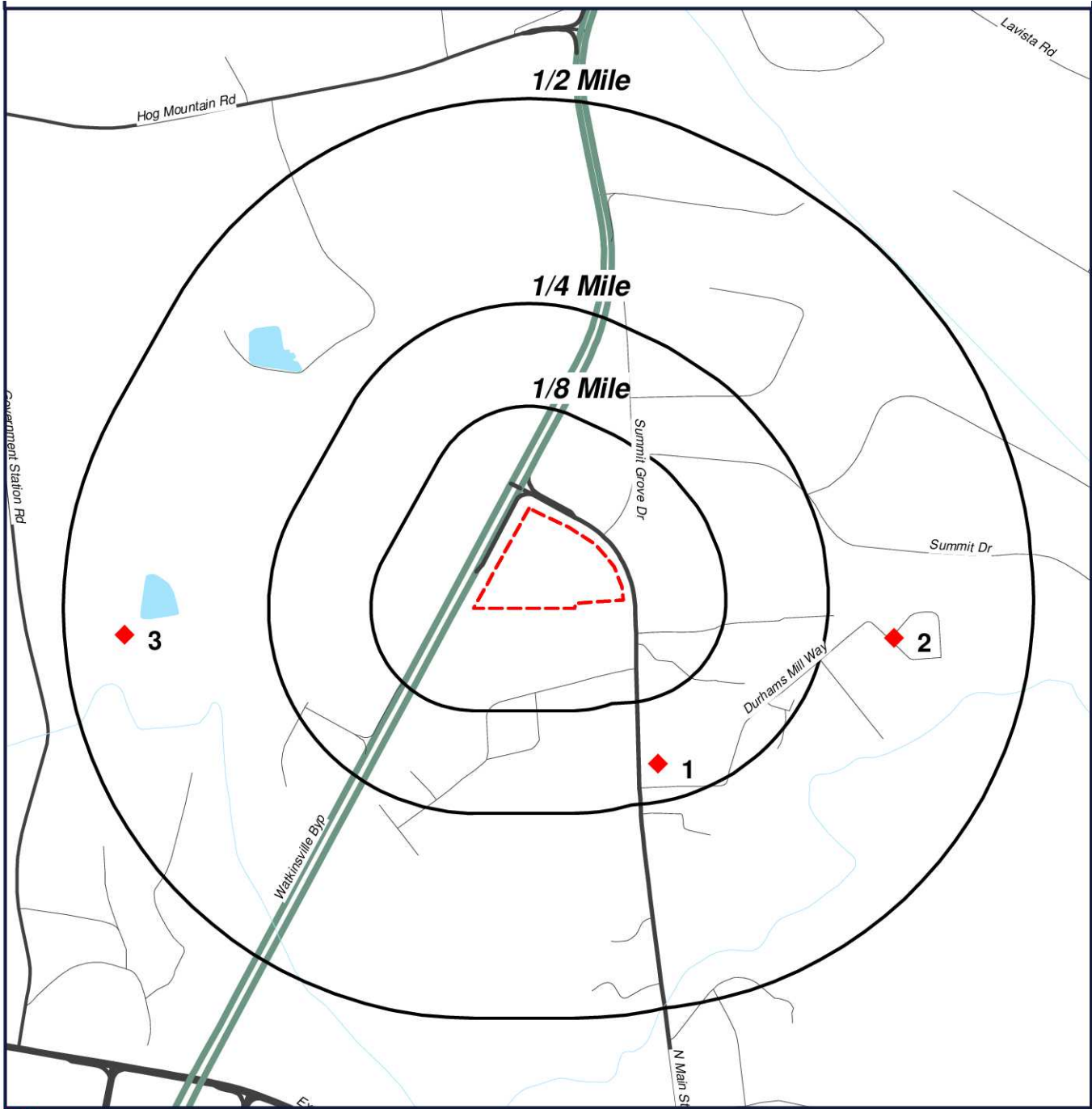
- Target Property (TP)
- LUST
- HSI

7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Georgia
30677



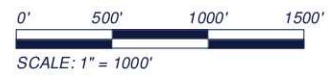
[Click here to access Satellite view](#)

Radius Map 2



- Target Property (TP)
- LUST
- HSI

7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Georgia
30677



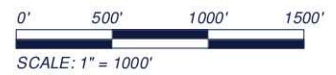
[Click here to access Satellite view](#)

Ortho Map



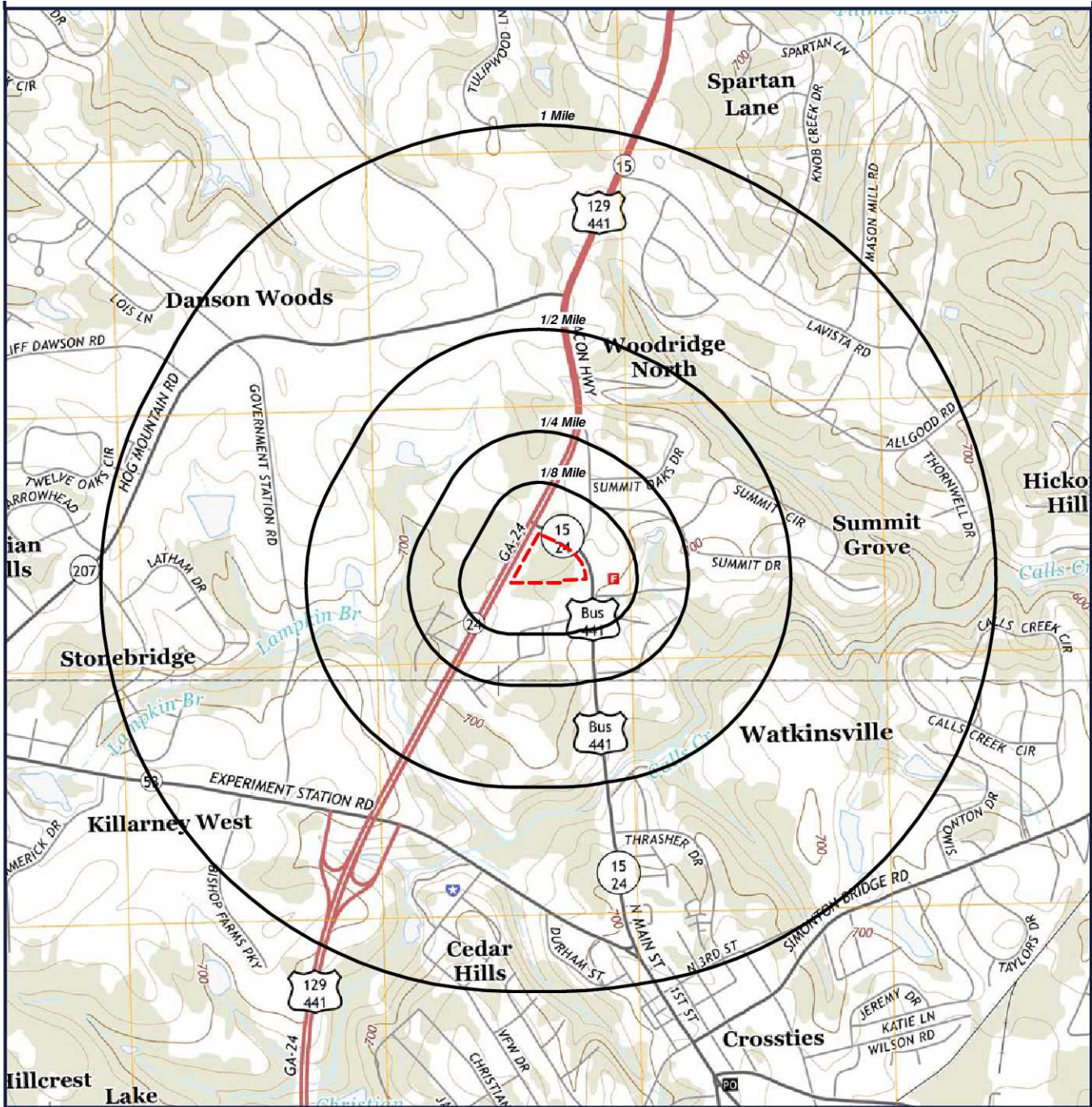
-  Target Property (TP)
-  LUST
-  HSI

Quadrangle(s): Athens West
7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Georgia
30677



[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): Athens West
Source: USGS, 03/12/2014
7.63 Acre Undeveloped Tract
Veterans Memorial Pkwy
Watkinsville, Georgia
30677



[Click here to access Satellite view](#)

Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	LUST	9108002	Lower (687 ft.)	0.205 mi. SSE (1082 ft.)	FIRST CHRISTIAN CHURCH INC	7482 MACON HWY, WATKINSVILLE, GA 30677	16
1	UST	9108002	Lower (687 ft.)	0.205 mi. SSE (1082 ft.)	FIRST CHRISTIAN CHURCH INC	7482 MACON HWY, WATKINSVILLE, GA 30677	17
2	LUST	9108001	Lower (671 ft.)	0.333 mi. E (1758 ft.)	OCONEE COUNTY UTILITY DEPARTMENT	1100 DURHAMS MILL WAY, WATKINSVILLE, GA 30677	19
3	LUST	1080027	Lower (703 ft.)	0.427 mi. W (2255 ft.)	USDA ARA SAA	1420 EXPERIMENT STATION RD, WATKINSVILLE, GA 30677	20
4	HSI	10048	Lower (686 ft.)	0.874 mi. S (4615 ft.)	AMERICAN LINEN SUPPLY COMPANY (FORMER)	1081 EXPERIMENT STATION ROAD, WATKINSVILLE, GA 30677	21

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 779 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

No Records Found

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	LUST	687 ft.	FIRST CHRISTIAN CHURCH INC	7482 MACON HWY, WATKINSVILLE, GA 30677	16
1	UST	687 ft.	FIRST CHRISTIAN CHURCH INC	7482 MACON HWY, WATKINSVILLE, GA 30677	17
2	LUST	671 ft.	OCONEE COUNTY UTILITY DEPARTMENT	1100 DURHAMS MILL WAY, WATKINSVILLE, GA 30677	19
3	LUST	703 ft.	USDA ARA SAA	1420 EXPERIMENT STATION RD, WATKINSVILLE, GA 30677	20
4	HSI	686 ft.	AMERICAN LINEN SUPPLY COMPANY (FORMER)	1081 EXPERIMENT STATION ROAD, WATKINSVILLE, GA 30677	21

Leaking Underground Storage Tanks (LUST)

MAP ID# 1

Distance from Property: 0.205 mi. (1,082 ft.) SSE
Elevation: 687 ft. (Lower than TP)

SITE INFORMATION

FACILITY ID: 9108002
NAME: FIRST CHRISTIAN CHURCH INC
ADDRESS: 7482 MACON HWY
WATKINSVILLE, GA 30677
COUNTY: OCONEE

SITE DETAILS

LEAK ID: 1
DESCRIPTION: **CONFIRMED RELEASE**
DATE RECEIVED: **09/29/1998**
CONFIRM RELEASE DATE: **9/29/1998**
NO FURTHER ACTION DATE: **8/28/2006**
PROJECT NAME: **UST - 1 - FIRST CHRISTIAN CHURCH INC**
SITE CODE DESCRIPTION: **ELIGIBLE GUST TRUST FUND REIMBURSEMENT SITE**
PROJECT OFFICER: **STEPHEN BURRIS**
CLEANUP STATUS: **NFA - REMEDIATION**

LEAK ID: 2
DESCRIPTION: **CONFIRMED RELEASE**
DATE RECEIVED: **01/03/2001**
CONFIRM RELEASE DATE: **1/3/2001**
NO FURTHER ACTION DATE: **8/28/2006**
PROJECT NAME: **UST - 2 - FIRST CHRISTIAN CHURCH INC**
SITE CODE DESCRIPTION: **POTENTIAL GUST TRUST FUND REIMBURSEMENT SITE**
PROJECT OFFICER: **STEPHEN BURRIS**
CLEANUP STATUS: **NFA - REMEDIATION**

[Back to Report Summary](#)

Underground Storage Tanks (UST)

MAP ID# 1

Distance from Property: 0.205 mi. (1,082 ft.) SSE
Elevation: 687 ft. (Lower than TP)

SITE INFORMATION

FACILITY ID: 9108002
NAME: FIRST CHRISTIAN CHURCH INC
ADDRESS: 7482 MACON HWY
WATKINSVILLE, GA 30677
REGION: NORTH EAST
FACILITY TYPE: GAS STATION
STATUS: INACTIVE
ORGANIZATION NAME: FIRST CHRISTIAN CHURCH INC
CONTACT ADDRESS: 4150 GREENSBORO HWY
WATKINSVILLE, GA 30677
CONTACT PHONE: 706 5423917
DESCRIPTION: G.U.S.T. TRUST FUND

TANK DETAILS

TANK ID: 1
STATUS: REMOVED FROM GROUND
STATUS DATE: 1/1/1966
PRODUCT: GAS (HISTORICAL USE)
CAPACITY: 4000
MATERIAL TANK CONSTRUCTION: CATHODICALLY PROTECTED STEEL
MATERIAL PIPE CONSTRUCTION: CATHODICALLY PROTECTED
PIPE TYPE: SUCTION (AMERICAN)
OVERFILL EXEMPT (a 'YES' indicates that it is not necessary to have Overfill for this tank): NOT REPORTED
OVERFILL INSTALLED DATE: 8/21/1997
SPILL EXEMPT (a 'YES' indicates that it is not necessary to have Spill for this tank): NOT REPORTED
SPILL DEVICE INSTALLED DATE: 8/21/1997

TANK ID: 2
STATUS: REMOVED FROM GROUND
STATUS DATE: 1/1/1966
PRODUCT: GAS (HISTORICAL USE)
CAPACITY: 4000
MATERIAL TANK CONSTRUCTION: CATHODICALLY PROTECTED STEEL
MATERIAL PIPE CONSTRUCTION: CATHODICALLY PROTECTED
PIPE TYPE: SUCTION (AMERICAN)
OVERFILL EXEMPT (a 'YES' indicates that it is not necessary to have Overfill for this tank): NOT REPORTED
OVERFILL INSTALLED DATE: 8/21/1997
SPILL EXEMPT (a 'YES' indicates that it is not necessary to have Spill for this tank): NOT REPORTED
SPILL DEVICE INSTALLED DATE: 8/21/1997

TANK ID: 3
STATUS: REMOVED FROM GROUND
STATUS DATE: 12/1/1988
PRODUCT: GAS (HISTORICAL USE)

Underground Storage Tanks (UST)

CAPACITY: **4000**

MATERIAL TANK CONSTRUCTION: **CATHODICALLY PROTECTED STEEL**

MATERIAL PIPE CONSTRUCTION: **CATHODICALLY PROTECTED**

PIPE TYPE: **SUCTION (AMERICAN)**

OVERFILL EXEMPT (a 'YES' indicates that it is not necessary to have Overfill for this tank): **NOT REPORTED**

OVERFILL INSTALLED DATE: **8/21/1997**

SPILL EXEMPT (a 'YES' indicates that it is not necessary to have Spill for this tank): **NOT REPORTED**

SPILL DEVICE INSTALLED DATE: **8/21/1997**

TANK ID: **4**

STATUS: **REMOVED FROM GROUND**

STATUS DATE: **1/1/1966**

PRODUCT: **USED OIL**

CAPACITY: **550**

MATERIAL TANK CONSTRUCTION: **CATHODICALLY PROTECTED STEEL**

MATERIAL PIPE CONSTRUCTION: **CATHODICALLY PROTECTED**

PIPE TYPE: **NOT REPORTED**

OVERFILL EXEMPT (a 'YES' indicates that it is not necessary to have Overfill for this tank): **YES**

OVERFILL INSTALLED DATE: **NOT REPORTED**

SPILL EXEMPT (a 'YES' indicates that it is not necessary to have Spill for this tank): **YES**

SPILL DEVICE INSTALLED DATE: **8/21/1997**

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 2

Distance from Property: 0.333 mi. (1,758 ft.) E
Elevation: 671 ft. (Lower than TP)

SITE INFORMATION

FACILITY ID: 9108001
NAME: OCONEE COUNTY UTILITY DEPARTMENT
ADDRESS: 1100 DURHAMS MILL WAY
WATKINSVILLE, GA 30677
COUNTY: OCONEE

SITE DETAILS

LEAK ID: 1
DESCRIPTION: **CONFIRMED RELEASE**
DATE RECEIVED: 12/28/2005
CONFIRM RELEASE DATE: 12/28/2005
NO FURTHER ACTION DATE: 1/17/2006
PROJECT NAME: UST - 1 - OCONEE COUNTY UTILITY DEPARTMENT
SITE CODE DESCRIPTION: OWNER/OPERATOR FUNDED SITE
PROJECT OFFICER: KELLY ADAMS
CLEANUP STATUS: NFA - NO FURTHER ACTION

LEAK ID: 2
DESCRIPTION: **CONFIRMED RELEASE**
DATE RECEIVED: 01/09/2012
CONFIRM RELEASE DATE: 1/9/2012
NO FURTHER ACTION DATE: 2/8/2012
PROJECT NAME: UST - 2 - OCONEE COUNTY UTILITY DEPARTMENT
SITE CODE DESCRIPTION: OWNER/OPERATOR FUNDED SITE
PROJECT OFFICER: KELLY ADAMS
CLEANUP STATUS: NFA - NO FURTHER ACTION

[Back to Report Summary](#)

Leaking Underground Storage Tanks (LUST)

MAP ID# 3

Distance from Property: 0.427 mi. (2,255 ft.) W
Elevation: 703 ft. (Lower than TP)

SITE INFORMATION

FACILITY ID: 1080027
NAME: USDA ARA SAA
ADDRESS: 1420 EXPERIMENT STATION RD
WATKINSVILLE, GA 30677
COUNTY: OCONEE

SITE DETAILS

LEAK ID: 1
DESCRIPTION: CONFIRMED RELEASE RECEIVED
DATE RECEIVED: 10/30/91
CONFIRM RELEASE DATE: NOT REPORTED
NO FURTHER ACTION DATE: NOT REPORTED
PROJECT NAME: NOT REPORTED
SITE CODE DESCRIPTION: NOT REPORTED
PROJECT OFFICER: VINSON-BRITTMAN,ANITA
CLEANUP STATUS: NFA - NO FURTHER ACTION

[Back to Report Summary](#)

Hazardous Site Inventory (HSI)

MAP ID# 4

Distance from Property: 0.874 mi. (4,615 ft.) S
Elevation: 686 ft. (Lower than TP)

SITE INFORMATION

HSI ID: 10048

NAME: AMERICAN LINEN SUPPLY COMPANY (FORMER)

ADDRESS: 1081 EXPERIMENT STATION ROAD
WATKINSVILLE, GA 30677

COUNTY: OCONEE

LAST KNOWN PROPERTY OWNER: AMERIPRIDE SERVICES, INC.
650 INDUSTRIAL BOULEVARD NE
MINNEAPOLIS, MN 55413

STATUS OF CLEANUP ACTIVITIES:

CLEANUP ACTIVITIES ARE BEING CONDUCTED FOR SOURCE MATERIALS, SOIL, AND GROUNDWATER.

CLEANUP PRIORITY:

THE DIRECTOR HAS DESIGNATED THIS SITE AS A CLASS V

GA EPD DIRECTOR'S DETERMINATION REGARDING CORRECTIVE ACTION:

THE DIRECTOR HAS DETERMINED THAT THIS SITE REQUIRES CORRECTIVE ACTION.

REGULATED SUBSTANCES RELEASED, AND THREATS TO HUMAN HEALTH AND ENVIRONMENT POSED BY THE RELEASE:

THIS SITE HAS A KNOWN RELEASE OF TETRACHLOROETHENE IN GROUNDWATER AT LEVELS EXCEEDING THE REPORTABLE QUANTITY. NO HUMAN EXPOSURE VIA DRINKING WATER IS SUSPECTED FROM THIS RELEASE. THE NEAREST DRINKING WATER WELL IS LESS THAN 0.5 MILES FROM THE AREA AFFECTED BY THE RELEASE.

OTHER MESSAGE:

THIS SITE HAS A KNOWN RELEASE OF TETRACHLOROETHENE IN SOIL AT LEVELS EXCEEDING THE REPORTABLE QUANTITY. THIS SITE HAS UNLIMITED ACCESS. THE NEAREST RESIDENT INDIVIDUAL IS BETWEEN 301 AND 1000 FEET FROM THE AREA AFFECTED BY THE RELEASE.

ADDITIONAL MESSAGE:

NOT REPORTED

[Back to Report Summary](#)

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination. The data included in this report was extracted from the final CERCLIS dataset (CERCLIS was a Superfund data system that EPA decommissioned in 2014 following its deployment of the Superfund Enterprise Management System), which represents program progress as of the end of fiscal year 2013.

ECHOR04 Enforcement and Compliance History Information

VERSION DATE: 03/09/19

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSGA Emergency Response Notification System

VERSION DATE: 04/07/19

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSGA Facility Registry System

VERSION DATE: 04/05/19

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR04 Hazardous Materials Incident Reporting System

VERSION DATE: 04/14/19

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

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ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 03/09/19

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. This database is provided by the U.S. Environmental Protection Agency.

LUCIS Land Use Control Information System

VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System

VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES04 National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from the U.S. Environmental Protection Agency (EPA) from December 2002 through April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

Environmental Records Definitions - FEDERAL

PADS PCB Activity Database System

VERSION DATE: 09/14/18

PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the U.S. Environmental Protection Agency of such activities.

PCSR04 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 04/24/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

Environmental Records Definitions - FEDERAL

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete. Please refer to the SEMSLIENS database as source of current data.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR04 Resource Conservation & Recovery Act - Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers

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to facilities currently generating hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

RCRANGR04 Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ALTFUELS Alternative Fueling Stations

VERSION DATE: 03/01/19

Nationwide list of alternative fueling stations made available by the U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Bio-diesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS Integrated Compliance Information System Drycleaners

VERSION DATE: 03/09/19

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The U.S. Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Environmental Records Definitions - FEDERAL

MRDS Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 03/15/19

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 03/31/19

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 04/09/19

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 04/01/19

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

Environmental Records Definitions - FEDERAL

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 03/11/19

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 03/11/19

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System Archived Site Inventory (List 8R Archived) replaced the CERCLIS NFRAP reporting system in 2015. This listing reflects sites at which the EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 03/19/19

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type,

Environmental Records Definitions - FEDERAL

and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 04/01/19

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 04/09/19

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 04/09/19

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems

Environmental Records Definitions - FEDERAL

that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 04/01/19

The Resource Conservation and Recovery Act (RCRA) gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS Record of Decision System

VERSION DATE: 02/06/19

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (GA)

NPDES National Pollutant Discharge Elimination System Permits

VERSION DATE: 05/31/17

The Environmental Protection Division of the Georgia Department of Natural Resources provides this list of facilities with National Pollutant Discharge Elimination System (NPDES) Permits. Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

SPILLS Spills Listing

VERSION DATE: 03/01/19

This listing of reported spills and/or chemical releases is provided by the Environmental Protection Division of the Georgia Department of Natural Resources. The data only includes spills reported since late 2009.

TIERII Tier II Chemical Reporting Program Facilities

VERSION DATE: 04/02/19

The Environmental Protection Division of the Georgia Department of Natural Resources maintains this listing of Tier II facilities which store hazardous chemicals or materials on-site. Tier II reports are forms that organizations and businesses in the United States with hazardous chemicals above certain quantities are required to fill out by the EPA. Known officially as Emergency and Hazardous Chemical Inventory Forms, Tier II Reports are submitted annually to local fire departments, Local Emergency Planning Committees (LEPC) and State Emergency Response Commissions (SERCs) to help those agencies plan for and respond to chemical emergencies.

UEC Uniform Environmental Covenant Properties

VERSION DATE: 09/11/18

Certain properties within Georgia have been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. In some instances, Uniform Environmental Covenants (UEC) are implemented to protect public and environmental receptors from exposure to those substances that remain in soil and/or groundwater. This is accomplished through permanent controls and restrictions on property usage, and Georgia law requires compliance with the UEC. The Environmental Protection Division of the Georgia Department of Natural Resources maintains this list of properties subject to UECs.

UST Underground Storage Tanks

VERSION DATE: 04/01/19

This listing of underground storage tanks is maintained by the Environmental Protection Division of the Georgia Department of Natural Resources (DNR). The Georgia DNR has been tracking this data since 1988.

Environmental Records Definitions - STATE (GA)

BF Brownfield Properties

VERSION DATE: 04/11/19

The Brownfield Properties list is provided by the Georgia Department of Natural Resources Environmental Protection Division. This list provides information on properties that have cleanup actions planned, in progress or completed under Georgia's Brownfields law, the Hazardous Site Reuse and Redevelopment Act. Both Hazardous Site Inventory (State Superfund List or HSI) properties and non-HSI properties are presented.

CLF Closed Landfills

VERSION DATE: 10/02/18

The Solid Waste Management Program of the Georgia Department of Natural Resources maintains this list of closed landfills.

DHSI Delisted Hazardous Site Inventory Sites

VERSION DATE: 04/25/19

This list of sites that have been delisted from the Hazardous Site Inventory (HSI) is provided by the Environmental Protection Division of the Georgia Department of Natural Resources.

HISTSWF Historic Solid Waste Facilities

VERSION DATE: 12/31/99

This landfill database is provided by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. According to the EPD, some of the landfills in this database are permitted, regulated landfills; others are older landfills which elected to close when it became a regulatory requirement of the state of Georgia to obtain a solid waste disposal permit. The database was created by combining two existing GIS databases (DR00-02 and DR00-20) previously created by the Geologic Survey Branch (GSB). The DR00-02 database contains Landfill Location and Inspection Log data from 1973 to 1992, and the DR00-20 database contains Solid Waste Landfills within the State of Georgia Permitted Through December 1999.

LUST Leaking Underground Storage Tanks

VERSION DATE: 04/01/19

This listing of leaking underground storage tanks is maintained by the Environmental Protection Division of the Georgia Department of Natural Resources.

SWF Solid Waste Facilities

VERSION DATE: 09/13/18

The Solid Waste Management Program of the Georgia Department of Natural Resources maintains this list of

Environmental Records Definitions - STATE (GA)

facilities with solid waste permits.

VRP Voluntary Remediation Program Sites

VERSION DATE: 08/30/18

According to the Georgia Voluntary Remediation Program Act, it is declared to be the public policy of the State of Georgia to encourage the voluntary and timely investigation and remediation of properties where there have been releases of regulated substances into the environment for the purpose of reducing human and environmental exposure to safe levels, to protect current and likely future use of groundwater, and to ensure the cost-effective allocation of limited resources that fully accomplish the provisions, purposes, standards, and policies of this part. This list of Voluntary Remediation Program Applications is provided by the Environmental Protection Division of the Georgia Department of Natural Resources

HISTNONHSI Historic Non-Hazardous Site Inventory

VERSION DATE: 09/30/10

This Non-Hazardous Site Inventory database was compiled by Rindt-McDuff Associates, Inc (RMA). The sites included on the Inventory were designated from 1994 through September of 2010 by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources as properties where the EPD had no reason to believe a release of a regulated substance exceeding a reportable quantity had occurred. RMA disclaimer: The database information has been obtained from publicly available sources produced by other entities. RMA does not guarantee the accuracy of the data and no claim is made for the actual existence of pollution at any site.

HSI Hazardous Site Inventory

VERSION DATE: 07/01/18

The Hazardous Site Inventory (HSI) is a list of sites where there has been a known or suspected release of a regulated substance above a reportable quantity and which have yet to show they meet state clean-up standards found in the Rules for Hazardous Site Response. This listing is maintained by the Environmental Protection Division of the Georgia Department of Natural Resources.

NONHSI Non Hazardous Site Inventory

VERSION DATE: 09/04/18

This Non-Hazardous Site Inventory data is provided by the Response & Remediation Program (RRP) of the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. The RRP evaluates notices of releases of regulated substances to determine if the release should be listed on the Hazardous Site Inventory (HSI) for further investigation and cleanup, if necessary. Using the information provided and site visits, the RRP issues a "Non-HSI letter" or an "HSI Listing Letter." Non-HSI letters are sent to those properties where the EPD has no reason to believe a release of a regulated substance exceeding a reportable quantity has occurred.

Environmental Records Definitions - STATE (GA)

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 09/24/18

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 4. Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 09/24/18

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 4. Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX E

CORRESPONDENCE AND SUPPORTING DOCUMENTS



Summary

Parcel Number	B 06 029B
Location Address	VETERANS MEMORIAL PKWY
Legal Description	528/23-23; 30/245 (Note: Not to be used on legal documents)
Class	V4-Consrv Use (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	AR-1
Tax District	UNINCORPORATED (District 01)
Millage Rate	23.686
Acres	7.63
Neighborhood	N/A
Homestead Exemption	No (S0)
Landlot/District	N/A

[View Map](#)

Owner

JACOBS PROPERTIES, LLLP
130 BOBBYE DRIVE
NORTH AUGUSTA, SC 29841-2940

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	7.63

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	2.26
CUV	Timberland 93	7	0.18
CUV	Timberland 93	3	4.63
CUV	Timberland 93	5	0.56

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/23/2001	528 21	30 245	\$0	Quit Claim Deed	JACOBS, SARA D.	JACOBS PROPERTIES, LLLP

Valuation

	2019	2018	2017	2016
Previous Value	\$227,518	\$216,683	\$199,342	\$199,342
Land Value	\$227,518	\$227,518	\$216,683	\$199,342
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$227,518	\$227,518	\$216,683	\$199,342
10 Year Land Covenant (Agreement Year / Value)	2010 / \$5,011	2010 / \$4,866	2010 / \$4,725	2010 / \$4,588

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

Last Data Upload: 6/21/2019, 7:03:23 AM

Version 2.2.26

Developed by

**Environmental Health Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date: June 17, 2019
Subject: 7.63-Acre Undeveloped Tract
Macon Highway
Watkinsville, GA 30677
To: May Medina
Health Dept.: Oconee County Health Department
Tel : (706) 769-3983
Email Amy.medina@dph.ga.gov
Project No.: 19-058
Project Manager: Michael Dickinson

Dickinson Property Sciences, Inc. (DPS) has been retained to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

- Are there any health problems in connection with the Subject or the surrounding area? Yes No
- Do any general environmental conditions, such as soil or groundwater contamination, exist on or adjacent to the above referenced property? If yes, please explain. Yes No
- Are there solid or hazardous waste landfills in the vicinity of the above named property? Yes No
- Is there any chemical storage on the property? If yes, what kind? Yes No
- Are there any drinking water wells on or adjacent to the above referenced property? If so, are they known to be contaminated? Yes No
- Are there any active septic systems located on the above referenced property? If so, what was the installation date? Yes No
- Are there any open violations or health complaints associated with the above referenced property? If so, please explain. Yes No

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____

Date: _____

**Fire Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date: June 17, 2019 **To:** Fire Chief Bruce Thaxton
Subject: [7.63-Acre Undeveloped Tract](#) **Fire Dept:** Oconee County Fire Rescue
[Macon Highway](#) **Tel:** (706) 769-3975
[Watkinsville, GA 30677](#) **Email:** bthaxton@oconee.ga.us

Project Manager: [Michael Dickinson](#) **Project No.:** 19-058

Dickinson Property Sciences, Inc. (DPS) has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

1. Does the Fire Department have records of any active or inactive above or underground storage tanks at Subject? If yes, please provide copies of any documents/reports regarding same and fill out the table below (attach additional sheets if required): Yes No

Tank Type Above or Underground	Tank Capacity (Gallons)	Tank Contents	Leaker? (Yes/No)	Tank Status Active/Inactive

2. Is the Fire Department aware of any leaking above or underground storage tanks on or around Subject? If so, please provide copies of any documents/reports regarding same. Yes No
3. Do you have any records of hazardous, toxic, or flammable materials or wastes used or stored at Subject? Yes No
4. Have you responded to any fires or hazardous materials spills on or around Subject? If so, please explain: Yes No
5. Are you aware of any compliance infractions or outstanding violations associated with the Subject? If so, please explain: Yes No
6. Are you aware of the use of the Subject prior to construction of the existing improvements? If so, please explain: Yes No

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____

Date: _____

**Building Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date:	June 17, 2019	To:	Courtney Bernardi
Subject:	7.63-Acre Undeveloped Tract Macon Highway Watkinsville, GA 30677	Bldg Dept:	Oconee County Chamber of Commerce
		Tel	(706) 769-7947
		Email	cbernardi@oconeechamber.org
Project Mgr:	Michael Dickinson	Project. No.:	19-058

Dickinson Property Sciences, Inc. (DPS) has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Michael Dickinson.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

1. Are you aware of any environmental issues at or adjacent to the property? Yes No
2. Are you aware of any petroleum, chemical, or hazardous waste storage tanks that are active or have been removed/closed located on the site? If yes, please forward copies of all permits, inspection reports, closure documentation, etc. Yes No
3. Are you aware of asbestos or lead paint abatements conducted on the site? If yes, please forward copies of all permits, inspection reports, documentation, etc. regarding same. Yes No
4. Are you aware of any compliance infractions or outstanding violations associated with the Subject? If so, please explain: Yes No
5. Are you aware of the prior use of the Subject? If so, please explain: Yes No

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____ **Date:** _____

APPENDIX F

RESUME(S) OF ENVIRONMENTAL PROFESSIONAL(S)

MICHAEL DICKINSON, LPG, REPA, CES*Sr. Geologist/Environmental Property Assessor****Education***

- Bachelor of Science, Geology, University of Georgia, 1992
- Masters Level Coursework – Georgia State University, 1993

Project Experience

- ***Owner, Technical Director – Dickinson Property Sciences, Inc. (DPS)*** – As the owner and Technical Director for DPS, Mr. Dickinson operates an environmental consulting firm with a focus on environmental due diligence for real estate transactions (Phase I and Phase II Environmental Site Assessments). DPS's full range of Phase I due diligence services include asbestos and lead-based paint inspections, lead-in-drinking water sampling, and radon gas screening. The DPS client list includes several lending institutions, commercial developers, and government entities such as U.S. Army Reserve and USDA Forest Service.
- ***U.S. Army Reserve Facilities, United States, Puerto Rico*** – As a government contractor, Mr. Dickinson was responsible for performing Phase I and Phase II ESAs for U.S. Army Reserve properties all over the United States and Puerto Rico. He conducted site visits, interviews, historical research, and was responsible for writing, managing, and producing final reports. Mr. Dickinson was also responsible for drafting Finding of Suitability to Transfer (FOST) reports and Record of Environmental Consideration (REC) documents.
- ***Gasoline Service Station Portfolio, Augusta, Georgia*** – As a Project Manager, Mr. Dickinson was responsible for performing several Phase I ESAs for Citgo service stations in the Augusta, Georgia area. This project included review of several previous Phase II ESA reports, extensive historical review, and Georgia EPD file review. Mr. Dickinson completed this project ahead of schedule and within budget.
- ***Asbestos/Lead-Paint Inspections*** – Mr. Dickinson performed asbestos & lead paint inspections on 20 commercial buildings, a school facility, and two apartment complexes, Lawrenceville, GA.
- ***Hotel Portfolio, Metro Atlanta, Georgia*** – As a Project Manager, Mr. Dickinson was responsible for the completion of fourteen Phase I ESAs for a large Extended Stay Hotel portfolio. Mr. Dickinson coordinated the site visits, conducted historical review, summarized and incorporated previous reports. Mr. Dickinson completed this project ahead of schedule and within budget.

Industry Tenure

Environmental: since 1993

Related Experience

RCRA, CERCLA Experience
Government Contracting
Intimately Familiar with AAI
and ASTM 1527-13

Industry Experience

U.S. Army Reserve Facilities
Former NIKE Missile Site
Retail
Housing
Gasoline Service Stations
Industrial Warehouses
Dry Cleaners
Farms/Large Timberland Tracts
Daycare
Assisted Living Facilities
Hotel Portfolios
Bank Portfolios
ACM/LBP Portfolios

Active Licenses/Registration

Licensed Professional
Geologist, TN 1998 (#38269)
Registered Environmental
Property Assessor, 2004
(#6023)
Certified Environmental
Scientist, 2009 (#8374)
EPA/AHERA/ASHARA
certified asbestos inspector
HAZWOPER Certified, 2016
ISO-14001 Training

Special Skills & Training

Excellent Communicator
Dependable
Fast and Thorough
Honest
Loyal

Regional Locations

United States & Puerto Rico