

September 21, 2021

PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

**Beaver Ridge Subdivision
Beaver Ridge Drive
Ray City, Berrien County/Lanier County, Georgia 31645**



Prepared for:

**Red Ladder Developments, LLC
207 Clark Drive
Nashville, Georgia 31639**

Prepared by:

**Regulatory Compliance Services, Inc.
2653 NE Cherry Lake Circle
Pinetta, Florida 32350
(229) 293-9990**

REGULATORY COMPLIANCE SERVICES, INC.
REGULATIONS & ENVIRONMENTAL MANAGEMENT

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Email: trey@rcsenvironmental.net

September 21, 2021

Mr. Neal Bennett
1083 McGill Road
Nashville, Georgia 31639

RE: Environmental Site Assessment
Beaver Ridge Subdivision
Beaver Ridge Drive
Ray City, Berrien County/Lanier County, Georgia 31645

Dear Mr. Bennett,

Regulatory Compliance Services, Inc. (RCS) (hereinafter referred to as "contractor") has completed a Phase I Environmental Site Assessment (ESA) for the property at Beaver Ridge Subdivision, Beaver Ridge Drive, Berrien County and Lanier County, Georgia. The study was completed in general conformance with ASTM Practice 1527-2013 protocols.

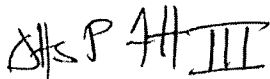
Based on the study conducted, the following conclusions are made:

- A. No *Controlled Recognized Environmental Conditions* (CREC's) were discovered through the environmental study of this property.
- B. No *Recognized Environmental Conditions* (REC's) were discovered through the environmental study of this property.
- C. No *Historical Recognized Environmental Conditions* (HREC's) were discovered through the environmental study of this property.

Based on this information, it is the professional opinion of the contractor that this *property* requires no further subsurface examination (Phase II Environmental Site Assessment) prior to transfer of ownership. A detailed report of findings will be supplied in the full report transmitted herewith. Should you have any questions or require further information, please contact me either by telephone at (229) 293-9990, or by email at trey@rcsenvironmental.net.

Cordially,

Regulatory Compliance Services, Inc.



Ottis P. (Trey) Fausett, III
President

1.0 SUMMARY

Regulatory Compliance Services, Inc. hereinafter referred to as "RCS" or "contractor," was retained by Neal Bennett representing Red Ladder Developments, LLC, to complete a *Phase I Environmental Site Assessment (ESA)*, dated September 21, 2021, for the *property* located at Beaver Ridge Drive in Ray City, Berrien County/Lanier County, Georgia. Based on the findings made, this assessment has revealed no visible evidence of *recognized environmental conditions* in connection with the *property*. All findings are summarized in the following sections of this *report*.

2.0 INTRODUCTION

2.1 Purpose

2.1.1 The purpose of this *Phase I Environmental Site Assessment* was to determine if evidence of *hazardous substances (hazardous wastes and/or petroleum products)* were *visually and/or physically observed* at or adjacent to the *property* which could impose an environmental liability on the *property*, owners, or buyers. The further purpose of this *Phase I Environmental Site Assessment* is to defend the innocent landowner in accordance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) for commercial real estate and to attempt to assert *landowner liability protections* under CERCLA. This is accomplished by *all appropriate inquiries* for these defenses by using *reasonably ascertainable* information, which is available for this *property* and *adjoining properties*.

2.1.2 An additional purpose of this *report* is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*.

1.0 SUMMARY

Regulatory Compliance Services, Inc. hereinafter referred to as "RCS" or "contractor," was retained by Neal Bennett representing Red Ladder Developments, LLC, to complete a *Phase I Environmental Site Assessment (ESA)*, dated September 21, 2021, for the *property* located at Beaver Ridge Drive in Ray City, Berrien County/Lanier County, Georgia. Based on the findings made, this assessment has revealed no visible evidence of *recognized environmental conditions* in connection with the *property*. All findings are summarized in the following sections of this *report*.

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2.1.3 As such, this practice is intended to permit a *user* to satisfy one or all of the requirements to qualify for the *innocent landowner, contiguous property owner* or *bona fide prospective purchaser* limitations on CERCLA liability (hereinafter, the "*landowner liability protections,*" or "*LLPs*"), that is, the practice that constitutes "*all appropriate inquiry*" into the previous ownership and uses of the *property* consistent with good commercial and customary practice" as defined at 42 U.S.C. §9601(35)(B).

2.1.4 Controlled substances are not included within the scope of this standard. Additionally, an evaluation of *business environmental risks* associated with a parcel of *commercial real estate* may necessitate investigation beyond that identified in this practice.

2.2 Detailed Scope of Services

2.2.1 RCS personnel have been retained to perform activities necessary to achieve compliance with the AAI protocol pursuant to 40 CFR Part 312, FR, November 1, 2013, *Standards and Practices for All Appropriate Inquiries*.

2.2.2 The *objective* of this *Phase I Environmental Site Assessment* is to identify, to the extent feasible, pursuant to the processes prescribed within the rule. At a minimum, four components shall be used. They are:

- A. *Records Review*
- B. *Site Reconnaissance*
- C. *Interviews*
- D. *Report*

2.3 Significant Assumptions

This *report* was completed using *all appropriate inquiry* and *due diligence* on behalf of the *environmental professional* and staff. No significant assumptions material to an environmental deficiency or *recognized environmental condition* was revealed.

2.4 Limitations and Exceptions

2.4.1 No *Environmental Site Assessment* can wholly eliminate the uncertainty regarding the potential for *recognized environmental conditions* in connection with the *property*. Performance of this study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with this *property*. RCS and the *user* recognize reasonable limits of time and cost.

2.4.2 This *Environmental Site Assessment* is conducted using *all* appropriate *inquiry* but is *non-exhaustive*, meaning this report does not constitute a clean *property* by all exhaustive means.

2.5 Special Terms and Conditions

RCS is not responsible for any opinions, conclusions and/or recommendations made by others based on the findings of this *report*. Should any person, group, company, corporation, or other entity desire to rely on this *report*; it will be necessary for RCS to update it for the new *user*. A letter of reliance (additional fees and a contract may apply) will be issued to any party with the expressed written permission of the *user* named herein.

2.6 User Reliance

The *users* of this *report* are Mr. Neal Bennett and Mr. Nathan Livingston, partners of Red Ladder Developments, LLC, their successors and assigns, their agents, representatives, legal counsel, and financing authorities in the evaluation of the *property*. No other person, group, company, corporation, or any other entity may use this report as defined by the standard. A letter of reliance will be issued to any additional *user* only by written request to Regulatory Compliance Service by the *user* named herein.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

3.1.1 The *property*, consisting of a 27.5-acre tract of land and a 32.5-acre tract of land, are situated in Lanier County, Georgia. The property is legally described as follows:

In Ray City, Georgia, on Beaver Ridge Road: Map Parcel 001A0020 27.5 acres and Parcel 001A0010 32.5 acres, respectively.

The *property*, consisting of a 17-acre tract of land and a 20-acre tract of land, is situated in Berrien County, Georgia. The *property* is legally described as follows:

In Ray City on Beaver Ridge Road: Map Parcel: 077 132 000 17 acres and Parcel: 077 132 001 20 acres, respectively.

The total land being developed is 97.0 acres, consisting of four (4) tracts of land in Berrien and Lanier Counties.

3.1.2 The public record maps and information for the parcels are attached to this report.

3.2 Site and Vicinity General Characteristics

3.2.1 The *property*, collectively consisting of approximately 97 acres, is situated in a mixed residential and commercially developed neighborhood on the south side of Ray City, Georgia. The slope (<2%) is generally to the east.

3.2.2 Street access is currently available from Highway 125 south in Ray City, Georgia.

3.3 Current Use of the *Property*

The *property* is currently partially developed. Pursuant to a review of the *zoning/land use records* indicate the *property* uses agree with the physical condition observed. Streets, utilities and one house exist.

3.4 Descriptions of Structures, Roads, Other Improvements on the *Property*

3.4.1 Currently the property is partially developed and has a physical appearance of grasslands with overgrown streets and underground electrical service and some trees.

3.4.2 Sewage disposal may be available onsite through the Ray City municipal sewage system.

3.4.3 Potable water may be available through the Ray City municipal water system.

3.4.4 Following an inquiry to the applicable *local government agencies*, no regulatory or physical deficiencies to the water and sewer systems were noted.

3.5 Current Uses of the *Adjoining Properties*

The current uses of *adjoining properties* were visually observed on the *site visit* to be identified as:

- A. North: Industrial, Soil Remediation, Inc.
- B. South: Residential (subdivision)
- C. East: Wooded Undeveloped Lands
- D. West: Wooded Undeveloped Lands

4.0 USER PROVIDED INFORMATION

4.1 Title Records

4.1.1 Recorded *land title records* were reviewed online through the Berrien and Lanier County Clerk's and Assessor's Offices websites. The *user* did not provide any of these records to RCS. Pursuant to a review of the aforementioned records, no *environmental liens* or *IC/EC registries* were discovered.

4.1.2 The *recorded land title records* did not indicate any past use of *petroleum products* on site.

4.2 Environmental Liens or Activity and Use Limitations

No *environmental liens* or *IC/EC registries* were discovered. No limitations of use to this *property* outside normal zoning and neighborhood restrictions are noted.

4.3 Specialized Knowledge

Regulatory Compliance Service has no *actual knowledge* of the past use of the *property* as undeveloped and timber lands.

4.4 Commonly Known or *Reasonably Ascertainable* Information

The *user* did not communicate any commonly known or *reasonably ascertainable* information within the local community about the *property* that is material to *recognized environmental conditions* in connection with the *property*.

4.5 Valuation Reduction for Environmental Issues

RCS finds no valuation reduction for environmental issues material to this *property*. This statement is based on *user*-supplied information.

4.6 Owner, Property Manager, and Occupant Information

The *property* owners are Neal Bennett and Nathan Livingston, Red Ladder Developments, LLC. The *property* is currently partially developed and unoccupied except for one residence.

4.7 Reason for performing *Phase I*

The reason for performing this Phase I Environmental *Site* Assessment update is to satisfy the requirements of the lender(s). The additional reason is to attempt to qualify the owner for the *landowner liability protections*.

4.8 Other

No other information is provided by the *user* that would affect the outcome of this *report* in any manner.

5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

5.1.1 Section 312.26 of AAI Standard and ASTM Standard 1527-2013 requires a minimum search distance for certain federal, state and local records. These records, with the required search distances noted, are depicted in the regulatory agency *report* in Appendix 15.7. These records were accessed via a database report obtained by RCS from Environmental Data Resources. The entire *report* with an explanation of each record source is dated July 28, 2021 (updated). A copy of that document is attached to this *report* and is adopted by reference.

5.1.2 The EDR report indicates no past and or current presence of *recognized environmental concerns* regarding the subject *property*.

5.1.3 The EDR report indicates the presence of *no recognized environmental concerns*. During site reconnaissance activity by RCS personnel, it was confirmed that **no** nearby sites could cause an environmental impact to the subject *property*.

5.2 Additional Environmental Record Resources

Reasonably Ascertainable/Standard Sources, Publicly Available, and Practically Reviewable information were researched. The records checked were found to be of no significant use toward the outcome of this report.

5.3 Physical Setting Source(s)

5.3.1 The *subject property* is located at Latitude/Longitude: 31.061727°/-83.193045°, at an elevation of 206 feet, AMSL (center of property). United States Geological Survey Aerial and Topographical Maps were reviewed for the years 1943, 1951, 1968, 1970. Berrien and Lanier Counties, USGS, and USDA aerial property maps were reviewed by RCS for the years 1988, 1993, 1999, 2007, 2010, 2013, and 2017. These maps and photographs were used to assess previous land usage at the *property* and vicinity. Sanborn Fire Insurance Maps were not available for this area.

5.3.2 Pursuant to a review of said maps, no apparent waste dumps, *landfills* or other up-gradient sources of *hazardous substances* or *petroleum products* were noted at the *property*.

5.4 Historical Use Information on the *Property*

5.4.1 Within the scope of this assessment, RCS has attempted to establish the past use or uses of the *property*. The range of this study is from the present time back to either 1943 or at the time of the obvious first developed use, whichever is earlier.

5.4.2 This is accomplished by use of title searches of past *property* owners through *reasonably ascertainable* records, *interviews* with tenants, past owners, neighbors, or any other available *standard historical sources*.

5.4.3 Historical photographs, interviews, and documents that were reviewed by RCS indicate that the *subject property* was undeveloped dating back to at least 1943 through the 1993 development of Beaver Ridge Subdivision according to USGS aerial imagery and visual observation.

5.5 Historical Use Information on *Adjoining Properties*

Historical documents and interviews indicate that no historical uses of the *adjoining properties* would pose an environmental threat to the *property*.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

6.1.1 A standard, commercially prudent approach was used to visually inspect this site. RCS personnel, under the supervision of the *environmental professional* physically visited the property on September 20, 2021. No problems with access to the *property* or structure were encountered.

6.1.2 This physical assessment of the *property* and neighborhood was made to identify environmental concerns that may be discerned by visual observation and other information gathering procedures.

6.2 General Site Settings

6.2.1 Currently the site is partially developed and is seen as a grass field with underground electrical distribution and asphalt paved streets.

6.2.2 Sewage disposal may be available onsite through the Ray City municipal sewage system.

6.2.3 Potable water may be available through the Ray City municipal water system.

6.2.4 Solid waste disposal services are available from Ray City.

6.2.5 No *Current Uses of Adjoining Properties* are likely to indicate *recognized environmental conditions* in connection with the *adjoining properties* or the *property*.

6.2.6 The topographic conditions of the *property* were *visually observed* and found to be generally level with a gentle slope to the east. It is determined that *hazardous substances* or *petroleum products* are not likely to migrate onto the *property*.

6.2.7 Following an inquiry to the applicable *local government agencies*, no regulatory or physical deficiencies to the water and sewer systems were noted.

6.3 Exterior Observations

To the extent that indications of past use of the *property* were *visually and physically observed* on the *site visit*, it was determined that **none** of the following conditions exist at the exterior of the *property*.

- A. *Hazardous Substances and Petroleum Products in Connection with Identified Uses*
- B. *Above ground or underground storage tanks*
- C. *Odors*
- D. *Pools of liquid*
- E. *Drums*
- F. *Unidentified Substance Containers*
- G. *PCB's*
- H. *Pits, Ponds, or Lagoons*
- I. *Stained soil or pavement*
- J. *Stressed Vegetation*
- K. *Water wells*
- L. *Wastewater*
- M. *Accumulations of solid waste*

6.4 Interior Observations

One existing house is present on the *subject property*. No access to the existing *property* was attempted.

7.0 INTERVIEWS

7.1 Interview with Owner

The property owner completed the attached *Environmental Questionnaire* to comply with the owner interview requirement. That document is attached to this report.

7.2 Interview with *Property Manager*

No interview with a *property manager* was conducted.

7.3 Interviews with Occupants

No interviews with *property* occupants were conducted. The *property* was unoccupied at the time this report was prepared.

7.4 Interviews with Local Government Officials

No government officials were interviewed, as the interviews were not applicable, based on the other findings of this study and apparent physical findings thereof.

7.5 Interviews with Others

No interviews with others were conducted, as the interviews were not applicable, based on the other findings of this study and apparent physical findings thereof.

8.0 FINDINGS

The *property* was found to have no *recognized environmental conditions* (REC's).

The *property* was found to have no *historical recognized environmental conditions* (REC's).

Properties that surround the subject *property* show no evidence that they (the surrounding properties) would cause any environmental problems or issue to the subject *property*, under normal conditions.

9.0 OPINION

Based on the findings made, this assessment has revealed no *recognized environmental conditions* and no *historical recognized environmental conditions* in connection with the *property*.

It is the professional opinion of RCS that this property is "environmentally acceptable" for purchase and development without additional study. The purchaser/landowner should qualify for *landowner liability protections* (LLP's) as set forth in this practice.

10.0 CONCLUSIONS

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of the *property* located at Beaver Ridge Drive, Berrien County/Lanier County, Georgia. Any exceptions to, or deletions from, this practice are described in Section 11.0 of this *report*. This assessment has revealed no evidence any *recognized environmental conditions* and no *historic recognized environmental conditions* in connection with the *property*.

11.0 DEVIATIONS

No deviations to this *report* are made or expressed.

12.0 ADDITIONAL SERVICES

Additional non-scope considerations are made to the *user* by RCS. These considerations are reported outside the content of this *report* and are not all-inclusive to this *report*.

13.0 REFERENCES

ASTM International's E 1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", November 2013.

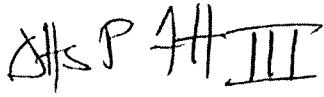
"Guidance for Performing *Property* Inspections Under CERCLA," EPA 540-R-92-021, September 1992.

Environmental Protection Agency, 40CFR Part 312 *Standards and Practices for All Appropriate Inquiries; Final Rule*, Federal Register, Volume 70, Number 210, November 1, 2005.

14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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 40CFR 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Handwritten signature in black ink, appearing to read "Ottis P. Fausett, III". The signature is stylized with a large initial "O" and "P", and the name "Fausett, III" written in a cursive-like font.

Ottis P. Fausett, III

15.0 ADDITIONAL NON-SCOPE SERVICES

As part of agreement with the user of this ADDITIONAL NON-SCOPE SERVICES report, additional services are provided in order to enhance the thoroughness and usefulness of the entire report. It is noted, however, that this report is in no way to be merged into the Phase I Environmental Site Assessment report provided for this property by Regulatory Compliance Service, Inc. This report is to be used separately in an effort for the user to have knowledge and be able to mitigate certain environmental business risks associated with the subject property.

Following are non-scope considerations that were assessed by RCS personnel, if applicable in connection with commercial real estate, specifically this property. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive.

15.1 Asbestos Containing Building Materials

15.1.1 Federal and State Law require that if any commercial building and/or any residential building containing four or greater units is demolished or renovated to the extent that structure members are moved or otherwise altered, the owner is obligated to notify this activity to the appropriate agencies, at least ten working days prior to commencement. As part of this process, the building must be inspected by a trained Asbestos Building Inspector, who holds a current license in the State in which the structures are located. If any asbestos containing materials (ACM's) are discovered as a result of this inspection, they must then be dealt with, perhaps by licensed asbestos abatement contractors **prior** to commencement of renovation and/or demolition.

15.1.2 As a part of this study, RCS personnel used historical and visual indicators to determine if ACM's are likely to exist at this property. This is **not** to be considered an accredited asbestos inspection and is not to be used as such. Only one residence is present on the site and no waste piles were discovered on the *subject property*, therefore asbestos containing materials most likely do not exist on the *subject property*.

15.2 Radon

15.2.1 Radon is a naturally occurring radioactive-containing gas that is most prevalent in geographic areas with granite or other rock bedrock areas. It tends to gather in non-ventilated basement areas of structures or areas close to the surface of the ground.

15.2.2 The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed this map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. This map is not intended to be used to determine if a structure in a given zone should be tested for radon. Structures with elevated levels of radon have been found in all three zones. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1 (greater than 4pCi/L), Zone 2 is considered Moderate Potential (from 2 to 4pCi/L), while Zone 3 is of a Low Potential (less than 2pCi/L).

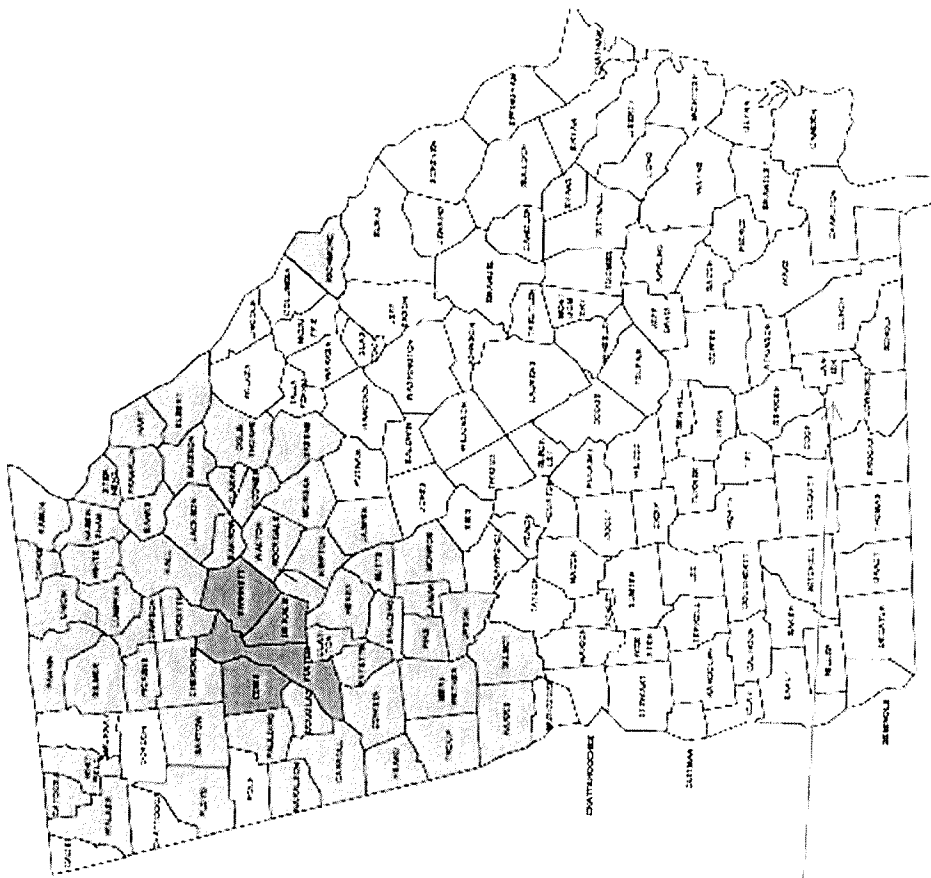
15.2.3 The subject property is located in Zone 3, therefore is considered to be a low risk. Therefore, radon issues associated with this property should not be considered a business environmental risk.

GEORGIA - EPA Map of Radon Zones

<http://www.epa.gov/radon/zonemap.html>

The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes.

This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested, regardless of zone designation.



IMPORTANT: Consult the publication entitled "Preliminary Geologic Radon Potential Assessment of Georgia" (USGS Open-File Report 93-492-D), before using this map. <http://energy.cr.usgs.gov/radon/grp.html> This document contains information on radon potential variations within counties. EPA also recommends that this map be supplemented with any available local data in order to further understand and predict the radon potential of a specific area.

Subject Property



EPA Georgia State Map of Radon Zones

The purpose of this map is to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to be used to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones. All homes should be tested regardless of geographic location. Important points to note:

The Map was developed using five factors to determine radon potential:



1. indoor radon measurements;
2. geology;
3. aerial radioactivity;
4. soil permeability; and
5. foundation type.

Radon potential assessment is based on geologic provinces. Radon Index Matrix is the quantitative assessment of radon potential. Confidence Index Matrix shows the quantity and quality of the data used to assess radon potential. Geologic Provinces were adapted to county boundaries for the Map of Radon Zones. To order the U.S. Geological Survey radon potential books, organized by region, with individual chapters for each state, see <http://energy.cr.usgs.gov/radon/grpinfo.html>

About the Map

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA's Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential.

What do the colors mean?

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

15.3 LEAD BASED PAINT

15.3.1 To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most *housing* built before 1978.

15.3.2 This Rule applies to *housing*, and there are no habitable structures on the *subject property* therefore, the above rule does not apply.

15.3.3 Based on this finding, this issue should not be considered a business environmental risk.

15.4 WETLANDS

15.4.1 Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects. Section 404 requires a permit before dredged material or fill material may be discharged into waters of the United States unless activity is exempt from Section 404 regulation (e. g. certain farming and forestry activities).

15.4.2 The United States Fish and Wildlife Service have established a *WETLANDS INVENTORY MAP*, which is digitally available for the area of the subject property. RCS has accessed that map and determined that this property may contain jurisdictional wetlands. According to the map there is a freshwater stream traversing the center from the northwest to the southeast of the *property* and small pond on the southwest corner of the *property*. No visual signs of this stream or pond were discovered during the site visit. However, this assumption is made by a view of the map and does not constitute professional wetland delineation. Based on this finding, this issue should be considered a business environmental risk.

15.5 FLOODPLAINS

15.5.1 A check of the FEMA Flood Insurance Rate Map indicates that most of the property is classified as Zone X. Zone X is the flood insurance rate zone that corresponds to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is typically not required in this zone.

15.5.2 Based on this finding, this issue should not be considered a business environmental risk.

15.6 MOLD

15.6.1 RCS did not perform a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in the *subject property*.

15.6.2 Based on this finding, this issue should not be considered a business environmental risk.

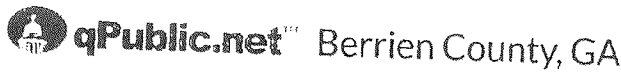
END OF NARRATIVE

ATTACHMENTS FOLLOW

LOCATION REVIEW SLIP

Google Maps





Summary

Parcel Number 077 132 000
Location Address
Legal Description 17AC 452LL 10LD / DB 125 PG 523
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District Ray City (District 04)
Millage Rate 35.308
Acres 17
Homestead Exemption No (50)
Landlot/District N/A
Water Public
Sewer Public Sewer
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Paved

[View Map](#)

Owner

SOIL REMEDIATION, INC
 64 PAULINE AVE
 RAY CITY, GA 31645

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	1	17

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/30/2002	433 01	F 09	\$42,000	NOT MARKET SALE	ANDERSON, W F EST	SOIL REMEDIATION, INC
3/25/1996	275 97		\$0	Fair Market Value	ANDERSON, W F EST	ANDERSON, W F EST

Valuation

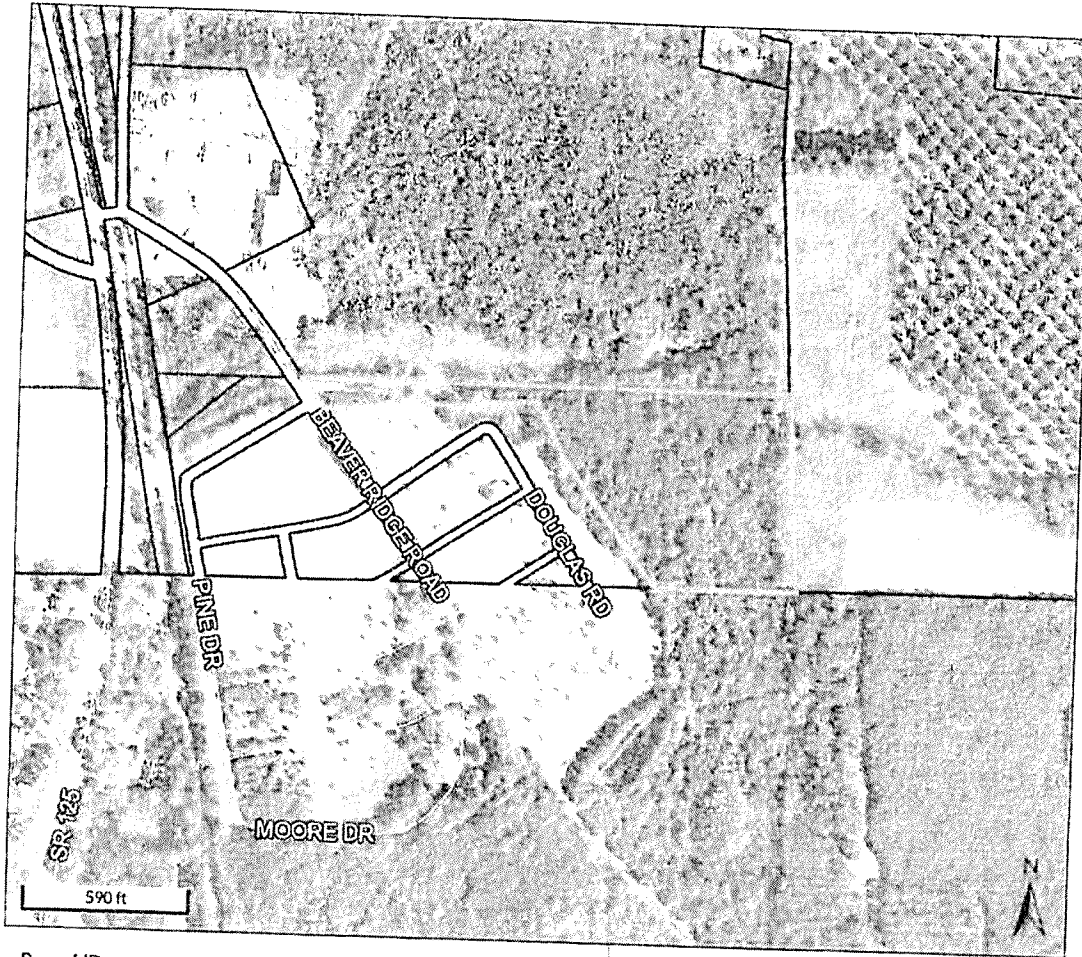
	2021	2020	2019	2018	2017	2016
Previous Value	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000
Land Value	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0	\$0
= Current Value	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000

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

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Last Data Update: 9/3/2021, 8:16:43 AM





Overview

Legend

- Parcels
- Roads

Parcel ID 077 132 000
 Class Code Residential
 Taxing District Ray City
 Acres 17

Owner

SOII REMEDIATION, INC
 64 PAULINE AVE
 RAY CITY, GA 31645

Last 2 Sales

Date	Price	Reason	Qual
8/30/2002	\$42000	NM	U
3/25/1996	0	FM	Q

Physical Address

n/a

Assessed Value

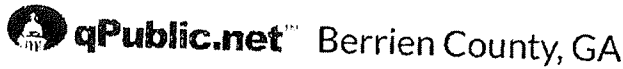
Value \$39000

(Note: Not to be used on legal documents.)

Date created: 9/3/2021

Last Data Uploaded: 9/3/2021 5:16:43 AM

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Summary

Parcel Number 077 132 001
 Location Address
 Legal Description N/A
 Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District Ray City (District 04)
 Millage Rate 35.308
 Acres 20
 Homestead Exemption No (S0)
 Landlot/District N/A
 Water Public
 Sewer Public Sewer
 Electric Electricity
 Gas Pipe Gas
 Topography Level
 Drainage Good
 Road Class County
 Parcel Road Access Paved

[View Map](#)

Owner

SOIL REMEDIATION, INC.
 64 PAULINE AVE
 RAY CITY, GA 31645

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	2	20

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
CONCRETE PATIO	2004	10x10/0	0	\$158
CONCRETE PATIO	2004	5x10/0	0	\$79
CONCRETE SIDEWALK	2004	3x12/0	0	\$34
CONCRETE PATIO	2004	5x10/0	0	\$79
CONCRETE DRIVEWAY	2004	11x30/0	0	\$312
CONCRETE PATIO	2004	10x10/0	0	\$158
CONCRETE PATIO	2004	5x10/0	0	\$79
CONCRETE PATIO	2004	10x10/0	0	\$158
CONCRETE DRIVEWAY	2004	12x42/0	0	\$476
CONCRETE PATIO	2004	5x12/0	0	\$95
CONCRETE PATIO	2004	5x10/0	0	\$79
CONCRETE SIDEWALK	2004	4x46/0	0	\$174
CONCRETE PATIO	2004	5x10/0	0	\$79
CONCRETE PATIO	2004	10x10/0	0	\$158
CONCRETE SIDEWALK	2004	5x10/0	0	\$79
CONCRETE DRIVEWAY	2004	4x20/0	0	\$76
CONCRETE PATIO	2004	12x30/0	0	\$340
CONCRETE PATIO	2004	10x10/0	0	\$158
CONCRETE PATIO	2004	5x10/0	0	\$90
UTILITY BLDG	2004	8x8/0	0	\$115
CONCRETE PATIO	2004	10x10/0	0	\$448
CONCRETE PATIO	2004	8x8/0	0	\$101
CONCRETE DRIVEWAY	2004	5x10/0	0	\$79
CONCRETE DRIVEWAY	2004	20x35/0	0	\$756
CONCRETE PATIO	2004	5x12/0	0	\$108
CONCRETE PATIO	2004	5x8/0	0	\$72
CONCRETE DRIVEWAY	2004	20x42/0	0	\$907
CONCRETE PATIO	2004	5x12/0	0	\$108
CONCRETE PATIO	2004	10x10/0	0	\$180
CONCRETE DRIVEWAY	2004	5x10/0	0	\$79
CONCRETE PATIO	2004	20x42/0	0	\$794
CONCRETE DRIVEWAY	2004	8x10/0	0	\$126
CONCRETE PATIO	2004	12x68/0	0	\$771
CONCRETE DRIVEWAY	2004	6x14/0	0	\$151
CONCRETE DRIVEWAY	2004	20x40/0	0	\$864

UTILITY BLDG	2004	6x8 / 0	0	
CONCRETE PATIO	2004	6x8 / 0	0	\$276
CONCRETE DRIVEWAY	1999	12x38 / 456	1	\$86
CONCRETE DRIVEWAY	1999	20x36 / 720	1	\$431
CONCRETE DRIVEWAY	1999	20x35 / 700	1	\$680
CONCRETE DRIVEWAY	1999	12x44 / 528	1	\$662
CONCRETE DRIVEWAY	1999	20x35 / 700	1	\$499
CONCRETE DRIVEWAY	1999	12x30 / 360	1	\$756
CONCRETE SIDEWALK	1999	4x14 / 56	1	\$389
CONCRETE SIDEWALK	1999	4x14 / 56	1	\$53
CONCRETE SIDEWALK	1999	4x20 / 80	1	\$53
				\$76

Prebill Mobile Homes

Account Number	Owner	Lot Number	Year Built	Manufacturer	Model	Width x Length
<u>8269</u>	ENGLISH, ROGERS KELLY JR		1996	SWEETWATER	SAVANNA	24x44

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/2/1995	275 97	D 81	\$100,000	NEIGHBOR		SOIL REMEDIATION, IN

Valuation

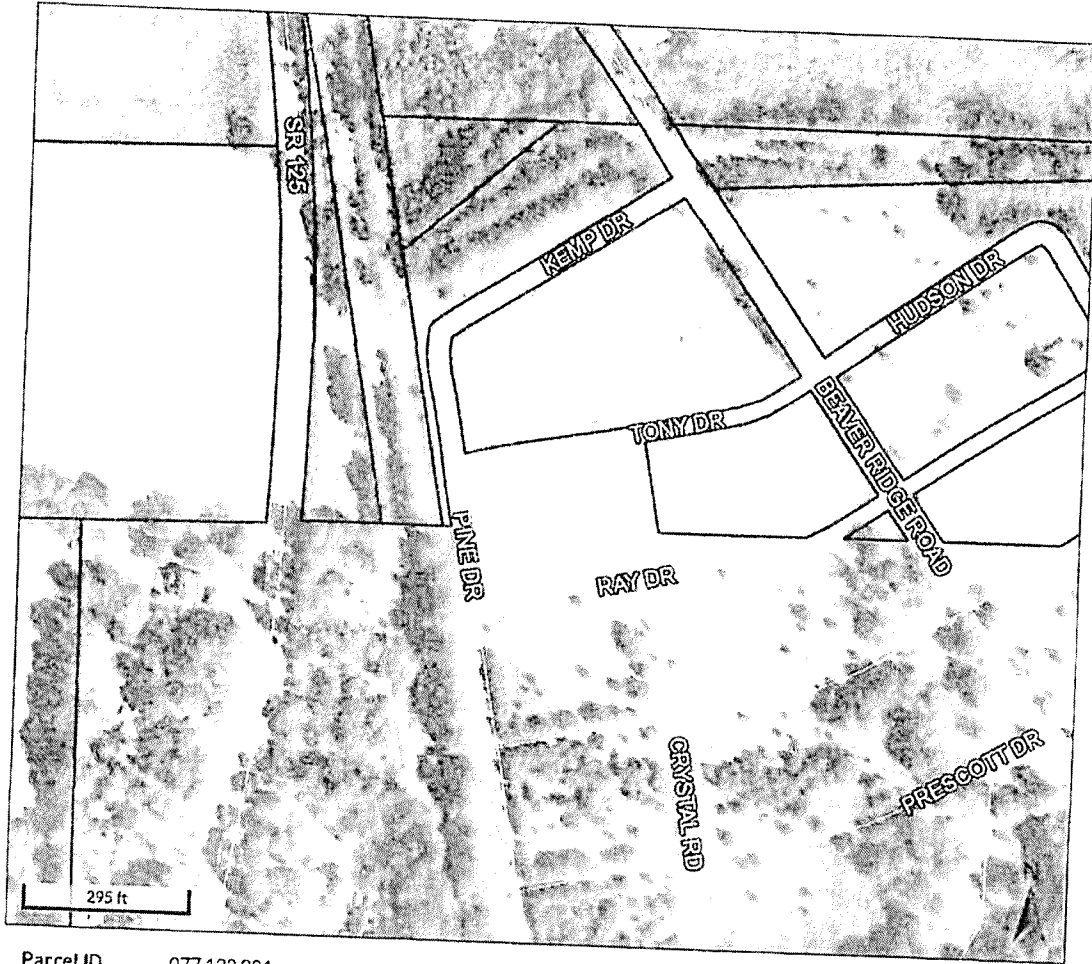
	2021	2020	2019	2018	2017	2016
Previous Value	\$57,481	\$57,481	\$57,481	\$57,481	\$57,481	\$57,481
Land Value	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$12,481	\$12,481	\$12,481	\$12,481	\$12,481	\$12,481
= Current Value	\$57,481	\$57,481	\$57,481	\$57,481	\$57,481	\$57,481

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

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Overview

Legend

-  Parcels
-  Roads

Parcel ID 077 132 001
 Class Code Residential
 Taxing District Ray City
 Acres 20

Owner SOII. REMEDIATION, INC
 64 PAULINE AVE
 RAY CITY, GA 31645
 Physical Address n/a
 Assessed Value Value \$57481

Last 2 Sales			
Date	Price	Reason	Qual
8/2/1995	\$100000	NE	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 5:16:43 AM

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Summary

Parcel Number 001A0020
Location Address WILBURN ST
Legal Description LL 469 LD 10
 (Note: Not to be used on legal documents)
Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District UNINCORPORATED - 01 (District 01)
Millage Rate 32.676
Acres 27.5
Neighborhood N/A
Homestead Exemption No (S0)
Lot/District 469 / 10
Water Well
Sewer Septic Tank
Electric Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access Unpaved

[View Map](#)

Owner

SOIL REMEDIATION INC
 8810 PAUL STARR DR
 PENSACOLA, FL 32514

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	24.01
RUR	Open Land	Rural	8	0.04
RUR	Open Land	Rural	9	0.48
RUR	Woodlands	Rural	5	0.99
RUR	Woodlands	Rural	6	1.31
RUR	Woodlands	Rural	8	0.09
RUR	Woodlands	Rural	9	0.58

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/2/1995	63 214	A 69	\$55,000	Land Market Sale		SOIL REMEDIATION, IN

Valuation

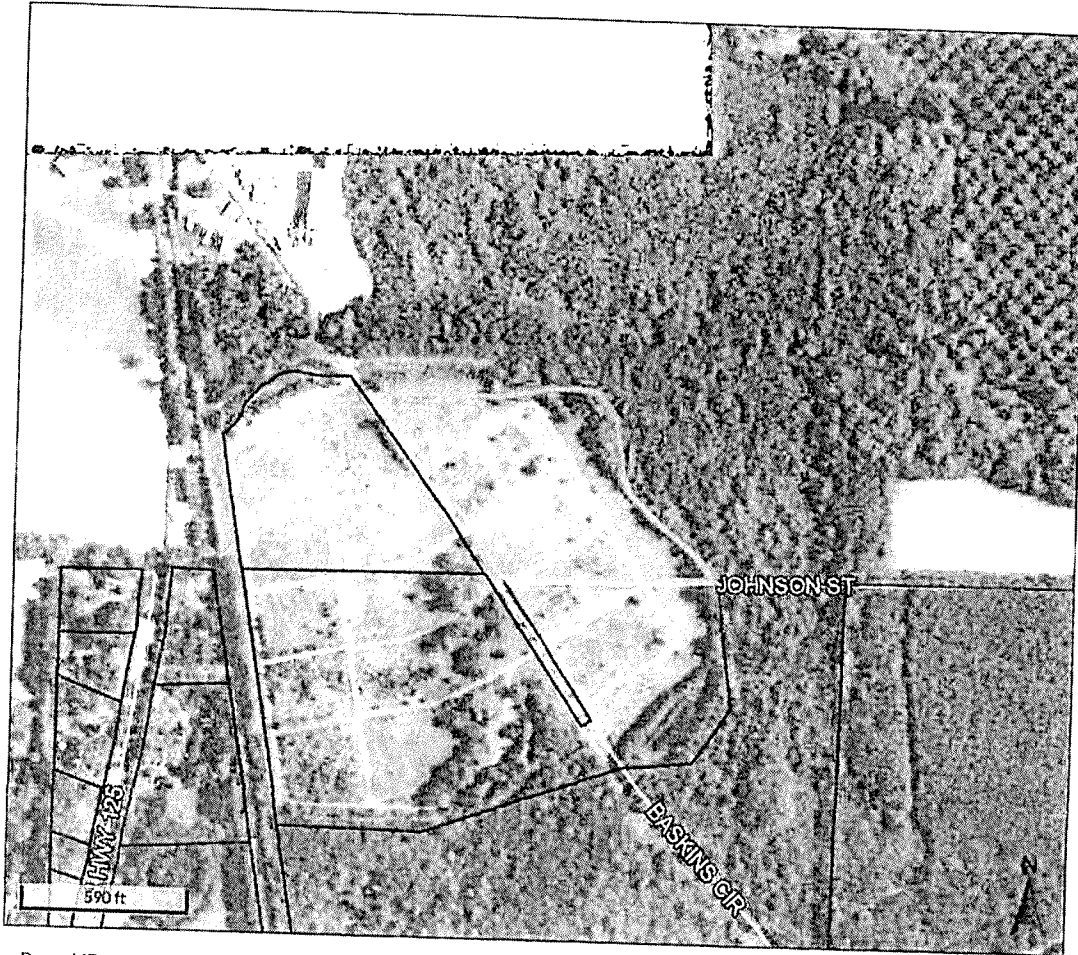
	2020	2019	2018	2017	2016
Previous Value	\$91,700	\$91,700	\$91,700	\$91,700	\$91,700
Land Value	\$91,700	\$91,700	\$91,700	\$91,700	\$91,700
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$91,700	\$91,700	\$91,700	\$91,700	\$91,700

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

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Last Data Update: 9/3/2021 6:38:14 AM





Overview

Legend

- Parcels
- Roads

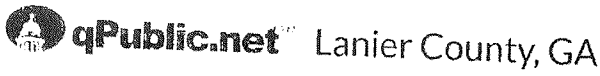
Parcel ID 001A0020
 Class Code Agricultural
 Taxing District UNINCORPORATED - 01
 01
 Acres 27.5
 (Note: Not to be used on legal documents)

Owner SOIL REMEDIATION INC
 8810 PAUL STARR DR
 PENSACOLA, FL 32514
 Physical Address WILBURN ST
 Assessed Value Value \$91700

Last 2 Sales			
Date	Price	Reason	Qual
8/2/1995	\$55000	LM	Q
n/a	0	n/a	n/a

Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 6:38:18 AM

Developed by  **Schneider**
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Summary

Parcel Number 001A0010
Location Address
Legal Description LL 469 LD 10
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District UNINCORPORATED - 01 (District 01)
Millage Rate 32.676
Acres 32.5
Neighborhood N/A
Homestead Exemption No (\$0)
Landlot/District N/A
Water No Water
Sewer No Sewer
Electric No Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access No Road

[View Map](#)

Owner

SOIL REMEDIATION INC
 8810 PAUL STARR DR.
 PENSACOLA, FL 32514

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	
RUR	Open Land	Rural	5	0.68
RUR	Open Land	Rural	8	0.5
RUR	Woodlands	Rural	2	3.33
RUR	Woodlands	Rural	5	0.15
RUR	Woodlands	Rural	6	16.75
RUR	Woodlands	Rural	8	3.51
				7.58

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/30/2002	122 306		\$42,000	RESOLD	ANDERSON, WILBURN F	SOIL REMEDIATION INC
1/1/1978			\$0	NOT FAIR MARKET		ANDERSON, WILBURN F

Valuation

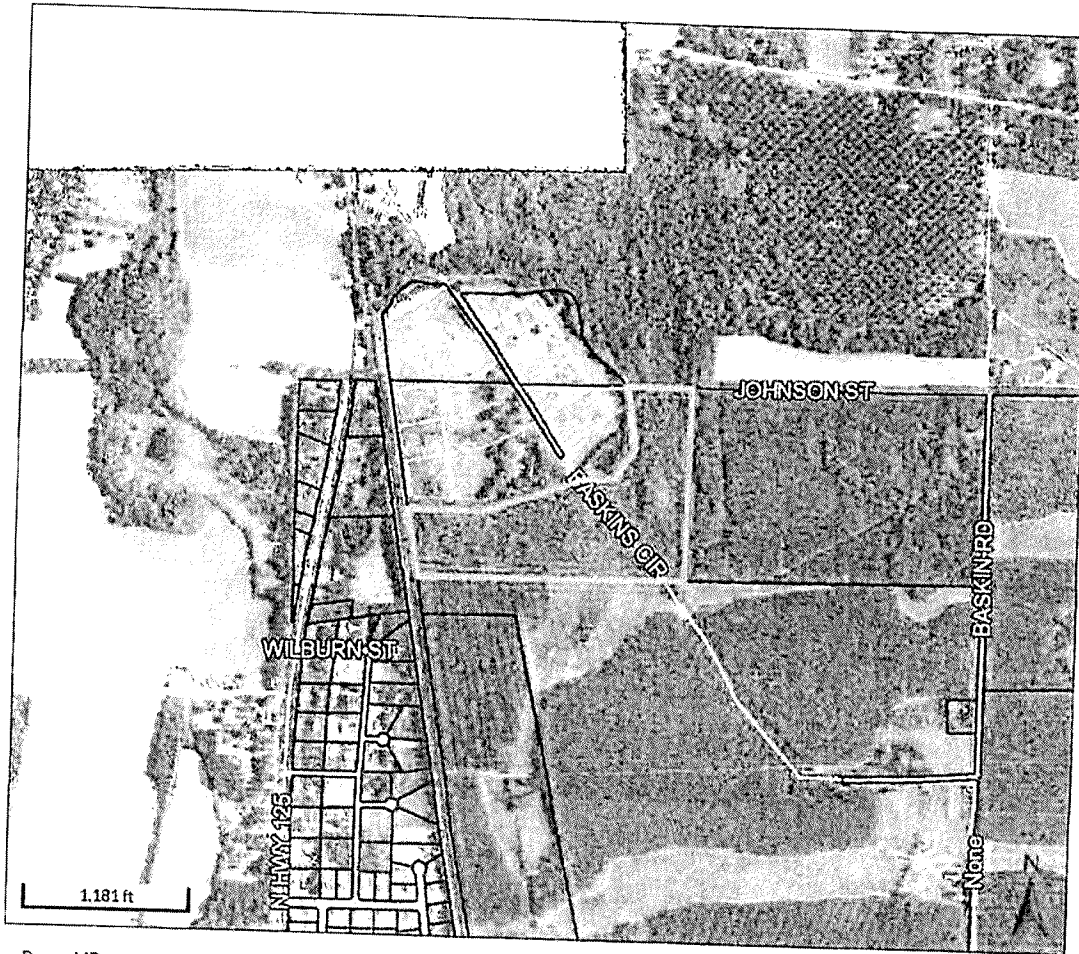
	2020	2019	2018	2017	2016
Previous Value	\$25,025	\$25,025	\$25,025	\$25,025	\$25,025
Land Value	\$25,025	\$25,025	\$25,025	\$25,025	\$25,025
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Valuc	\$0	\$0	\$0	\$0	\$0
= Current Value	\$25,025	\$25,025	\$25,025	\$25,025	\$25,025

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

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Last Data Upload: 9/3/2021 8:30:18 AM





Overview

Legend

- Parcels
- Roads

Parcel ID 001A0010
 Class Code Agricultural
 Taxing District UNINCORPORATED - 01
 01
 Acres 32.5

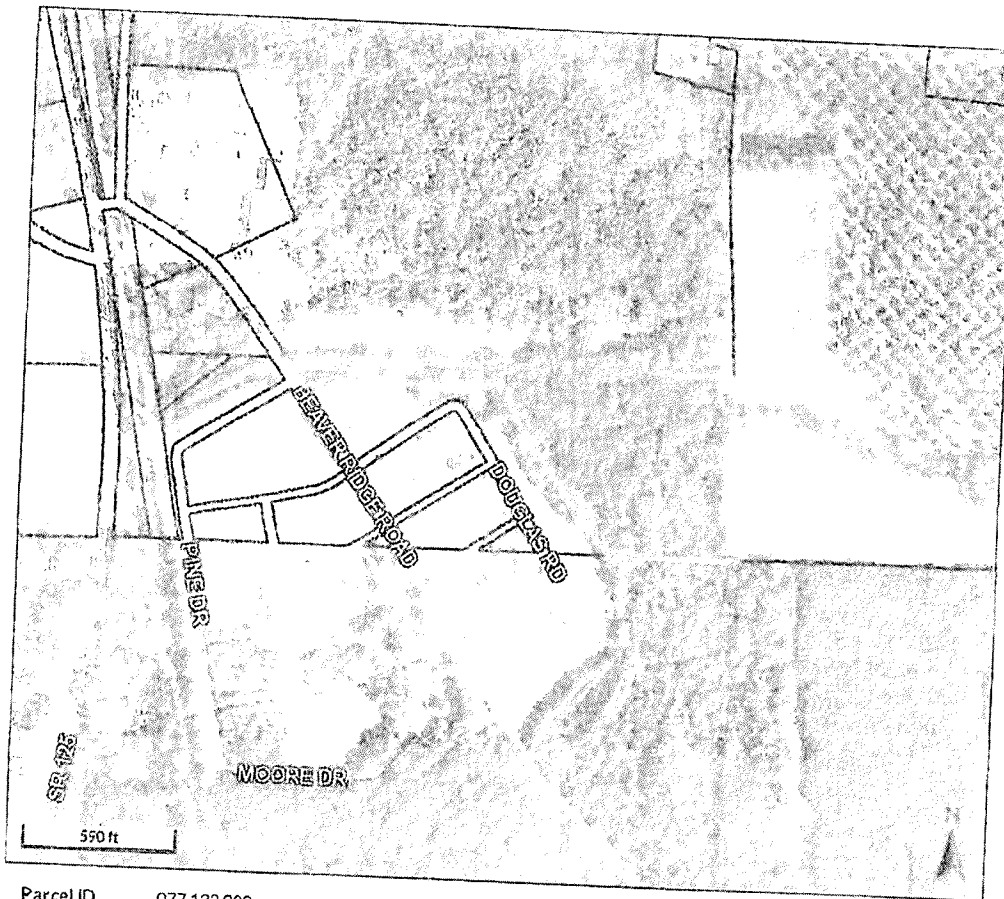
(Note: Not to be used on legal documents)

Owner SOIL REMEDIATION INC
 8810 PAUL STARR DR.
 PENSACOLA, FL 32514
 Physical Address n/a
 Assessed Value Value \$25025

Last 2 Sales			
Date	Price	Reason	Qual
8/30/2002	\$42000	RS	U
1/1/1978	0	NM	U



Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 6:38:18 AM

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Overview

Legend

-  Parcels
-  Roads


Parcel ID 077 132 000
 Class Code Residential
 Taxing District Ray City
 Acres 17

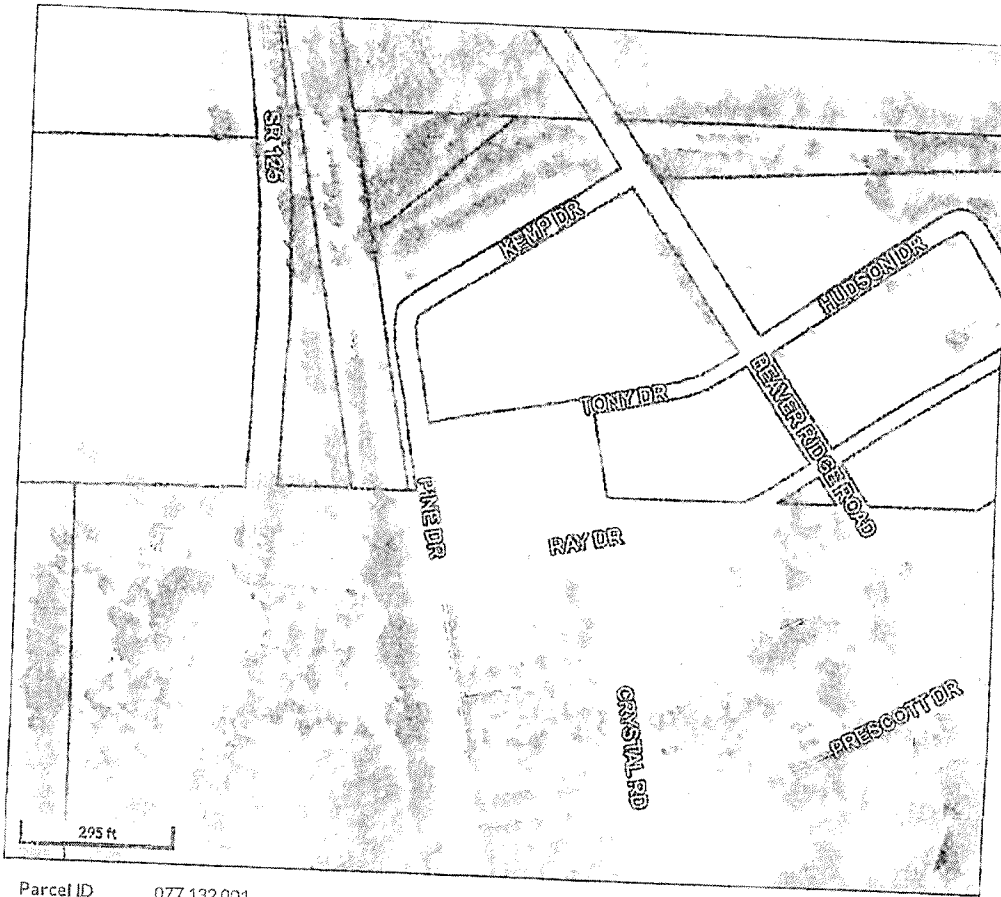
Owner SOIL REMEDIATION, INC
 64 PAULINE AVE
 RAY CITY, GA 31645
 Physical Address n/a
 Assessed Value Value \$39000

Last 2 Sales			
Date	Price	Reason	Qual
8/30/2002	\$42000	NM	U
3/25/1996	0	FM	Q

(Click on the parcel to view more information)

Date created: 9/3/2021
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Overview

Legend

- Parcels
- Roads

Parcel ID 077 132 001
 Class Code Residential
 Taxing District Ray City
 Acres 20

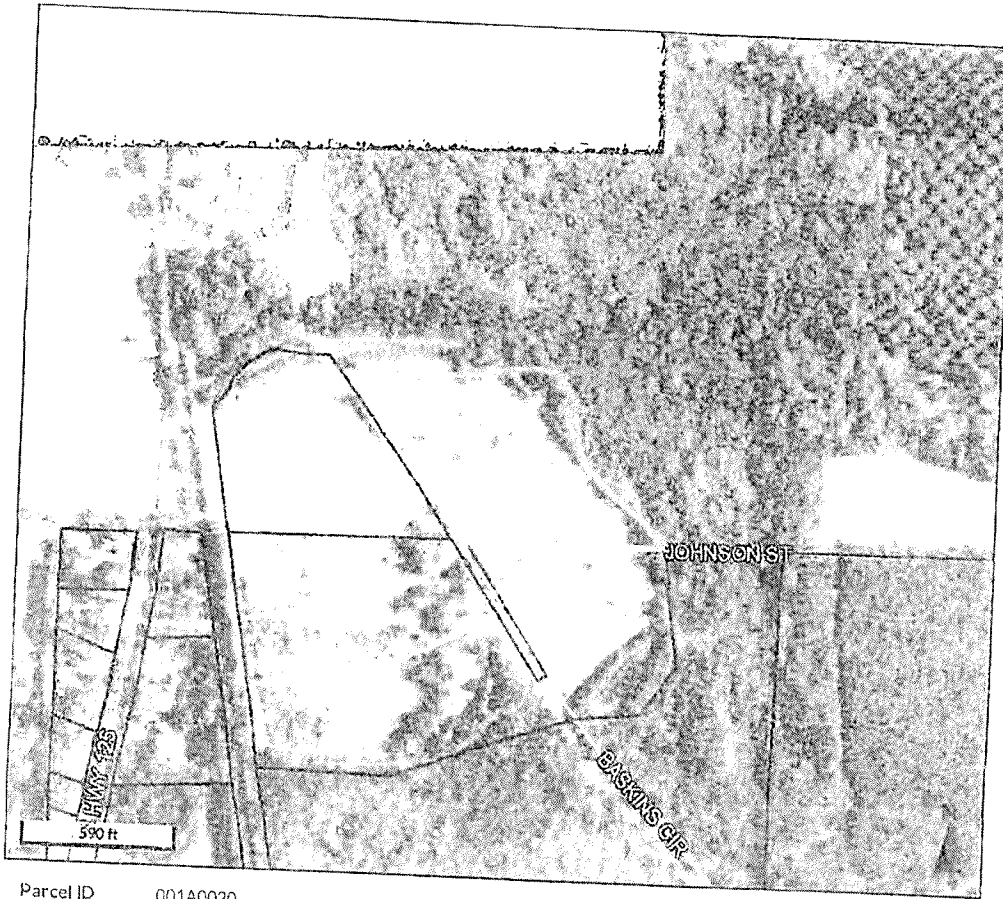
Owner SOIL REMEDIATION, INC
 64 PAULINE AVE
 RAY CITY, GA 31645
 Physical Address n/a
 Assessed Value Value \$57481

Last 2 Sales		Reason	Qual
Date	Price		
8/2/1995	\$100000	NE	U
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 5:16:43 AM

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 G E O S P A T I A L



Overview

Legend


- Parcels
- Roads

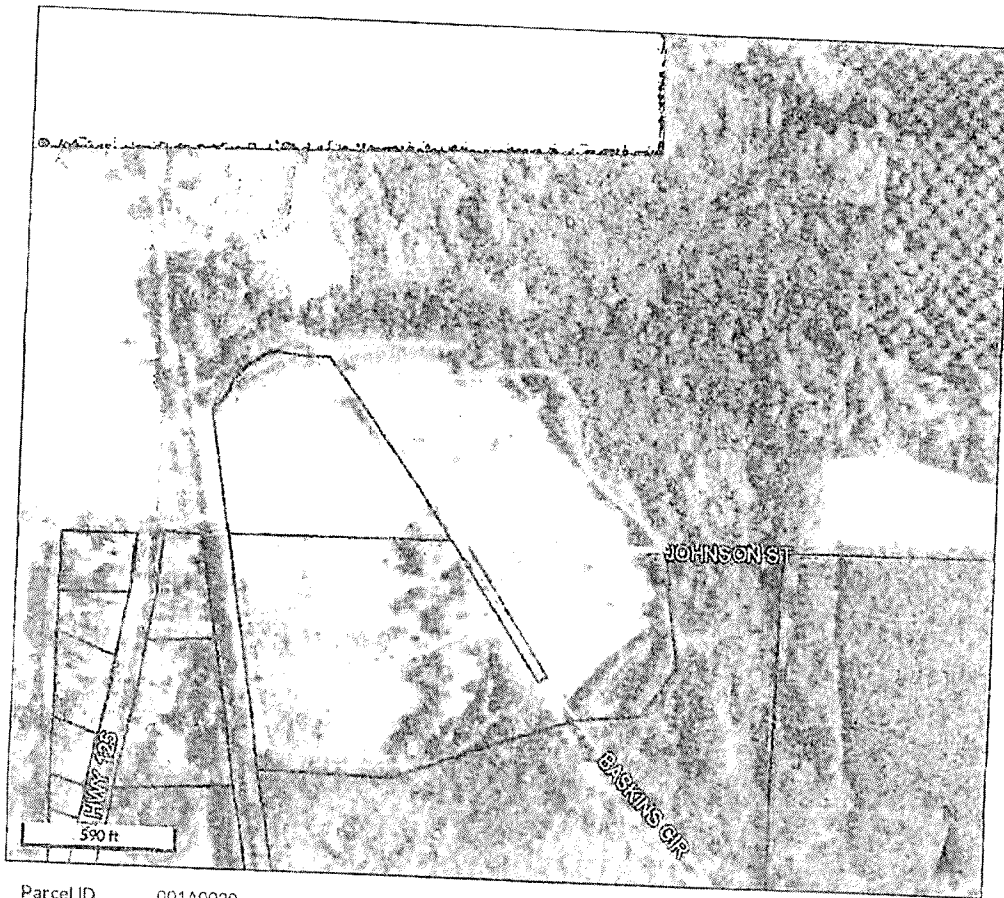
Parcel ID 001A0020
 Class Code Agricultural
 Taxing District UNINCORPORATED - 01
 01
 Acres 27.5
 (Data: Not to be used on legal documents)

Owner SOIL REMEDIATION INC
 8810 PAUL STARR DR
 PENSACOLA, FL 32514
 Physical Address WILBURN ST
 Assessed Value Value \$91700

Last 2 Sales			
Date	Price	Reason	Qual
8/2/1995	\$55000	LM	Q
n/a	0	n/a	n/a

Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 6:38:18 AM

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Overview

Legend

- Parcels
- Roads

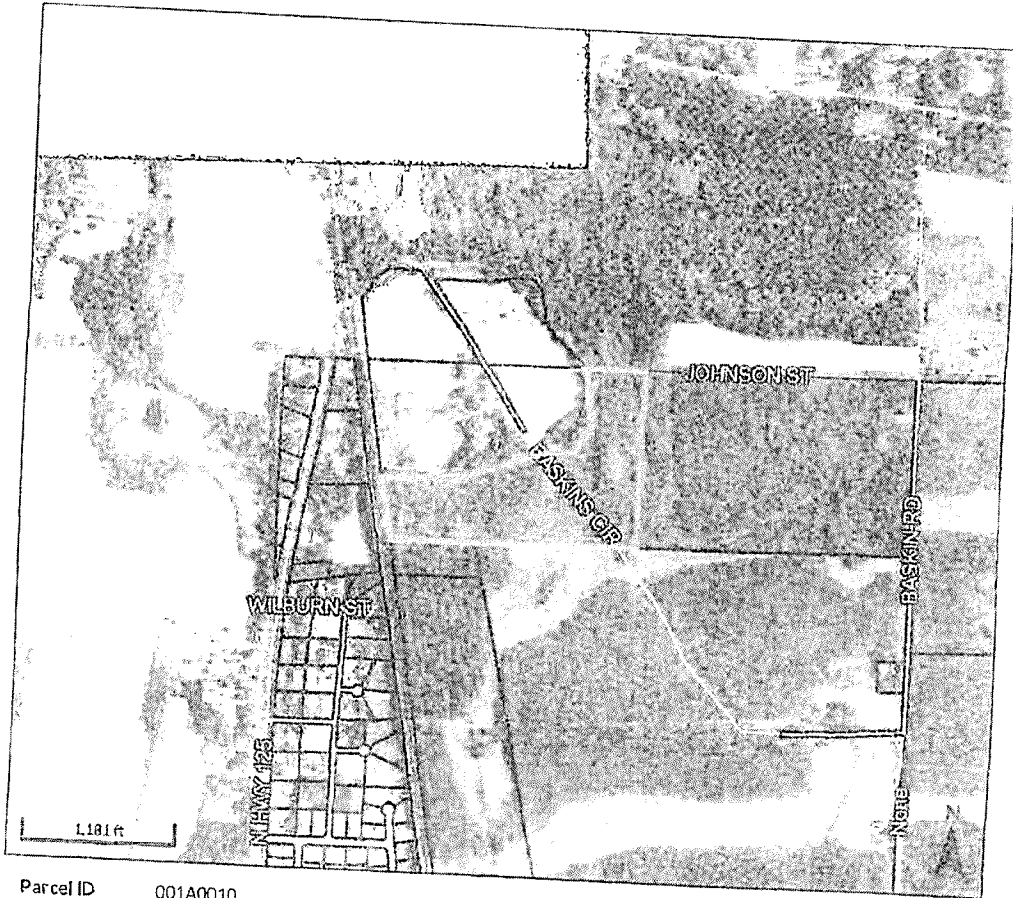
Parcel ID 001A0020
 Class Code Agricultural
 Taxing District UNINCORPORATED - 01
 01
 Acres 27.5
 (Data: Not to be used on legal documents)

Owner SOIL REMEDIATION INC
 8810 PAUL STARR DR
 PENSACOLA, FL 32514
 Physical Address WILBURN ST
 Assessed Value Value \$91700

Last 2 Sales			
Date	Price	Reason	Qual
8/2/1995	\$55000	LM	Q
n/a	0	n/a	n/a

Date created: 9/3/2021
 Last Data Upkaded: 9/3/2021 8:38:18 AM

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Overview

Legend

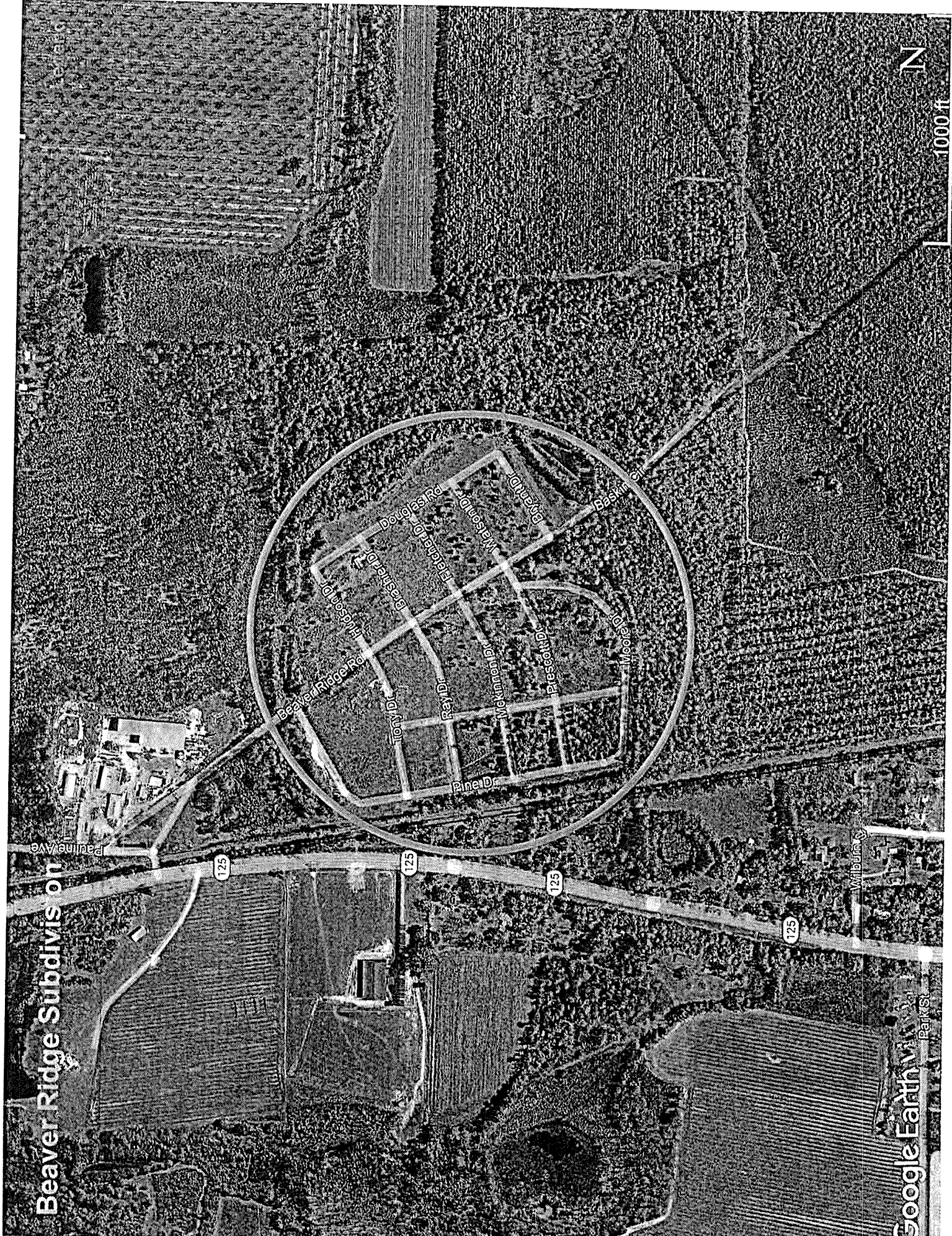
- Parcels
- Roads

Parcel ID	001A0010	Owner	SOIL REMEDIATION INC	Last 2 Sales			
Class Code	Agricultural		8810 PAUL STARR DR.	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED - 01	Physical Address	PENSACOLA, FL 32514	8/30/2002	\$42000	RS	U
	01	Assessed Value	n/a	1/1/1978	0	NM	U
Acres	32.5		Value \$25025				

Date created: 9/3/2021
 Last Data Uploaded: 9/3/2021 6:38:18 AM

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Beaver Ridge Subdivision



REGULATORY COMPLIANCE SERVICES, INC.
Environmental Site Assessment

User Questionnaire

USER NAME: Red Ladder Developments LLC **DATE:** 9/13/2021

PROJECT NUMBER & NAME: Beaver Ridge Subdivision

ADDRESS OF PROPERTY: Beaver Run Drive Ray City Ga

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity use limitations, 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?

No

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this *Environmental Site Assessment* do you have a 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?

No

(4.) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? 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

(5.) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).** Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*

A. Do you know the past uses of the *property*?

Yes

B. Do you know the specific chemicals that are present or once were present at the *property*?

No

C. Do you know of spills or other chemical releases that have taken place at the *property*?

No

D. Do you know of any environmental cleanups that have taken place at the *property*?

No

(6.) **The degree of obviousness of the presence of likely presence of contamination of the property, and the ability to detect that contamination by appropriate investigation (40 CFR 312.31).** As the *user* of this *Environmental Site Assessment*, 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*?

No

For Regulatory Compliance Services, Inc. use only.	
Date sent: _____	How sent: <input type="checkbox"/> email <input type="checkbox"/> fax <input type="checkbox"/> mail <input type="checkbox"/> other _____
Date received: _____	Received by: _____

Beaver Ridge Subdivision
Ray City
Ray City, GA 31645

Inquiry Number: 6649327.2s
September 03, 2021

FirstSearch Report



Beaver Ridge Subdivision
Ray City, GA 31645
Ray City, GA 31645
Ray City, GA

Search Summary Report

TARGET SITE RAY CITY
RAY CITY, GA 31645

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	0	0	0	-	0	0
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	0	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	1	0	-	1	2
<i>State/Tribal LTANKS</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal Tanks</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	-	-	-	0	0
<i>Spills</i>	Y	0	0	-	-	-	0	0
<i>Other</i>	Y	0	0	1	-	-	0	1
- Totals --		0	0	2	0	0	1	3

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Search Summary Report

TARGET SITE: RAY CITY
RAY CITY, GA 31645

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	NPL	07/29/2021	1.000	0	0	0	0	0	0	0
	Proposed NPL	07/29/2021	1.000	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Delisted NPL	07/29/2021	1.000	0	0	0	0	0	0	0
<i>CERCLIS</i>	SEMS	07/29/2021	0.500	0	0	0	0	-	0	0
<i>NFRAP</i>	SEMS-ARCHIVE	07/29/2021	0.500	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	CORRACTS	03/22/2021	1.000	0	0	0	0	0	0	0
<i>RCRA TSD</i>	RCRA-TSDF	03/22/2021	0.500	0	0	0	0	-	0	0
<i>RCRA GEN</i>	RCRA-LQG	03/22/2021	0.250	0	0	0	-	-	0	0
	RCRA-SQG	03/22/2021	0.250	0	0	0	-	-	0	0
	RCRA-VSQG	03/22/2021	0.250	0	0	0	-	-	0	0
<i>Federal IC / EC</i>	US ENG CONTROLS	05/17/2021	0.500	0	0	0	0	-	0	0
	US INST CONTROLS	05/17/2021	0.500	0	0	0	0	-	0	0
<i>ERNS</i>	ERNS	06/14/2021	0.001	0	0	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	SHWS	07/01/2020	1.000	0	0	0	0	0	0	0
	GA NON-HSI	07/30/2021	1.000	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	SWF/LF	10/11/2018	0.500	0	0	1	0	-	1	2
<i>State/Tribal LTANKS</i>	LUST	01/20/2021	0.500	0	0	0	0	-	0	0
	INDIAN LUST	10/01/2020	0.500	0	0	0	0	-	0	0
<i>State/Tribal Tanks</i>	UST	07/08/2021	0.250	0	0	0	-	-	0	0
	AST	05/13/2020	0.250	0	0	0	-	-	0	0
	INDIAN UST	10/01/2020	0.250	0	0	0	-	-	0	0
<i>State/Tribal VCP</i>	VCP	06/26/2019	0.500	0	0	0	0	-	0	0
<i>ST/Tribal Brownfields</i>	BROWNFIELDS	04/30/2021	0.500	0	0	0	0	-	0	0
<i>US Brownfields</i>	US BROWNFIELDS	06/10/2021	0.500	0	0	0	0	-	0	0

Search Summary Report

TARGET SITE: RAY CITY
RAY CITY, GA 31645

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>Other SWF</i>	IHS OPEN DUMPS	04/01/2014	0.500	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	US CDL	05/18/2021	0.001	0	0	-	-	-	0	0
<i>Spills</i>	HMIRS	03/22/2021	0.001	0	0	-	-	-	0	0
	SPILLS	04/06/2021	0.001	0	0	-	-	-	0	0
	SPILLS 90	10/04/2012	0.001	0	0	-	-	-	0	0
<i>Other</i>	RCRA NonGen / NLR	03/22/2021	0.250	0	0	1	-	-	0	1
	TSCA	12/31/2016	0.001	0	0	-	-	-	0	0
	TRIS	12/31/2018	0.001	0	0	-	-	-	0	0
	SSTS	04/19/2021	0.001	0	0	-	-	-	0	0
	RAATS	04/17/1995	0.001	0	0	-	-	-	0	0
	PRP	12/30/2020	0.001	0	0	-	-	-	0	0
	PADS	11/19/2020	0.001	0	0	-	-	-	0	0
	ICIS	11/18/2016	0.001	0	0	-	-	-	0	0
	FTTS	04/09/2009	0.001	0	0	-	-	-	0	0
	MLTS	03/08/2021	0.001	0	0	-	-	-	0	0
	RADINFO	07/01/2019	0.001	0	0	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	US AIRS	10/12/2016	0.001	0	0	-	-	-	0	0
	ABANDONED MINES	06/15/2021	0.001	0	0	-	-	-	0	0
	FINDS	05/05/2021	0.001	0	0	-	-	-	0	0
	UXO	12/31/2018	1.000	0	0	0	0	0	0	0
	DOCKET HWC	05/06/2021	0.001	0	0	-	-	-	0	0
	DRYCLEANERS	02/01/2021	0.250	0	0	0	-	-	0	0
	UIC	03/25/2021	TP	0	0	-	-	-	0	0
	MINES MRDS	04/06/2018	TP	0	0	-	-	-	0	0
- Totals --				0	0	2	0	0	1	3

Site Information Report

Request Date: SEPTEMBER 3, 2021
Request Name: BARBIE EASLEY

Search Type: COORD
Job Number: NA

Target Site: RAY CITY
RAY CITY, GA 31645

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	83 193045	83 1930450 - 83° 11' 34.96"	Easting: 290745.2
Latitude:	31.061727	31 0617270 - 31° 3' 42.21"	Northing: 3438325.5
Elevation:	206 ft. above sea level		Zone: Zone 17

Demographics

Sites: 2

Non-Geocoded: 1

Population: N/A

RADON

Federal EPA Radon Zone for LANIER County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LANIER COUNTY, GA

Number of sites tested: 2

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	0.550 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Target Site Summary Report

Target Property: RAY CITY
RAY CITY, GA 31645

JOB: NA

TOTAL: 3

GEOCODED: 2

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
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No sites found for target address

Sites Summary Report

Target Property: RAY CITY
RAY CITY, GA 31645

JOB: NA

TOTAL: 3

GEOCODED: 2

NON GEOCODED: 1

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	SWF/LF --PBR-010-09TS --PBR-010-10COL	SOUTHERN RECYCLING INDUSTRIES	605 PAULINE EXTENSION RAY CITY, GA 31645	0.19 NNW	- 13	1
A2	RCRA NonGen / NLR --GAR000056911	SOUTHERN RECYCLING INDUSTRIES,	64 PAULINE AVE RAY CITY, GA 31645	0.22 NNW	- 16	4

Sites Summary Report

Target Property RAY CITY
RAY CITY, GA 31645

JOB: NA

TOTAL: 3

GEOCODED: 2

NON GEOCODED: 1

<u>Map ID</u>	<u>DB Type</u> <u>--ID/Status</u>	<u>Site Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>ElevDiff</u>	<u>Page No.</u>
	SWF/LF --PBR-010-13COL	BERRIEN CO-SOIL REMEDIATION IN	64 PAULINE AVE RAY CITY, GA 31645	NON GC	N/A	N/A