



41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
P (678) 382-6700 F (678) 382-6701  
dunwoodyga.gov

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Warren Hutmacher, City Manager

**Date:** March 24, 2014

**Subject:** **Purchase of Final Piece of Land for Multi-Use Trail Phase III**

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### **ITEM DESCRIPTION**

Staff has completed all necessary due diligence activities for the purchase of the final piece for Phase III of the multi-use trail. The proposed purchase will connect the multi-use trail in Brook Run Park with the "Project Renaissance" multi-use trail and create a just over 3 mile multi-use trail system. The final piece of land for the connection traverses the Columns at Lake Ridge apartment complex. ECI Group Inc, the property owner, has agreed to a purchase price of \$30,000 for the 2.0025 acres of land.

### **BACKGROUND**

As part of the Comprehensive Land Use Plan, the Georgetown Master Plan, and the Parks Master Plan, the community identified a need to create more walking and biking trails throughout the City. In both 2011 and 2012 the City was awarded a total of \$200,000 from the Department of Natural Resources Recreational Trails Grant Program towards the creation of a multi-use trail in Brook Run Park (constructed in two phases). In August 2013, the Mayor and Council celebrated the grand opening of the first 0.7 miles of the multi-use trail in Brook Run Park. Construction on the remaining approximate 1.3 miles of the multi-use trail in Brook Run Park is underway with an anticipated completion later this year.

Throughout 2013 the Mayor and Council also took significant steps forward to completing Phases III, IV, and V of the multi-use trail. Those phases continue the multi-use trail from Brook Run Park and create an approximately 3 mile trail system that will traverse the 19 acre "Project Renaissance" former Dunwoody Emory Hospital property, cross North Shallowford Road, and traverses the 16 acre "Project Renaissance" property to Chamblee Dunwoody Road (see attached map). In April 2013, the Mayor and Council broke ground on Phase V of the multi-use trail as part of the Georgetown Park groundbreaking. In August 2013, the Mayor and Council completed an easement agreement with Peachford Hospital for the first half of Phase III of the multi-use trail. In October 2013, the Mayor and Council adopted the FY 2014 Budget which included \$1.025M towards the construction of Phase IV of the multi-use trail.

The final piece of Phase III of the multi-use trail traverses the back property line of the existing Columns at Lake Ridge apartment complex and also includes the connection between Phase IV and Phase V of the trail, which runs along much of the apartment complex's frontage to North Shallowford.

At the direction of Council, staff approached ECI Group, Inc. who owns the Columns at Lake Ridge apartment complex to acquire the necessary property rights to complete Phase III of the trail. The negotiations with the property owner have resulted in the attached Purchase



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and Sale Agreement for Council consideration. The property being purchased for the trail totals 2.0025 acres of land at a cost of \$30,000, along with additional commitments the City is making for the property owner regarding fencing, landscaping and signage improvements along the trail.

## **COMPLETED DUE DILLIGENCE ACTIVITIES**

The City's Real Estate purchase policy requires that the City take certain steps prior to the purchase of real property. Staff has completed the necessary due diligence work to finalize the purchase of this property. The survey, appraisal, and environmental assessment are summarized below.

### **1. SURVEY**

A survey was completed for both the 1.919 acres along Nancy Creek as well as the 0.0835 acres along North Shallowford. The survey of the area along North Shallowford was prepared by TerraMark and there are no issues of concern related to the survey. The survey of the area along Nancy Creek was prepared by Planners Engineers Collaborative, Inc. and there are no issues of concern related to the survey.

### **2. APPRAISALS**

An independent MAI (Member of the Appraisal Institute) appraisal of the trail land along Nancy Creek and along North Shallowford Road was completed in accordance with City purchasing rules.

Alex Rubin and Company (Georgia Certified General Real Property Appraiser) determined the Market Value "As Is" of the fee simple interest of both segments (the 1.919 acres and the 0.0835 acres) of trail land based on market conditions as of January 10, 2014, is sixty five thousand dollars (\$65,000). This appraisal is well above our negotiated purchase price of \$30,000.

The City's real estate purchasing policy does not require a second appraisal for land acquisition if the price of the land under contract is under \$500,000.

### **3. ENVIRONMENTAL ASSESSMENT**

Rindt-McDuff Associates performed a Phase I Environmental Site Assessment in accordance with American Society for Testing Materials (ASTM) Standard Practice for Site Assessments. The assessment includes an involved and detailed site visit by a qualified professional. The Phase I Environmental Site Assessment revealed no evidence of Recognized Environmental Conditions. There are no issues of concern related to the environmental assessment.

### **4. TITLE REVIEW**

The City engaged Riley McClendon, a Limited Liability Corporation, to review all of the title work related to both segments (the 1.919 acres and the 0.0835 acres) of property and found no issues of concern related to the title review.





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The City is contracting with First American Title Insurance Company to purchase appropriate title insurance for the property upon the consummation of the closing of this transaction.

## **ANALYSIS**

The Purchase and Sale agreement between the parties contemplates the City purchasing land “fee simple” from the property owner for the purpose of constructing a multi-use trail.

The contract requires the city to build certain improvements as part of the trail construction. These include fencing, landscaping, and signage improvements.

## **FUNDING**

Adequate funding for the 2.0025-acre property purchase was funding in FY 2013 through the Capital Projects Budget (Phase III Trail Design and Construction). A budget amendment is not necessary at this time.

Funding will be included in the construction contract for the “additional considerations” (fencing, landscaping, and signage improvements) the City is responsible for in the Purchase and Sale agreement.

The proposed “additional considerations” are included as Exhibits in the Purchase and Sale agreement. The requirements regarding landscaping and fence improvements are obligations that the city would need to incorporate into the trail regardless of contractual commitments. The signage replacement and relocation is necessary for the routing of the trail. It also provides the City an opportunity to incorporate a directional marker and brand identification for the trail on one of the new signs.

Since the design of the trail has not been completed, the City would need to make the majority of these improvements with or without the purchase contract requirements it would be difficult to identify and break out the marginal costs for these improvements at this time.

## **RECOMMENDATION**

Staff recommends the City Council approve the Resolution authorizing the City Manager and/or Mayor to execute the attached Purchase and Sale agreement (with attachments) and any and all other documents to effectuate the final closing on the property.





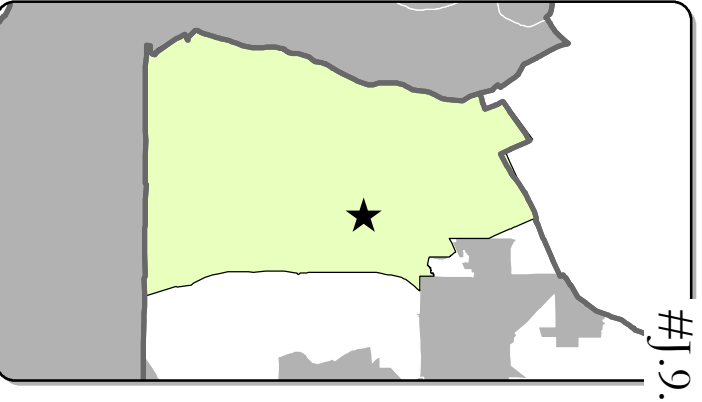
**Dunwoody**  
**Multi-Use Trail**

February 19th 2014

**City of Dunwoody**

**Trail Phases**

- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V
- Nancy Creek
- Project Renaissance





**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2014-03-XX**

**A RESOLUTION TO AUTHORIZE THE CITY TO PURCHASE 2.0025 ACRES OF  
PROPERTY ADDRESSED AT 4601 NORTH SHALLOWFORD ROAD,  
DUNWOODY, GA**

**WHEREAS,** the City has invested considerable time working with its residents and businesses in order to document the community's vision for future redevelopment as documented in the Comprehensive Land Use Plan, the Georgetown / North Shallowford Master Plan, and the Parks, Recreation, and Open Space Master Plan; and

**WHEREAS,** as part of the each of the aforementioned planning processes, the community identified a need to create more walking and biking trails throughout the City; and

**WHEREAS,** the City is actively working to create a multi-use trail system encircling Brook Run Park and connecting Brook Run Park to the "Project Renaissance" redevelopment project in the Georgetown / North Shallowford Road area; and

**WHEREAS,** in August 2013, the Mayor and Council celebrated the grand opening of the first 0.7 miles of the multi-use trail in Brook Run Park and construction on the remaining 1.06 mile of multi-use trail in Brook Run Park is underway; and

**WHEREAS,** three more phases continue the multi-use trail from Brook Run Park and create an approximately 3 mile trail system that traverses the 19 acre "Project Renaissance" former Dunwoody Emory Hospital property, crosses North Shallowford Road, and traverses the 16 acre "Project Renaissance" property to Chamblee Dunwoody Road; and

**WHEREAS,** the land between Brook Run Park and the 19 acre "Project Renaissance" former Dunwoody Emory Hospital property is held by two private owners; and

**WHEREAS,** the City negotiated an easement agreement with one of the two private property owners in August 2013; and

**WHEREAS,** the City has negotiated a Purchase and Sale Agreement for the purchase of 2.0025 acres of real property, as more particularly described in Exhibit A attached hereto and incorporated here, part of a larger 27.06 acre tract addressed 4601 North Shallowford Road (Tax Parcel Identification Number 18 353 03 007) for the price of \$30,000.00 which will complete the connection between Brook Run Park and "Project Renaissance."

**NOW, THEREFORE BE IT RESOLVED,** by the Mayor and Council for the City of Dunwoody, that the Mayor, City Manager, and City Attorney are hereby authorized to execute all necessary documents to effect the purchase of the 2.0025 acres of real property as described herein.

**SO RESOLVED AND EFFECTIVE,** this 24<sup>th</sup> day of March, 2014.

Approved:

\_\_\_\_\_  
Michael G. Davis, Mayor

#J.9.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2014-03-XX**

Attest:

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Sharon Lowery, City Clerk

(Seal)

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2014-03-XX**

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Being three strips or parcel of land lying and being in Land Lot 345, of the 18<sup>th</sup> District of DeKalb County, Georgia, and being more particularly described as follows:

**Parcel 1**

To find the Point of Beginning, commence at a 1"crimp top pipe found at the common corner of Land Lots 344, 345, 352 and 353 of the aforesaid District; thence, leaving the said point and running with the westerly line of said Land Lot 344 and along the property now or formerly owned by Dekalb-Lake Ridge, LLC as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 17650, Page 759, South 01° 44' 14" West, 207.25 feet to the True Point of Beginning of the below described strip or parcel of land; thence, leaving the said Point of Beginning and continuing with the said line of Land Lot 344

1. South 01° 44' 14" West, 72.48 feet to a point on the easterly right of way line of North Shallowford Road (having an 80 feet wide right of way); thence, running with the said line of North Shallowford Road
2. 63.46 feet along the arc of a curve deflecting to the left, having a radius of 2,071.45 feet and a chord bearing and distance of North 49° 32' 05" West, 63.46 feet; thence,
3. North 50° 24' 46" West, 226.01 feet; thence, leaving the aforesaid line of North Shallowford Road and running in, through over and across the aforesaid property of Dekalb-Lake Ridge, LLC
4. 11.00 feet along the arc of a curve deflecting to the right, having a radius of 23.00 feet and a chord bearing and distance of North 24° 37' 24" East, 10.90 feet; thence,
5. 19.58 feet along the arc of a curve deflecting to the right, having a radius of 22.00 feet and a chord bearing and distance of South 37° 42' 10" East, 18.94 feet; thence,
6. South 50° 24' 46" East, 175.54 feet; thence,
7. 80.67 feet along the arc of a curve deflecting to the left, having a radius of 54.00 feet and a chord bearing and distance of North 86° 44' 12" East, 73.37 feet to the Point of Beginning, containing 3,499 square feet or 0.0803 of an acre of land, more or less.

**And Also**

**Parcel 2**

To find the Point of Beginning, commence at a 1"crimp top pipe found at the common corner of Land Lots 344, 345, 352 and 353 of the aforesaid District; thence, leaving the said point and running with the westerly line of said Land Lot 344 and along the property now or formerly owned by Dekalb-Lake Ridge, LLC as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 17650, Page 759, South 01° 44' 14" West, 279.73 feet to a point on the easterly right of way line of North Shallowford Road (having an 80 feet wide right of way); thence, running with the said line of North Shallowford Road, 63.46 feet along the arc of a curve deflecting to the left, having a radius of 2,071.45 feet and a chord bearing and distance of North 49° 32' 05" West, 63.46 feet; thence, North 50° 24' 46" West, 226.01 feet; thence, North 50° 24' 46" West, 58.33 feet to the True Point of Beginning of the below described strip or parcel of land; thence, leaving the said Point of Beginning and continuing with the said line of North Shallowford Road

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2014-03-XX**

1. North 50° 24' 46" West, 17.65 feet; thence, leaving the aforesaid line of North Shallowford Road and running in, through over and across the aforesaid property of Dekalb-Lake Ridge, LLC
2. 22.41 feet along the arc of a curve deflecting to the right, having a radius of 24.00 feet and a chord bearing and distance of South 79° 30' 37" East, 21.60 feet; thence,
3. 10.89 feet along the arc of a curve deflecting to the right, having a radius of 13.00 feet and a chord bearing and distance of South 46° 14' 29" West, 10.58 feet to the Point of Beginning, containing 138 square feet or 0.0032 of an acre of land, more or less.

**And Also**

**Parcel 3**

To find the TRUE POINT OF BEGINNING, commence from an iron pin found at the southeast corner of Lakeview Oaks Phase II recorded in Plat Book 86, Page 10 with the northeasterly corner of the Peachford Hospital property; thence South 08 degrees 25 minutes 58 seconds West a distance of 738.02 feet to a point in the centerline of a creek and the TRUE POINT OF BEGINNING; thence 523 feet more or less along the centerline of said creek having a direct tie of South 23 degrees 54 minutes 31 seconds East a distance of 507.56 feet to a point; thence leaving said centerline of creek South 89 degrees 03 minutes 52 seconds West a distance of 276.94 feet to a point; thence North 04 degrees 31 minutes 56 seconds East a distance of 89.72 feet to a point; thence North 21 degrees 47 minutes 47 seconds West a distance of 169.81 feet to a point; thence North 20 degrees 50 minutes 16 seconds East a distance of 218.72 feet to a point; thence North 70 degrees 59 minutes 36 seconds East a distance of 52.20 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.919 acres more or less.

Property is subject to all easements and rights of way recorded and unrecorded.



## PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT, is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, by and between **DEKALB – LAKE RIDGE, LLC**, a Georgia limited liability company (the "**Seller**"), and **CITY OF DUNWOODY, GEORGIA**, a Municipal Corporation established under the laws of the State of Georgia (the "**Purchaser**");

### WITNESSETH, That:

WHEREAS, Seller is the owner of that certain property located in DeKalb County, Parcel ID Number 18-353-03-007, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference; and

WHEREAS, buyer wishes to purchase portions of Seller's Property to install, construct and maintain a twelve (12) foot-wide concrete trail (the "Trail") as described in **Exhibit "B"** attached hereto and incorporated herein by reference and depicted on the site plan attached hereto as **Exhibit "C"** and incorporated herein by reference (the "Trail Property") to be used and operated only as a recreational trail for walking, running, cycling and similar forms of non-motorized transportation (the "Limited Use"), as may be permitted by Grantee; and

WHEREAS, the parties desire to provide for said purchase and sale on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the foregoing premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, all of which each party respectively agrees constitutes sufficient consideration received at or before the execution and delivery hereof, the parties hereto do hereby agree as follows:

1. **DEFINITIONS AND MEANINGS.** In addition to any other terms whose definitions are fixed and defined by this Agreement, each of the following defined terms, when used in this Agreement with an initial capital letter, shall have the meaning ascribed thereto by this Paragraph 1:

1.1. "**Agreement**" means this Purchase and Sale Agreement, together with any and all amendments, modifications, supplements or restatements hereof and any and all exhibits and addenda attached hereto.

1.2. "**Closing**" means the consummation of the purchase and sale contemplated by this Agreement by the deliveries required under Paragraph 9 hereof.

1.3. "**Closing Date**" means the time and date, established under Paragraph 9.1 hereof, when the purchase and sale contemplated by this Agreement is to be consummated, as such date may be extended by mutual agreement of the parties or pursuant to the express provisions of this Agreement.

1.4. **"Execution Date"** means the date on which this Agreement has been duly executed by both Seller and Purchaser; such date shall be inserted in the preamble on the first page of this Agreement.

1.5. **"Property"** means that tract or parcel of land lying and being in Land Lot 353, of the 18th District, in the City of Dunwoody, DeKalb County, Georgia comprising approximately 1,178,733 square feet or 27.06 acres of land, and being more particularly described in Exhibit A attached hereto.

1.6. **"Purchase Price"** means the amount which Purchaser shall pay to Seller to consummate the purchase and sale of the Trail Property as provided in Paragraph 3 of this Agreement.

1.7. **"Site Plan"** means the site plan attached hereto as Exhibit C.

1.8. **"Trail Property"** means that tract or parcel of land lying and being in Land Lot 353, of the 18th District, in the City of Dunwoody, DeKalb County, Georgia comprising approximately 83,592 square feet or 2.0025 acres of land, and being more particularly described in Exhibit B attached hereto.

2. SALE AND PURCHASE. Seller agrees to sell the Trail Property to Purchaser on the terms and conditions contained in this Agreement, and Purchaser agrees to purchase the Trail Property from Seller on the terms and conditions contained in this Agreement.

3. PURCHASE PRICE.

3.1. Amount of Purchase Price. The Purchase Price for the Trail Property shall be THIRTY THOUSAND AND 00/100 DOLLARS (\$30,000.00).

3.2. Payment of Purchase Price. At the Closing, Purchaser shall pay the Purchase Price to Seller, along with other agreed upon costs and fees as dictated by this Agreement.

4. INTENTIONALLY OMITTED.

5. BUYER'S ADDITIONAL OBLIGATIONS: As an inducement to Seller to enter into this Agreement and to sell the Trail property, Purchaser covenant with Seller as follows:

5.1 Gated Access. Purchaser will provide a gated access to the Trail to residents of the Columns at Lake Ridge Apartments at a location to be mutually determined at the rear of Purchaser's Property.

5.2 Fences. Purchaser shall build a fence along the portion of the Trail at the rear of Seller's Property whose further specifications are depicted in **Exhibit "D"**. Additionally, Purchaser will construct a decorative fence with architectural columns matching the base of the new signs described below, as well as landscape treatment, along North Shallowford Road adjacent to the Trail and across the driveway along North Shallowford Road to a point approximately halfway to the end of Seller's Northern Property line. The boundaries and

detailed concept drawings of the fence and landscape improvements will be as depicted in **Exhibit "E"**.

### 5.3 Signs.

Purchaser, at its sole expense and within 18 months from the date of Closing ,

(a) will provide for the removal of the existing 8 foot by 8 foot advertising sign on North Shallowford Road, currently reading "The Columns at Lake Ridge Luxury Apartments", and provide for its replacement through the construction of a replacement sign at a location off of the public right-of-way along North Shallowford Road. The new sign shall also be a sign with a masonry base to match the columns of the fence detailed in Exhibit "E." The sign shall include space for public use as a directional sign to denote the multi-use Trail. The approximate location and concept design of this sign is as depicted in **Exhibit "F"**; and

(b) shall replace the existing sign along the driveway of the Columns at Lake Ridge apartment complex with a sign similar in design to the sign along North Shallowford Road. The approximate location and concept of this sign is as depicted in **Exhibit "G"**.

THE PROVISIONS OF THIS SECTION 5 SHALL SURVIVE THE CLOSING AND ALL TERMINATION HEREOF.

6. SELLER'S REPRESENTATIONS AND COVENANTS. As an inducement to Purchaser to enter into this Agreement and to purchase the Trail Property, Seller represents to, and covenants with, Purchaser, as follows:

6.1 Authorization. Seller has been duly organized and is validly existing in the State of Georgia. Seller has the full right and authority and has obtained any and all consents required therefor to enter into this Agreement. The person signing this Agreement on behalf of Seller is authorized to do so. This Agreement has been, and the documents to be executed by Seller pursuant to this Agreement will be, authorized and properly executed and does and will constitute the valid and binding obligations of Seller enforceable against Seller in accordance with their terms.

6.2 No Notice of Condemnation. Seller has received no notice of, nor is Seller aware of, any pending, threatened or contemplated action by any governmental authority or agency or any other entity having the power of eminent domain, which might result in any part of the Trail Property being taken by condemnation or conveyed in lieu thereof. Seller shall, promptly upon receiving any such notice or learning of any such contemplated or threatened action, give Purchaser written notice thereof.

6.3 Non-Foreign Status. Seller is not a "foreign person" as that term is defined in the Internal Revenue Code of 1986, as amended, and the Regulations promulgated pursuant thereto, and Purchaser has no obligation under Internal Revenue Code § 1445 to withhold and pay over to the Internal Revenue Service any part of the "amount realized" by Seller in the transaction contemplated hereby (as such term is defined in the Regulations issued under Internal Revenue Code § 1445). Seller is not a "non-resident of Georgia" as that term is defined in O.C.G.A. §48-7-128, and the regulations promulgated pursuant thereto.

7. ADDITIONAL AGREEMENTS.

7.1 Disclaimer. EXCEPT AS OTHERWISE PROVIDED HEREIN, PURCHASER ACKNOWLEDGES AND AGREES THAT SELLER HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (a) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (b) THE INCOME TO BE DERIVED FROM THE PROPERTY, (c) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH PURCHASER OR ANY TENANT MAY CONDUCT THEREON, (d) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (e) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (f) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (g) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, (h) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS (AS DEFINED BELOW) OR (i) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. ADDITIONALLY, NO PERSON ACTING ON BEHALF OF SELLER IS AUTHORIZED TO MAKE, AND BY EXECUTION HEREOF OF PURCHASER ACKNOWLEDGES THAT NO PERSON HAS MADE, ANY REPRESENTATION, AGREEMENT, STATEMENT, WARRANTY, GUARANTY OR PROMISE REGARDING THE PROPERTY OR THE TRANSACTION CONTEMPLATED HEREIN; AND NO SUCH REPRESENTATION, WARRANTY, AGREEMENT, GUARANTY, STATEMENT OR PROMISE IF ANY, MADE BY ANY PERSON ACTING ON BEHALF OF SELLER SHALL BE VALID OR BINDING UPON SELLER UNLESS EXPRESSLY SET FORTH HEREIN. PURCHASER FURTHER AGREES TO ACCEPT THE PROPERTY AT THE CLOSING AND WAIVE ALL OBJECTIONS OR CLAIMS AGAINST SELLER (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY, TRUTHFULNESS OR COMPLETENESS OF SUCH INFORMATION. SELLER IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, CONTRACTOR, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE

CONVEYANCE OF SELLER'S INTEREST IN THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT ALL OF THE PROPERTY IS SOLD BY SELLER AND PURCHASED BY PURCHASER SUBJECT TO THE FOREGOING. PURCHASER HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND, SAVE AND HOLD HARMLESS SELLER FROM AND AGAINST ANY AND ALL DEBTS, DUTIES, OBLIGATIONS, LIABILITIES, SUITS, CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGES, LOSSES, FEES AND EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES AND EXPENSES AND COURT COSTS), TO THE EXTENT PERMITTED BY LAW, IN ANY WAY RELATING TO, OR IN CONNECTION WITH OR ARISING OUT OF PURCHASER'S ACQUISITION, OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE AND MANAGEMENT OF THE PROPERTY. THE PROVISIONS OF THIS PARAGRAPH 7.1 SHALL SURVIVE THE CLOSING OR ANY TERMINATION HEREOF.

8. INTENTIONALLY OMITTED.

9. THE CLOSING.

9.1 Closing Date. Subject to the terms of Paragraph 25 hereof, the Closing shall be held on March 31, 2014.

9.2 Deliveries At Closing. On the Closing Date, the Closing shall occur as follows, subject to satisfaction of all of the terms and conditions of this Agreement, with the exception of those provisions that survive and are to be fulfilled as part of this Agreement after closing:

9.2.1 Deed. Seller shall convey title to the Trail Property to Purchaser by a Quitclaim Deed duly executed, witnessed and notarized and in recordable form.

9.2.2 Agreement. Seller and Purchaser shall enter into an agreement in recordable form at Closing, in form and content reasonably acceptable to Seller and Purchaser (the "Agreement"), providing (a) that the Trail Property shall be used and permitted for use for the Limited Use only, and (b) that, (i) upon the abandonment by the Purchaser of the Trail Property for the Limited Use, or (ii) the use or permitted use of the Trail Property for any purposes other than the Limited Use (collectively an "Event"), the Seller and its successors in title shall be deemed to have granted to the Seller, its transfers and assigns, without the necessity of further documentation, the right and option to repurchase the Trail Property, for a period of one (1) year from the date of the Event, for an amount equal to the Purchase Price, free and clear of all liens, encumbrances and agreements of any kind whatsoever, for closing in accordance with the provisions of Section 9.2.1, 9.2.3, 9.2.4 and 9.2.6 hereof. The provisions of said Agreement shall survive the closing of purchase and sale hereunder.

9.2.3 Possession. Seller shall deliver possession of the Trail Property to Purchaser at Closing.

9.2.4 FIRPTA and Georgia Withholding. Seller shall deliver to Purchaser a certificate dated as of the Closing Date, addressed to Purchaser, duly executed by Seller, under penalty of perjury, regarding Seller's non-foreign status and regarding Seller's principal place of business and Georgia residency.

9.2.5 Closing Statement. Seller shall deliver a closing statement itemizing and approving all receipts, disbursements and prorations made in connection with the Closing.

9.2.6 Purchase Price. Concurrently with Seller's deliveries at the Closing, Purchaser shall pay to Seller the Purchase Price as provided in Paragraph 3 hereof.

9.2.7 Additional Documentation and Form of Documentation. In addition to all documents, instruments and agreements expressly provided for herein, Purchaser and Seller shall execute and/or provide such other documents as may be reasonably required by counsel for either party to effectuate the purposes of this Agreement. All documents to be executed and delivered at Closing shall be in form and substance reasonably acceptable to Seller and Purchaser and their respective legal counsel.

9.3 Closing Costs. At the Closing, Seller and Purchaser shall respectively pay the following costs and expenses:

9.3.1 Purchaser's Expenses. Purchaser shall pay (a) the fees and expenses of Seller's attorneys up to a maximum aggregate amount of \$15,000, (b) all recording and filing fees for all recordable instruments executed and delivered by Seller at the Closing pursuant to the terms hereof, and (c) any documented costs and expenses actually incurred by Purchaser in connection with the transaction described herein.

9.3.2 Seller's Expenses. Seller shall pay for any costs and expenses actually incurred by Seller over and above the \$15,000 in expenses to be paid by Purchaser as set forth in clause sub-paragraph 9.3.1 hereinabove, and shall be responsible for all transfer taxes required under Georgia Law.

10. INTENTIONALLY OMITTED.

11. INTENTIONALLY OMITTED.

12. BROKERAGE COMMISSIONS.

12.1. Mutual Indemnities. Purchaser and Seller hereby indemnify each other, to the extent permitted by law, against, and agree to hold each other harmless from, any liability or claim (and all expenses, including attorney's fees, incurred in defending any such claim or in enforcing this indemnity) for a real estate brokerage commission or similar fee or compensation arising out of or in any way connected with any claimed agency or cooperative relationship with the indemnitor and relating to this Agreement or the purchase and sale of the Trail Property. The



foregoing indemnities shall survive the rescission, cancellation, termination or consummation of this Agreement.

13. TIME OF ESSENCE. Time is of the essence hereof.

14. GOVERNING LAW. This Agreement shall be construed, interpreted and enforced in accordance with the laws of Georgia.

15. NOTICES. Any notice, request or other communication required or permitted to be given hereunder shall be in writing and shall be delivered by hand or delivered by nationally recognized overnight courier service requiring a signature upon delivery and addressed to each party at its address as set forth below. Any such notice, request or other communication shall be considered given or delivered, as the case may be, on the date of hand or courier delivery. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, request or other communication. By giving at least five (5) days' prior written notice thereof, any party may from time to time and at any time change its mailing address hereunder.

Seller: Dekalb – Lake Ridge, LLC  
2100 Powers Ferry Road  
Suite 200  
Atlanta, Georgia 30339  
Attn: Seth Greenberg  
Facsimile: 770-592-5922  
E-Mail: seth@ecigroups.com

With copy to: A. J. Block, Jr., Esq.  
Fine and Block  
2060 Mt. Paran Road, N.W.  
Atlanta, Georgia 30327  
E-mail: ajb@fineandblock.com

Purchaser: City of Dunwoody, Georgia  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
Attn: City Manager  
Facsimile: 678-382-6701  
E-mail: Warren.Hutmacher@dunwoodyga.gov

With copy to: City Attorney and City Clerk  
City of Dunwoody, Georgia  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346

16. ENTIRE AGREEMENT; MODIFICATION. This Agreement supersedes all prior discussions and agreements between Seller and Purchaser with respect to the Trail Property

and contains the sole and entire understanding between Seller and Purchaser with respect to the Trail Property. All promises, inducements, offers, letters of intent, solicitations, agreements, commitments, representations and warranties heretofore made between such parties are merged into this Agreement. This Agreement shall not be modified or amended in any respect except by a written instrument executed by or on behalf of each of the parties to this Agreement.

17. SURVIVAL. Except as expressly provided herein, this Agreement shall be merged into the instruments and documents executed and delivered at the Closing and shall not survive the Closing.

18. EXHIBITS. Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

19. CAPTIONS. All captions, headings, Paragraph and subparagraph numbers and letters and other reference numbers or letters are solely for the purpose of facilitating reference to this Agreement and shall not supplement, limit or otherwise vary in any respect the text of this Agreement.

20. REFERENCES. All references to Paragraphs or subparagraphs shall be deemed to refer to the appropriate Paragraph or subparagraph of this Agreement. Unless otherwise specified in this Agreement, the terms "herein," "hereof," "hereunder" and other terms of like or similar import, shall be deemed to refer to this Agreement as a whole, and not to any particular Paragraph or subparagraph hereof.

21. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. The parties agree to accept this Agreement as fully executed and enforceable upon receipt of counterpart signatures via facsimile or PDF to the facsimile numbers and email addresses referenced in Paragraph 15 hereof.

22. WAIVER. Any condition or right of termination, cancellation or rescission granted by this Agreement to Purchaser or Seller may be waived by such party.

23. RIGHTS CUMULATIVE. Except as expressly limited by the terms of this Agreement, all rights, powers and privileges conferred hereunder shall be cumulative and not restrictive of those given by law.

24. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and inure of the benefit of the parties hereto and their respective heirs, successors and permitted assigns.

25. DATE FOR PERFORMANCE. If the time period by which any right, option or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, or by which the Closing must be held, expires on a Saturday,

Sunday or legal or bank holiday, then such time period shall be automatically extended through the close of business on the next regularly scheduled business day.

26. ASSIGNMENT. Purchaser shall not have the right and authority, without obtaining the prior written consent of Seller, to assign this Agreement or any of its rights hereunder to any other party. Notwithstanding the foregoing, Purchaser may assign this Agreement in connection with Purchaser's conveyance to a third party of all or any portion of Purchaser's Property.

*(Signatures follow on next page.)*

IN WITNESS WHEREOF, the parties hereto have duly signed, sealed, and delivered this Agreement the dates hereinbelow indicated.

SELLER:

DEKALB – LAKE RIDGE, LLC  
BY: ECI Capital, Inc., Manager

By: \_\_\_\_\_  
Name: Seth Greenberg  
Its: President

Date of Execution:

\_\_\_\_\_

PURCHASER:

CITY OF DUNWOODY, GEORGIA,  
a Georgia Municipal Corporation

By: \_\_\_\_\_  
Name: Michael G. Davis, Mayor

Attest:

\_\_\_\_\_  
Sharon Lowery, City Clerk

## EXHIBIT "A"

Seller's Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 352, 353 AND 345, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" CRIMP TOP PIPE) MARKING THE INTERSECTION OF THE COMMON LAND LOT CORNERS 352, 353, 345 AND 344, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 275.41 FEET TO AN IRON PIN FOUND (3/8" REBAR) LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF NORTH SHALLOWFORD ROAD (HAVING A 80' R/W); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1940.00 FEET AND AN ARC LENGTH OF 61.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 61.34 FEET TO A POINT; THENCE NORTH 49 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 498.56 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 40 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 188.49 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 83 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 169.02 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 83 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 439.95 FEET TO AN IRON PIN FOUND (BOLT); THENCE NORTH 00 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 364.42 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 66 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 912.00 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK (A TRIBUTARY OF NANCY CREEK); THENCE ALONG THE CENTERLINE OF SAID CREEK IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 1162 FEET, MORE OR LESS, TO A POINT INTERSECTING THE SOUTHERN LINE OF LAND LOT 353 AND CENTERLINE OF SAID CREEK; TO LOCATE THE PREVIOUSLY MENTIONED POINT FOLLOW A TRAVERSE LINE BEGINNING AT THE FIRST POINT LOCATED IN THE CENTERLINE OF THE CREEK; THENCE SOUTH 47 DEGREES 45 MINUTES 05 SECONDS EAST, A DISTANCE OF 163.34 FEET TO A POINT; THENCE SOUTH 23 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 769.95 FEET TO A POINT; THENCE SOUTH 11 DEGREES 26 SECONDS 56 MINUTES EAST, A DISTANCE OF 219.86 FEET TO A POINT, BEING THAT POINT INTERSECTING SOUTHERN LINE OF LAND LOT 353 AND CENTERLINE OF SAID CREEK; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 752.03 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 89 DEGREES 26 MINUTES 01 SECONDS WEST, A DISTANCE OF 838.08 FEET TO AN IRON PIN FOUND (1/2" CRIMP TOP PIPE), AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.06 ACRES.

TOGETHER WITH THAT EASEMENT DESCRIBED AND CONVEYED IN SEWER EASEMENT FROM CITIZENS AND SOUTHERN FINANCIAL CORPORATION TO NOBLE RIDGE, LTD, DATED JANUARY 22, 1979, RECORDED IN DEED BOOK 3992, PAGE 215, DEKALB COUNTY RECORDS; AS MODIFIED BY INSTRUMENT DATED MARCH 5, 1981, RECORDED IN DEED BOOK 4430, PAGE 45, DEKALB COUNTY RECORDS.

**EXHIBIT "B"**  
**Trail Property**

**LEGAL DESCRIPTION**

Being three strips or parcel of land lying and being in Land Lot 345, of the 18<sup>th</sup> District of DeKalb County, Georgia, and being more particularly described as follows:

**Parcel 1**

To find the Point of Beginning, commence at a 1"crimp top pipe found at the common corner of Land Lots 344, 345, 352 and 353 of the aforesaid District; thence, leaving the said point and running with the westerly line of said Land Lot 344 and along the property now or formerly owned by Dekalb–Lake Ridge, LLC as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 17650, Page 759, South 01° 44' 14" West, 207.25 feet to the True Point of Beginning of the below described strip or parcel of land; thence, leaving the said Point of Beginning and continuing with the said line of Land Lot 344

1. South 01° 44' 14" West, 72.48 feet to a point on the easterly right of way line of North Shallowford Road (having an 80 feet wide right of way); thence, running with the said line of North Shallowford Road
2. 63.46 feet along the arc of a curve deflecting to the left, having a radius of 2,071.45 feet and a chord bearing and distance of North 49° 32' 05" West, 63.46 feet; thence,
3. North 50° 24' 46" West, 226.01 feet; thence, leaving the aforesaid line of North Shallowford Road and running in, through over and across the aforesaid property of Dekalb-Lake Ridge, LLC
4. 11.00 feet along the arc of a curve deflecting to the right, having a radius of 23.00 feet and a chord bearing and distance of North 24° 37' 24" East, 10.90 feet; thence,
5. 19.58 feet along the arc of a curve deflecting to the right, having a radius of 22.00 feet and a chord bearing and distance of South 37° 42' 10" East, 18.94 feet; thence,
6. South 50° 24' 46" East, 175.54 feet; thence,
7. 80.67 feet along the arc of a curve deflecting to the left, having a radius of 54.00 feet and a chord bearing and distance of North 86° 44' 12" East, 73.37 feet to the Point of Beginning, containing 3,499 square feet or 0.0803 of an acre of land, more or less.

**And Also**

**Parcel 2**

To find the Point of Beginning, commence at a 1"crimp top pipe found at the common corner of Land Lots 344, 345, 352 and 353 of the aforesaid District; thence, leaving the said point and running with the westerly line of said Land Lot 344 and along the property now or formerly owned by Dekalb–Lake Ridge, LLC as described in a deed recorded among the Land Records of DeKalb County, Georgia in Deed Book 17650, Page 759, South 01° 44' 14" West, 279.73 feet to a point on the easterly right of way line of North Shallowford Road (having an 80 feet wide right of way); thence, running with the said line of North Shallowford Road, 63.46 feet along the arc of a curve deflecting to the left, having a radius of 2,071.45 feet and a chord bearing and distance of North 49° 32' 05" West, 63.46 feet; thence, North 50° 24' 46" West, 226.01 feet; thence, North 50° 24' 46" West, 58.33 feet to the True Point of Beginning of the below described



strip or parcel of land; thence, leaving the said Point of Beginning and continuing with the said line of North Shallowford Road

1. North 50° 24' 46" West, 17.65 feet; thence, leaving the aforesaid line of North Shallowford Road and running in, through over and across the aforesaid property of Dekalb-Lake Ridge, LLC
2. 22.41 feet along the arc of a curve deflecting to the right, having a radius of 24.00 feet and a chord bearing and distance of South 79° 30' 37" East, 21.60 feet; thence,
3. 10.89 feet along the arc of a curve deflecting to the right, having a radius of 13.00 feet and a chord bearing and distance of South 46° 14' 29" West, 10.58 feet to the Point of Beginning, containing 138 square feet or 0.0032 of an acre of land, more or less.

#### **And Also**

#### **Parcel 3**

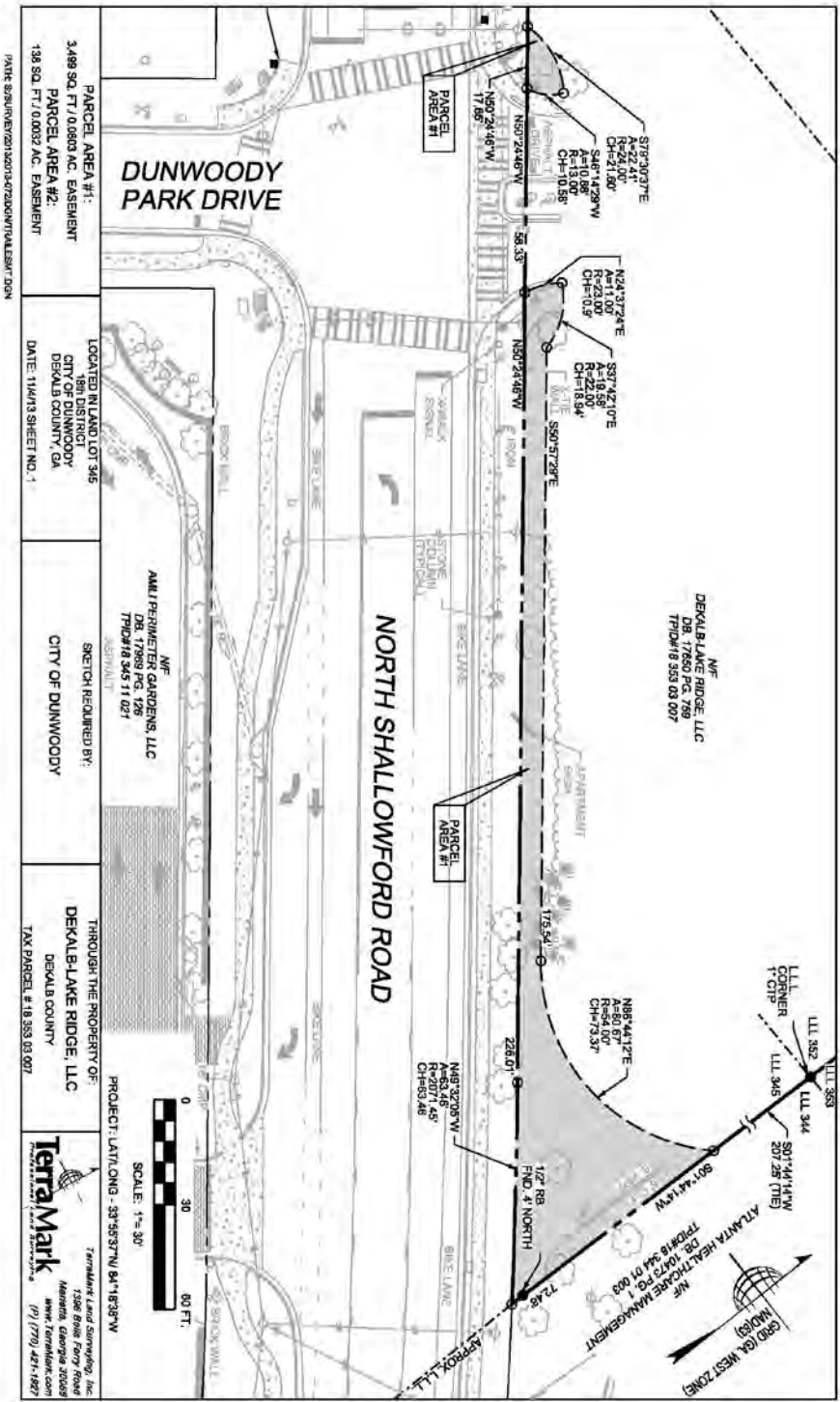
To find the TRUE POINT OF BEGINNING, commence from an iron pin found at the southeast corner of Lakeview Oaks Phase II recorded in Plat Book 86, Page 10 with the northeasterly corner of the Peachford Hospital property; thence South 08 degrees 25 minutes 58 seconds West a distance of 738.02 feet to a point in the centerline of a creek and the TRUE POINT OF BEGINNING; thence 523 feet more or less along the centerline of said creek having a direct tie of South 23 degrees 54 minutes 31 seconds East a distance of 507.56 feet to a point; thence leaving said centerline of creek South 89 degrees 03 minutes 52 seconds West a distance of 276.94 feet to a point; thence North 04 degrees 31 minutes 56 seconds East a distance of 89.72 feet to a point; thence North 21 degrees 47 minutes 47 seconds West a distance of 169.81 feet to a point; thence North 20 degrees 50 minutes 16 seconds East a distance of 218.72 feet to a point; thence North 70 degrees 59 minutes 36 seconds East a distance of 52.20 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 1.919 acres more or less.

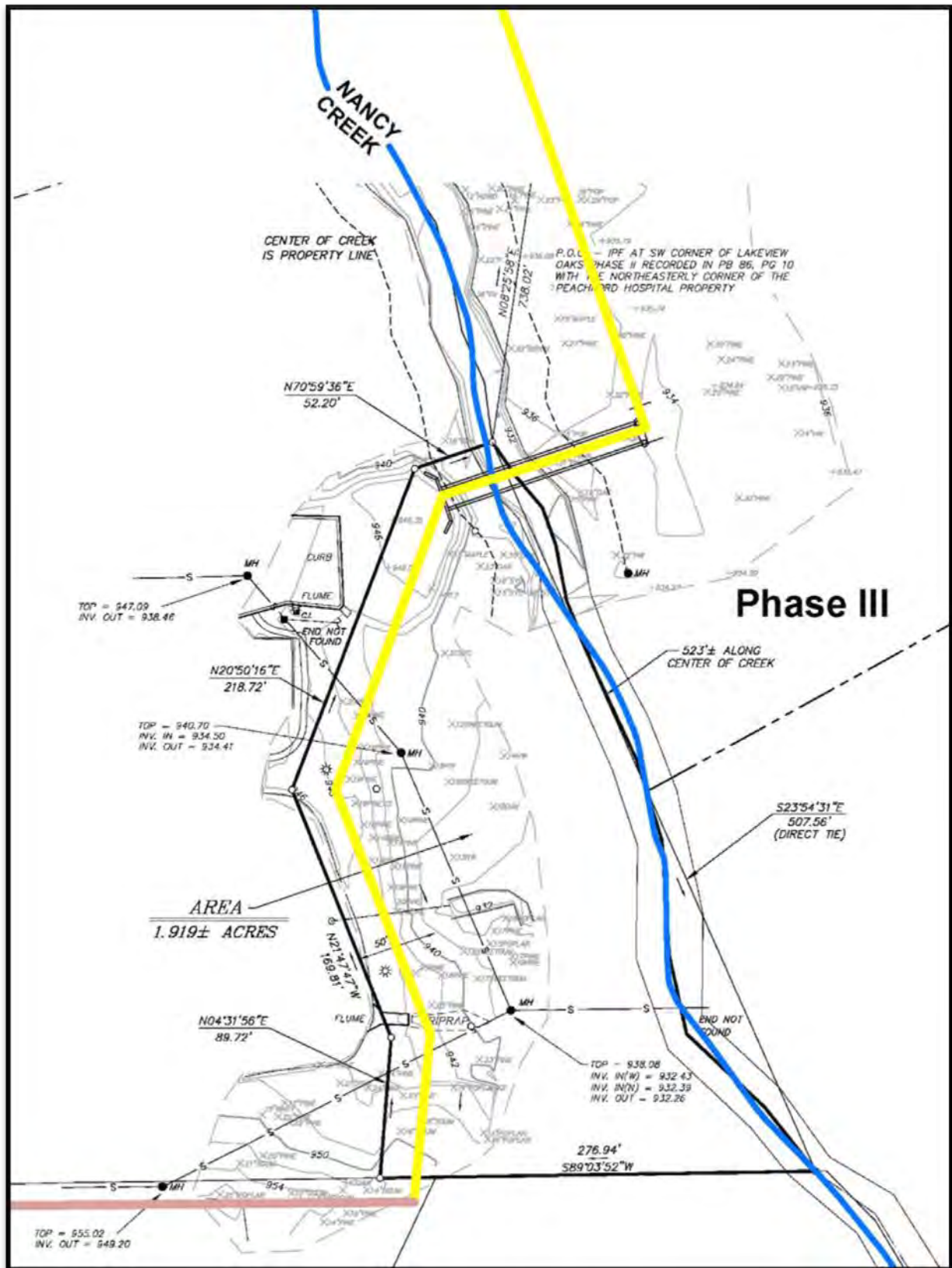
Property is subject to all easements and rights of way recorded and unrecorded.

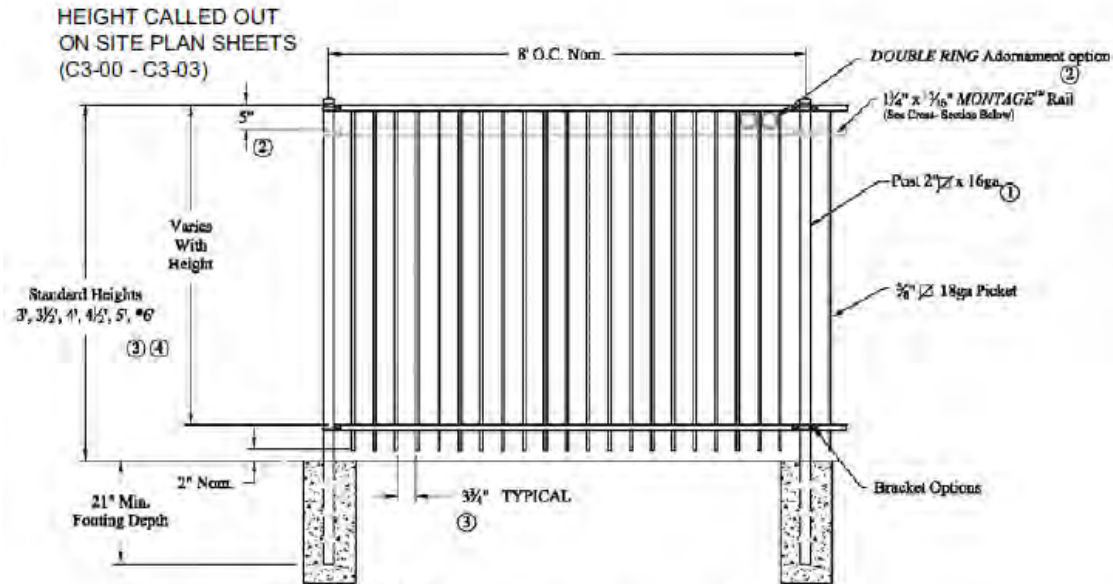
**EXHIBIT “C”**

**TRAIL PROPERTY AREA SITE PLAN/SURVEY**





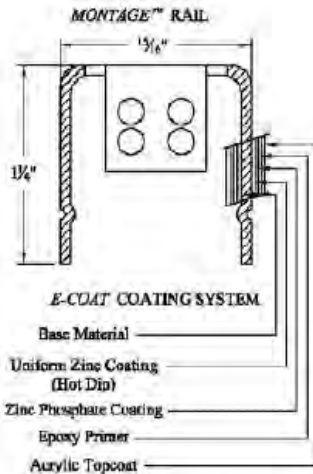


**EXHIBIT "D" – REAR PROPERTY FENCE****NOTES:**

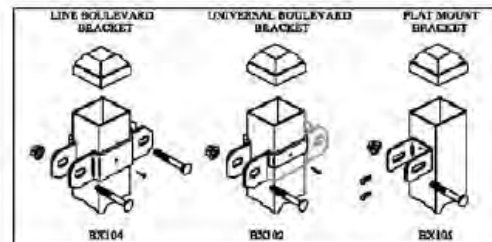
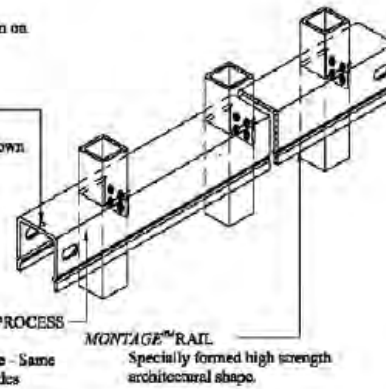
- 1.) Post size depends on fence height and wind loads. See MONTAGE™ specifications for post sizing chart.
- 2.) Third rail required for Double Rings.
- 3.) Available in 3" air space and/or Flush Bottom on most heights.
- 4.) Three rails required for 6' tall.

**RAKING DIRECTIONAL ARROW**

Welded panel can be raked  
45° over 8' with arrow pointing down  
grade.

**PROFUSION™ WELDING PROCESS**

No exposed welds.  
Good Neighbor profile - Same  
appearance on both sides



**RESIDENTIAL WELDED STEEL PANEL**  
**PRE-ASSEMBLED**

**MONTAGE MAJESTIC 2/3-RAIL**

DR: CI	SH: 1 of 1	SCALE: DO NOT SCALE
CK: ME	Date 7-19-11	REV: c



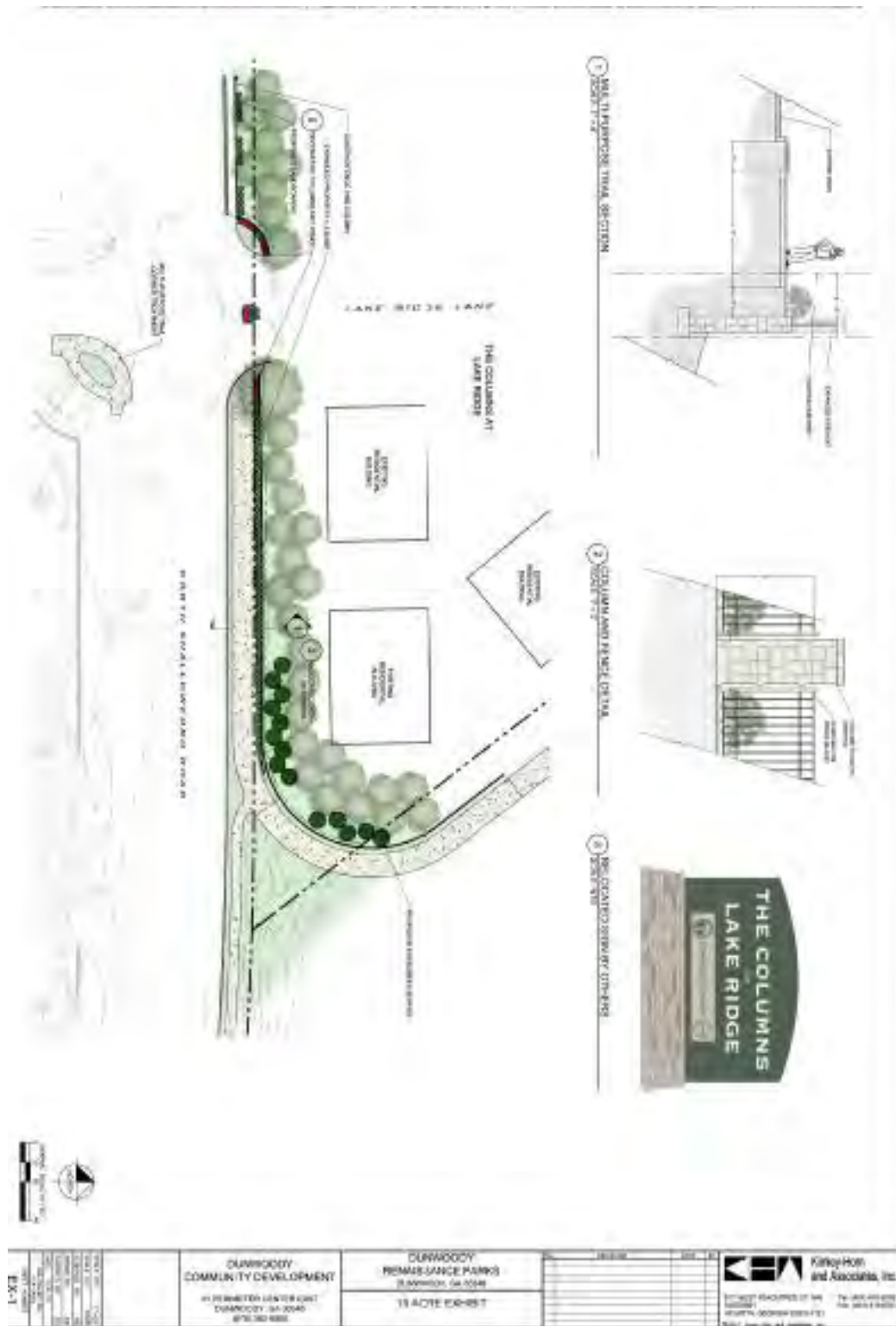
**AMERISTAR®**

1555 N. Mingo  
Tulsa, OK 74116  
1-888-333-3422  
www.ameristarfence.com

Values shown are nominal and not to be used for  
installation purposes. See product specification  
for installation requirements.

RM001

**EXHIBIT “E” – NORTH SHALLOWFORD ROAD FENCE AND LANDSCAPE  
TREATMENT**

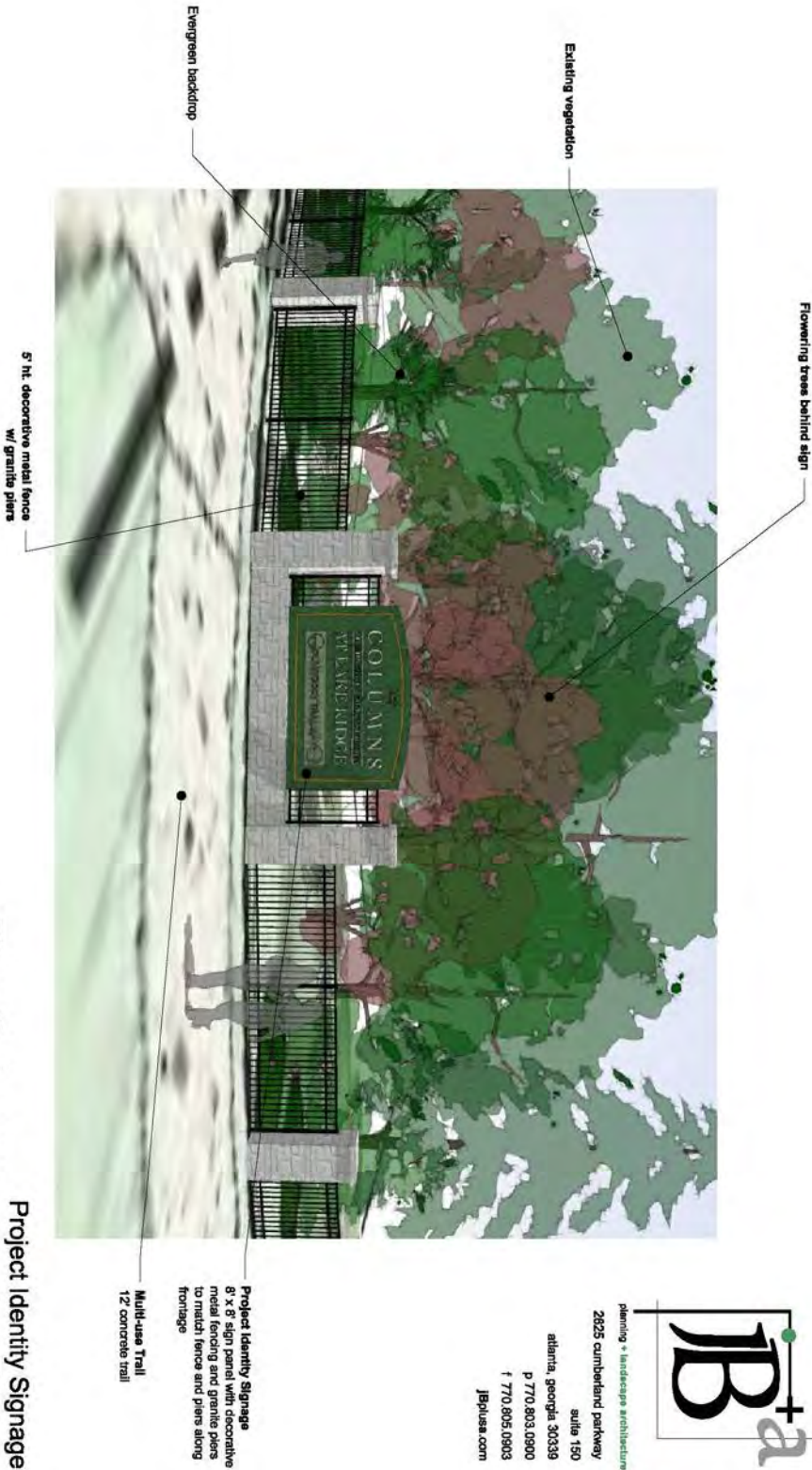




**EXHIBIT “F” – NORTH SHALLOWFORD ROAD SIGN**



24 Feb 14



2825 cumberland parkway  
suite 150  
atlanta, georgia 30339  
p 770.803.0900  
f 770.805.0903  
jbplusa.com

# Project Identity Signage The Columns at Lake Ridge Dunwoody, Georgia

24 Feb 14



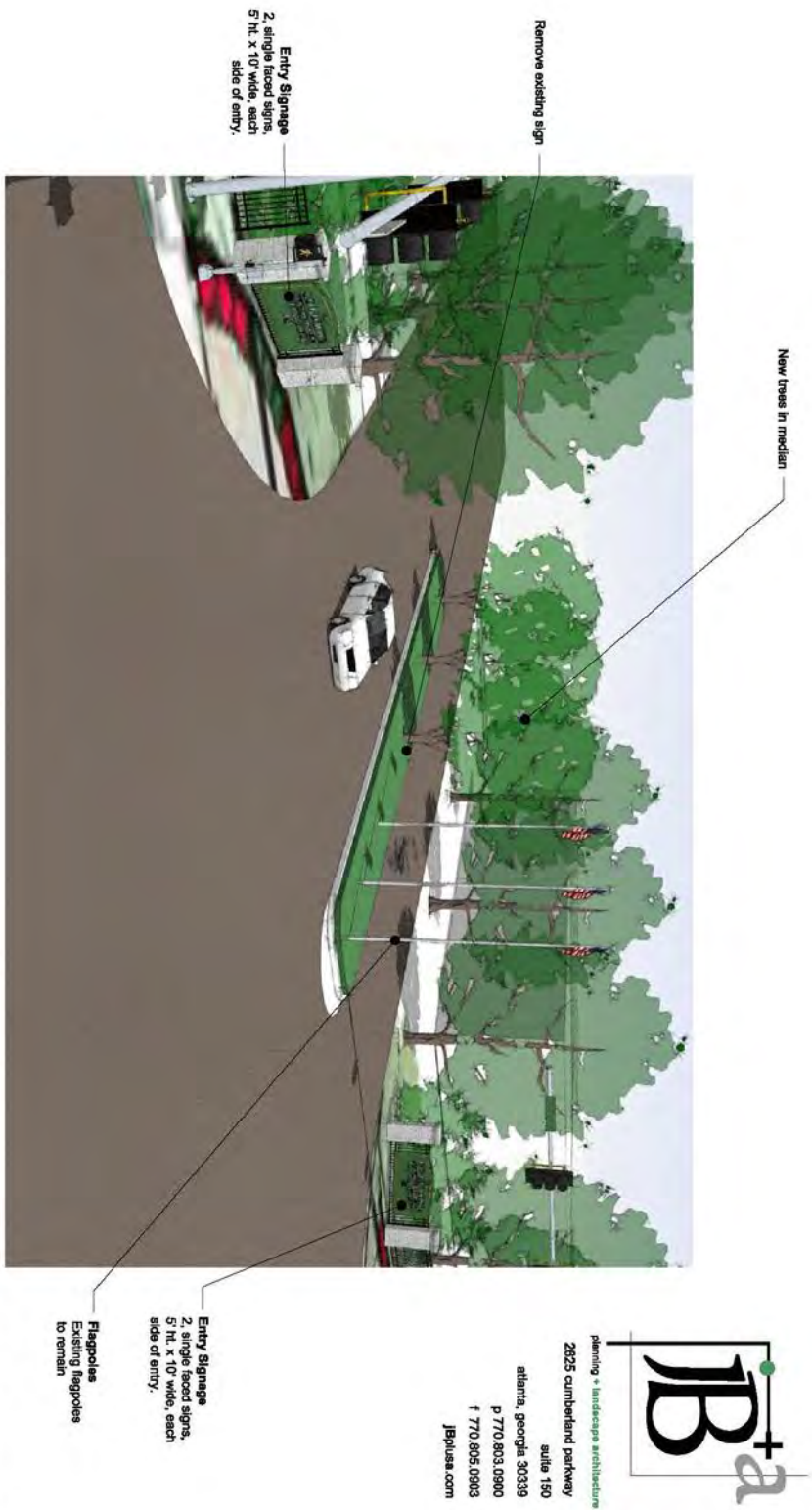
2825 cumberland parkway  
suite 150  
atlanta, georgia 30338  
p 770.803.0900  
f 770.805.0903  
jbplusa.com

## Project Identity Signage The Columns at Lake Ridge Dunwoody, Georgia

24 Feb 14

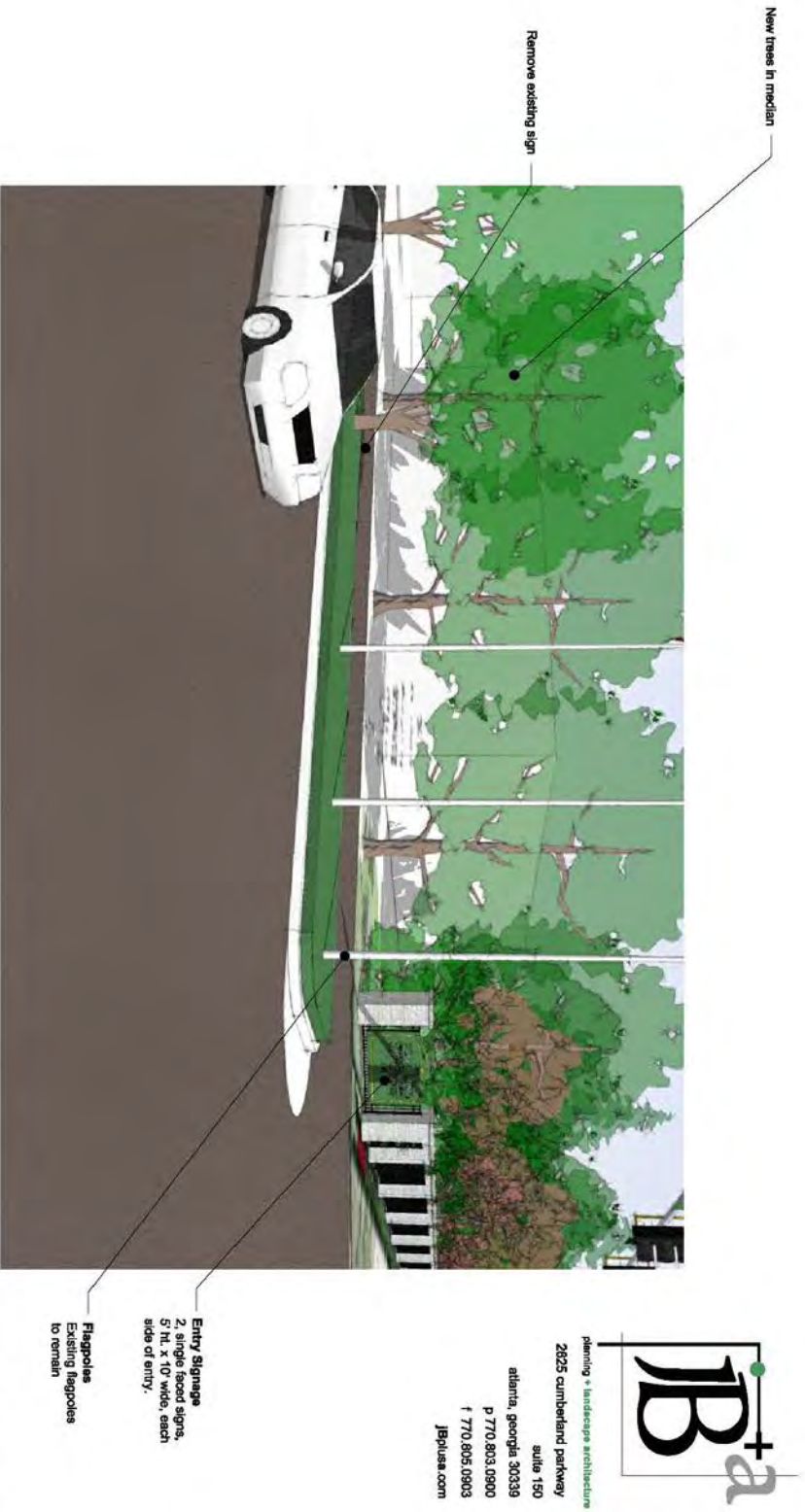


# EXHIBIT "G" – COLUMNS AT LAKE RIDGE DRIVEWAY SIGN



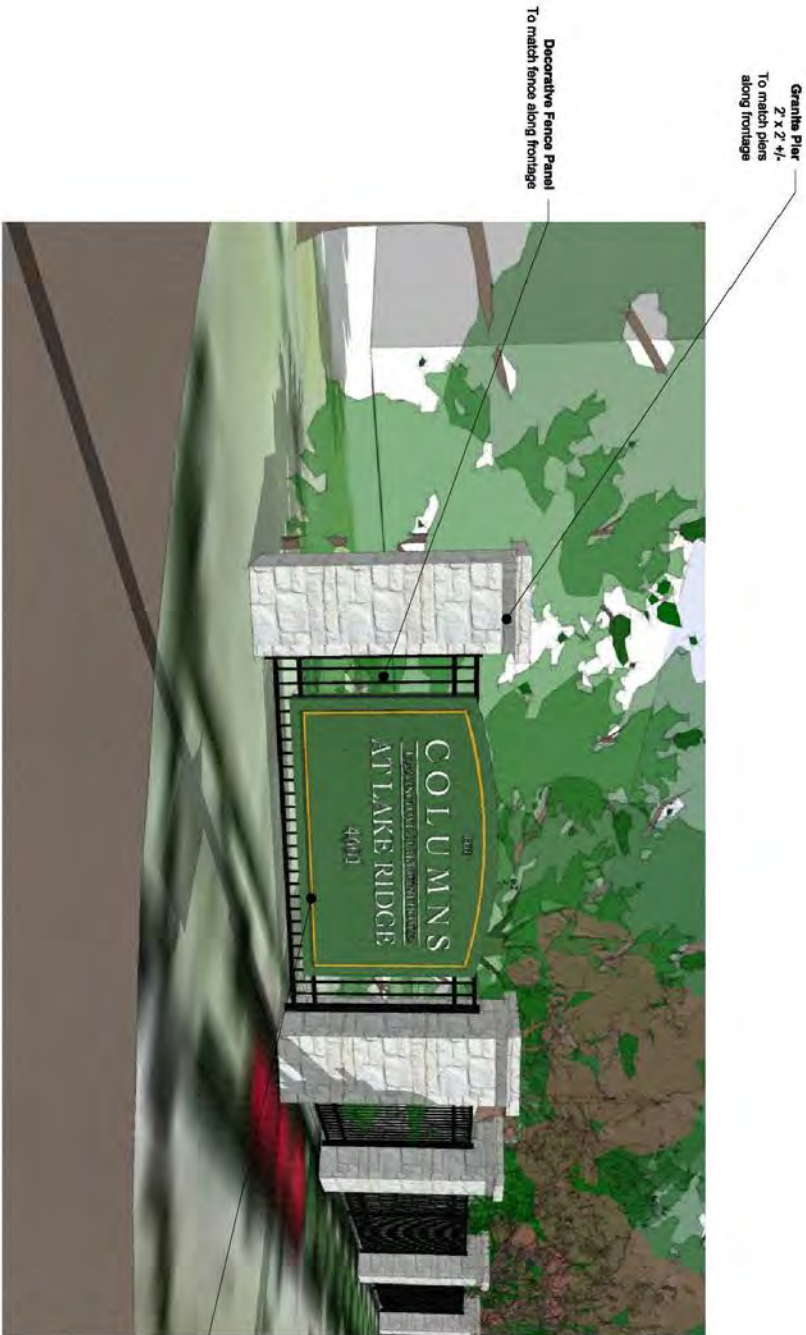
Entry Signage - Scheme A  
 The Columns at Lake Ridge  
 Dunwoody, Georgia

24 Feb 14



Entry Signage - Scheme A  
The Columns at Lake Ridge  
Dunwoody, Georgia

24 Feb 14



Entry Signage  
2, single faced signs,  
5 ft. x 10' wide, each  
side of entry.

**JB<sup>+</sup>a**

planning • landscape architecture  
2825 Cumberland Parkway  
suite 150  
Atlanta, Georgia 30339  
p 770.803.0900  
f 770.805.0903  
jbplusa.com

Entry Signage - Scheme A  
**The Columns at Lake Ridge**  
Dunwoody, Georgia

24 Feb 14

ALEX RUBIN & COMPANY

1553DUNW

REPORT OF AN APPRAISAL

OF

**1.9903± ACRES OF LAND IN TWO PARCELS**

NORTH OF PERNOSHAL COURT  
AND EAST SIDE OF NORTH SHALLOWFORD ROAD  
DUNWOODY, DEKALB COUNTY, GEORGIA 30338

AS OF

JANUARY 10, 2014

PREPARED BY

ALEX B. RUBIN, MAI



ALEX B. RUBIN, MAI

## ALEX RUBIN & COMPANY

REAL ESTATE APPRAISERS AND CONSULTANTS  
6185 CROOKED CREEK ROAD, SUITE 200  
NORCROSS, GEORGIA 30092

(770) 448-2551  
FAX (770) 449-6110

January 13, 2014

Mr. Warren Hutmacher  
City Manager  
City of Dunwoody  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
Kimberly.Greer@dunwoodyga.gov

Re: 1.9903± Acres of Land in two Parcels  
North of Pernoshal Court  
And East side of North Shallowford Road  
Dunwoody, Dekalb County, Georgia 30338

Mr. Warren Hutmacher:

In accordance with your request, we have viewed the above-referenced property and analyzed the economics of the area for the purpose of estimating the Market Value of the Fee Simple Estate in the property as an independent parcel. The date of viewing was January 10, 2014. The effective date of the value estimate was January 10, 2014.

The method of valuation, together with the pertinent facts and data gathered in our investigation, is detailed in the attached appraisal report. The physical inspection and analysis that form the basis of this report were conducted by the undersigned.

This appraisal assignment was not contingent upon the reporting of a requested minimum or maximum value, a specific valuation or the approval of a loan. The amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event did not affect the fee.

In our opinion, this appraisal report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), Title XI of the Financial Institutions Reform and Enforcement Act of 1989 (FIRREA), and the Appraisal Institute.

The client is the addressee and the intended user is the client. The intended use of the appraisal is to aid in internal matters regarding an ongoing urban re-development project.



ALEX RUBIN &amp; COMPANY

Mr. Warren Hutmacher  
City of DunwoodyJanuary 13, 2014  
Page 2

We have not analyzed the property's compliance with, nor any costs associated with, the Americans With Disabilities Act (ADA), which extended civil rights protection to persons with disabilities.

No potential environmental hazards were noted during our inspection. However, we are not experts in this field. We would recommend a Phase I environmental study be performed in order to determine if there are any environmental hazards on or around the site.

The estimated Market Value of the Fee Simple Interest in the property, as an independent parcel, as of January 10, 2014, was:

**SIXTY FIVE THOUSAND DOLLARS**  
**(\$65,000)**

The exposure/marketing times are estimated to be less than twelve months for this property. The value estimate contained herein is considered a Cash Equivalent Value.

There are no extraordinary assumptions or hypothetical conditions.

I certify, as the appraiser, that I have completed all aspects of this valuation, including reconciling my opinion of value, free of influence from the client, client's representatives, borrower, or any other party to the transaction.

It has been a pleasure to serve you in this matter.

Sincerely,

ALEX RUBIN & COMPANY



Alex B. Rubin, MAI  
Georgia Certified Real Estate  
Appraiser (No. 000678)

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**ADDENDA**

ENGAGEMENT LETTER  
CURRENT STATE CERTIFICATION  
E&O DECLARATION  
METRO ATLANTA AREA MAP  
NEIGHBORHOOD MAP  
TAX PLAT MAP  
AERIAL VIEW  
FLOOD ZONE MAP  
NEIGHBORHOOD DATA  
ZONING REGULATIONS  
CITY OF DUNWOODY ZONING MAP  
SUBJECT PHOTOGRAPHS

**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

<b>PROPERTY DESCRIPTION:</b>	1.9903± Acres of Land in two Parcels
<b>LOCATION:</b>	North of Pernoshal Court And East side of North Shallowford Road Dunwoody, DeKalb County, Georgia 30338 A portion of Tax Parcel No. 18-353-03-007
<b>DATE OF APPRAISAL:</b>	January 10, 2014
<b>DATE OF REPORT:</b>	January 13, 2014
<b>INTEREST APPRAISED:</b>	Fee Simple
<b>ZONING:</b>	"RM-100", Multi-family Residential District by City of Dunwoody, Georgia
<b>HIGHEST AND BEST USE:</b>	Assemblage or public use
<b>FLOOD ZONE:</b>	1.91± Acre is located within a flood prone area per FEMA Panels 13089C0016H, dated May 7, 2001. The 0.0803± acre is not located within a flood zone.
<b>MARKET VALUE VIA SALES, COMPARISON APPROACH:</b>	\$65,000
<b>FINAL MARKET VALUE:</b>	\$65,000
<b>EXPOSURE/MARKETING TIME:</b>	Less than 12 months.

**IMPORTANT APPRAISAL DEFINITIONS**

**Fee Simple Estate or Interest:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the government powers of taxation, eminent domain, police power, and escheat.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Easement:** The right to use another's land for a stated purpose. Nonpossessory (incorporeal) interest in landed property conveying use, but not ownership, of a portion of that property.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Access Rights:**

1. The right of ingress to and egress from a property that abuts an existing street or highway; an easement in the street that adjoins abutting property; a private right, as distinguished from a public right.
2. The right of a riparian owner to pass to and from the waters on which the premises border. SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Leased Fee Interest:** A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual land-lord-tenant relationship (i.e. lease).

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Leasehold Interest or Position:** The tenant's possessory interest created by a lease.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Prospective Opinion of Value:** A value opinion effective as of a specified future date. The term does not define the type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Retrospective Value Opinion:** A value opinion effective as of a specific historical date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease negotiations, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value is appropriate, e.g., "retrospective market value opinion." SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

**Market Rent:** The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**Contract Rent:** The actual rental income specified in a lease.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**Extraordinary Assumption:** An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of the data used in an analysis.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**Hypothetical Condition:** That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in analysis.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**Exposure Time:**

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal; a retrospective estimate based on the analysis of past events assuming a competitive and open market. SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**Marketing Time:** An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010

**IDENTIFICATION OF PROPERTY**

The property appraised and reported herein consists of 1.9903± acres of land in two parcels. A 1.91± acre portion is located north of Pernoshal Court and a 0.0803± acre portion is located along the east of North Shallowford Road in Land Lot 344 and 353 of the 18<sup>th</sup> District, City of Dunwoody, DeKalb County, Georgia. The subject is further identified as a portion of Tax Parcel 18-353-03-007.

Copies of the aerial view and tax plat with the subject property highlighted are included in the Addenda.

**INTENDED USE OF THE APPRAISAL**

The intended use of this appraisal is to be used by the City of Dunwoody, Georgia to aid in internal matters regarding an ongoing urban re-development project.

**USER OF THE APPRAISAL**

The appraisers have been engaged on a contract basis by the City of Dunwoody, Georgia to perform an appraisal of the property identified as the subject of this report. The client is the addressee and the intended user is the client.

**COMPETENCY OF THE APPRAISER**

The appraisers have knowledge and prior experience in appraising properties similar to the subject; therefore, the competency provision of the Uniform Standards of Professional Appraisal Practice has been satisfied.

**PROPERTY RIGHTS APPRAISED**

The property right appraised in this appraisal report is the Fee Simple Estate of the subject property. Fee Simple Estate may be defined as:

"The unrestricted rights inherent by ownership in a property, but subject to eminent domain, escheat, police power, and taxation in addition to mortgage loan encumbrances, utility easements, and rights of tenants, if any."

**PURPOSE AND DATE OF APPRAISAL**

The purpose of this appraisal is to estimate the Market Value of the Fee Simple Interest in the property, as an independent parcel, as of January 10, 2014, the most recent date of viewing, subject to the "Limiting Conditions and Assumptions" contained herein.

**Market Value:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions of sale whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and are acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangement comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted anyone associated with the sale.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.



**Market Value Comments:** The factors of utility, scarcity, desire and effective purchasing power are apparent in the definition. The implication that buyer and seller are working under equal pressure is seldom completely true, although typical motivation for each does imply a reasonable balance within a market value transaction.

Market prices do not necessarily follow all of these concepts and are often affected by salesmanship and the urgency and need of the buyer and/or seller. The central difference between market price and market value lies in the premise of knowledge and willingness both of which are contemplated in market value, but not in market price. Stated differently, at any given moment of time, market value denotes what a property is actually worth under certain specified conditions, while market price denotes the actual sale price.

**Probability of Value Change:** The market value of the property appraised in the report is estimated as of the aforementioned date. Constantly changing economic, social, political and physical conditions have varying effects upon real property values. Even after the passage of a relatively short period of time, property values may change substantially and require a review of the appraisal and recertification.

The exposure and marketing periods are estimated to be less than twelve months for this property. The financing utilized is all cash to the seller. The value estimate is, therefore, considered to be Cash Equivalent.

### **APPRAISAL SCOPE OF WORK**

The appraisers have been engaged on a contract basis by Mr. Warren Hutmacher, City of Dunwoody, 41 Perimeter Center East, Suite 250, Dunwoody, Georgia 30346, thereafter referred to as the **client**, to perform an appraisal of the property identified as the subject of this report. The **“intended use”** is to aid in internal matters regarding an ongoing urban re-development project. The **“intended user”** of the report is the above-named client and their successor’s and/or assigns.

The scope of the appraisal is the extent of the process of collecting, confirming, and

reporting the data utilized in connection with the analysis of the subject property. The scope of the work performed in this appraisal assignment includes the definition of the appraisal problem; viewing of the property being appraised; consideration of the highest and best use of the land and property as vacant; collection, verification and analysis of data which leads to the completion of the assignment as of the effective date of appraisal.

Appraisers typically use three approaches in valuing real property. The type and age of the property and the quantity and quality of data affect the applicability of each approach in a specific appraisal problem. The three approaches are commonly known as (1) the Cost Approach, wherein the value of the land, as if vacant, is added to the depreciated value of the improvements; (2) the Income Approach, wherein the net income imputable to the property is calculated and then capitalized into value, using an overall rate or other capitalization methods considered representative of the market place; and (3) the Sales Comparison Approach, wherein the appraiser researches the market for sales data considered highly comparable and significant to the property being appraised.

The subject property will be valued by the Sales Comparison Approach.

The appraiser(s)

- a) have viewed the subject property to note the characteristics of the property that are relevant to its valuation;
- b) did investigate available market data for use in a sales comparison approach to value and, if appropriate, cost and income capitalization approaches. The appraiser's investigations did include research of public records through the use of commercial sources of data such as printed comparable data services and computerized databases. Search parameters such as dates of sales, leases, locations, sizes, types of properties, and distances from the subject did start with relatively narrow constraints and, if necessary, be expanded until the appraiser has either retrieved data sufficient (in the appraiser's opinion) to estimate market value, or until the appraiser believes that he or she has reasonably exhausted the available pool of data. Researched sales data was viewed and, if found to be appropriate, efforts were made to verify the data with persons directly involved in the transactions such as buyers, sellers, brokers, or agents. At the appraiser's

discretion, some data was used without personal verification if, in the appraiser's opinion the data appears to be correct. In addition, the appraiser did consider any appropriate listings or properties found through observation during appraiser's data collection process. The appraiser did report only the data deemed to be pertinent to the valuation problem;

- c) have analyzed the data found and reached conclusions regarding the market value, as defined in the report, of the subject property as of the date of value using appropriate valuation approach(es) identified above;
- d) did prepare the appraisal in compliance with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and the Code of Professional Ethics and Certification Standard of the Appraisal Institute;
- e) is not being responsible for ascertaining the existence of any toxic waste or other contamination present on or off the site. The appraisers did, however, report any indications of toxic waste or contaminants that may affect value if they are readily apparent during appraiser's investigations. Appraisers caution the user of the report that the appraisers are not expert in such matters and that appraisers may overlook contamination that might be readily apparent to parties who are experts in such matters;
- f) have prepared an Appraisal Report, as defined in USPAP, which did include photographs of the subject property, description of the subject neighborhood, the site any improvements on the site, a description of the zoning, a highest and best use analysis, a summary of the most important sales used in the appraiser's valuation, a reconciliation and conclusion, a map illustrating the sales in relationship to the subject property, and other data deemed by the appraisers to be relevant to the assignment. Pertinent data and analyses not included in the report may be retained in appraiser's files.

**NEIGHBORHOOD DATA**

The subject property is located in the central portion of Metropolitan Atlanta in DeKalb County. DeKalb County is one of the five core counties of the Atlanta-Sandy Springs–Marietta, Georgia metropolitan statistical area. It is also the third largest county in Georgia. The county is bordered by Fulton County/City of Atlanta to the north and west, Gwinnett County to the northeast, Rockdale County to the southeast, and Henry County and Clayton County to the south. The county was created in 1822 and was named for Baron Johann de Kalb, a German soldier who fought on the side of the Americans during the American Revolutionary War. A portion of the city of Atlanta is located in DeKalb County; however, the county seat is the city of Decatur. Other cities located in the county include Avondale Estates, Chamblee, Clarkston, Doraville, Dunwoody, Lithonia, Pine Lake and Stone Mountain.

The county consists of 267.58 square miles. The 2010 population was estimated at 691,893 by the Census Bureau. This is an increase of about 3.9% over the 2000 population of 665,865 or an average annual increase of about 0.39%. The population density was 2,585.7 people per square mile. In 2010, there were 304,968 housing units in the county and 270,124 households. There were 432 building permits issued in 2010. The median household income in 2009 was \$50,092 and the per capita income was \$28,064. About 17% of the county 2009 population was below the poverty line.

Four major highways are located in the county: I-85, I-285, I-20 and I-675. Interstates 285 and 20 traverse the property vertically and horizontally, respectively, and provide access to the majority of the county. Other major thoroughfares include U.S. Highways 23, 29, 78 and 278 and Georgia Highways 8, 10 and 13. MARTA (Metro Atlanta Rapid Transit

Authority) is also available in the county since the 1970s. DeKalb is also home to the state's second busiest airport, DeKalb Peachtree Airport.

The numerous prominent businesses and organizations' headquarters located in the county include the Center for Disease Control (CDC), Cox Communications, Kroger (Atlanta-area offices), American Cancer Society and Emory University's Rollins Research Center. The county's top employers include Emory University, DeKalb County School System, DeKalb County Government, Internal Revenue System, Center for Disease Control and Prevention and Children's Healthcare of Atlanta.

The subject property is situated in the northern portion of DeKalb County near the Interstate 285 intersection with North Shallowford Road. The subject is a portion of the Columns of Lake Ridge Apartments. More specifically, the subject property is located north of Pernoshal Court, and east of Lake Ridge Lane. The general area is a mixture of residential, office and commercial uses. Area office uses are located along primary and secondary roads as well as several office parks. Most of the commercial uses are located to the southeast and southwest of the subject at the I-285 interchanges with Chamblee Dunwoody Road and North Peachtree Road and along Savoy Drive just south of I-285 between the two interchanges. Numerous high-density residential developments and apartment complexes are located throughout the subject neighborhood.

In summary, the subject is located in a stable area in DeKalb County. There has been some growth over the past several years as indicated by increased population. However, with the recent downturn in the economy, no substantial growth is expected in the immediate area of the subject for the near term. The neighborhood is accessible to adequate transportation linkages and is served with a good road system. No unfavorable elements were noted in our



investigation of the area which would have an adverse effect on the neighborhood and more specifically that of the subject property. Additional neighborhood/market information can be found in the Addenda of this report.

## **PROPERTY DATA**

### **Location**

The subject property is a portion of tax parcel 18-353-03-007, located north of Pernoshal Court, and east side of North Shallowford Road. The site is further located in Land Lot 344 and 353 of the 18<sup>th</sup> District, Dunwoody, DeKalb County, Georgia.

The subject is a portion of a larger parcel currently developed with residential apartments.

Copies of an aerial view and tax plat of the sites are included in the Addenda of this appraisal.

### **Size, Shape and Topography**

The subject sites are irregular in shape and contain 1.91± acre and 0.0803± acre, or 1.9903± acres in total. The property has mostly gently rolling topography. According to Flood Hazard Map, Community Panels 13089C0016H, dated May 7, 2001, the site is mostly located within a flood prone area. A copy of the flood zone map is included in the Addenda. Due to the irregular shape and flood zone, the subject is not considered to be a developable parcel.

### **Access, Frontage, and Roadways**

The larger site has no road frontage. There is no direct access into the larger 1.91± acre portion. The smaller site fronts North Shallowford Road.

**Surrounding Influences**

The general area along Dunwoody Park Drive at the subject is office and multi-family residential. The subject is bordered by apartment complexes. In general, the surrounding uses are compatible with the subject property.

**Utilities**

All normal utilities are available to the site or are in close proximity to the site in sufficient quantities to support typical development. They include water, sewer, gas, electricity and telephone service. There are no public easements noted other than assumed normal utility and access easements.

**Environmental Contamination**

No potential environmental hazards were noted during our viewing. However, we are not experts in this field. We would recommend a Phase I environmental study be performed in order to determine if there are any environmental hazards on or around the site. This appraisal assignment will not consider the existence of toxic waste and/or potentially hazardous materials in/on the subject site or used in the construction of the subject buildings. The appraisers are not qualified to detect such substances.

**Conclusion**

Based on a visual inspection, there were no noted encroachments, easements (other than normal utility easements), or encumbrances which would have a negative impact on the property. However, the sites are severely limited due to their size and shape. These are not considered to be developable parcels. However, there is some value.

**ZONING**

The subject site is zoned "RM-100" Multi-family Residential District by the City of Dunwoody. The subject is too small and narrow for development. A copy of the pertinent section of the City of Dunwoody Zoning Ordinance is included in the Addenda of this appraisal.

**HISTORY OF PROPERTY**

County records indicate that ownership is currently in the name of DeKalb-Lake Ridge, LLC. The title last transferred from SFC Properties II, Inc. to DeKalb-Lake Ridge, LLC on July 12, 2005 for \$23,200,000 as recorded in Deed Book 17650, page 759.

The 1.9903± acre property is under contract to the City of Dunwoody for \$30,000. The appraiser has not been provided with a written purchase agreement.

Further review of county records reveals that there have been no transfers of the subject or interest within the past five years. It is noted that we have not performed a formal title search. It is recommended that a qualified attorney be retained should a formal title search be desired.

**HIGHEST AND BEST USE**

“The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. Alternatively, the probable use of land or improved property-specific with respect to the user and timing of the use-that is adequately supported and results in the highest present value.

SOURCE: The Dictionary of Real Estate Appraisal, 5<sup>th</sup> Edition, by the Appraisal Institute, 2010.

The definition immediately preceding applies specifically to the highest and best use of land and/or property. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be concluded to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Also implied, is that the estimation of highest and best use results from judgment and analytical skill, i.e., that the use concluded from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In the context of most probable selling price (market value), another appropriate term to reflect highest and best use would be most probable use. In the context of investment value, an alternative term would be most profitable use.

The highest and best use of both land as though vacant and property as improved must meet four criteria. The highest and best use must be 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive. These criteria are usually considered sequentially. The test of physical possibility and legal permissibility must be applied before the remaining tests of financial feasibility and maximum productivity. A use

may be financially feasible, but this is irrelevant if it is legally prohibited or physically impossible. SOURCE: The Appraisal of Real Estate, 12th Edition, by the Appraisal Institute, 2001.

In the analysis of highest and best use, the four criteria have been considered sequentially and conditionally in the following paragraphs. The site consisting of 1.9903± acres is considered.

#### **Highest and Best Use as If Vacant**

The site appears to not be functional in size, shape, and topography for development. There were no noted encroachments or encumbrances that would have a negative impact on the site.

#### **Physically Possible**

The sites are located north of Pernoshal Court, and on the east side of North Shallowford Road, Dunwoody, DeKalb County, Georgia 30338. They have gently rolling topography. All normal public utilities are available in sufficient quantities to support typical development. However, due to the size, shape and flood zone, the subject is not considered to be a developable parcel.

#### **Legally Permissible**

The subject's site is zoned "RM-100", Multi-family Residential District by the City of Dunwoody. As discussed in the "Zoning" section of this report, the property is approved for multi-family use. For a complete list of permitted uses, please see the pertinent sections of the zoning ordinance located in the Addenda. In our opinion, the subject site could support a variety of multi-family type uses. However, due to the size and shape the subject is not considered to be a developable parcel.



**Financially Feasible and Maximally Productive**

Of the possible and legal uses, the financially feasible and maximally productive uses should include those which are capable of producing the highest net return to the owner. Therefore, it is necessary to consider the general makeup of the subject neighborhood with regard to compatible uses. The neighborhood had been a period of decline but has since appeared to have stabilized. However, there has been little to no new office or multi-family development noted in the area. Several nearby properties have been razed and redeveloped with apartment complexes and condominium complexes. The property adjoining to the north of the subject is under development with a residential condominium complex. The area immediately surrounding the subject is characterized by office and multi-family uses. In our opinion, the subject site could not support development due to its size and shape. This is not considered to be a developable parcel. It is an un-economic remnant. However, there is some value. Therefore, it is our opinion that holding for a public use represents the highest and best use of the site, as vacant.

**VALUATION PROCEDURE**

Appraisers typically use three approaches in valuing real property. The type and age of the property and the quantity and quality of data affect the applicability of each approach in a specific appraisal problem. The three approaches are commonly known as (1) the Cost Approach, wherein the value of the land as if vacant is added to the value of the improvements; (2) the Income Approach, wherein the net income imputable to the property is calculated and then capitalized into value, using an overall rate or other capitalization methods considered representative of the market place; and (3) the Sales Comparison Approach, wherein the appraiser researches the market for sales data considered highly comparable and significant to the property being appraised.

In this instance, we have utilized the Sales Comparison Approach to estimate the Market Value of the Fee Simple Interest in the subject land. The Cost approach is not used because the subject is unimproved vacant land and the Income approach is not used because the subject is not an income producing property.

**SALES COMPARISON APPROACH**

This approach involves an investigation of prices paid for comparable properties and the subsequent extraction of certain common denominators as units of comparison. Actual sale prices may be expressed in terms of sale price per square foot, gross rent multipliers, or other units of comparison. The Sales Comparison Approach is partially based upon the Principle of Substitution, which states that a purchaser will pay no more for a property than the cost of acquiring an equally desirable property with similar characteristics.

During our research, we collected data relating to the sales of several properties considered comparable to the subject. The comparable sales were all located in areas with economic characteristics similar to the subject neighborhood. The sale dates ranged from May 2010 to December 2010.

It is our opinion that the sales price per acre of land area is the most appropriate unit of comparison under the Sales Comparison Approach. The comparable sales have been compared to the subject with respect to condition of sale, time, size, location, topography, access/exposure and availability of utilities. A tabulation of these sales can be found following this discussion and a short summary follows:

<b><u>Sale No.</u></b>	<b><u>Sale Date</u></b>	<b><u>Area (Acres)</u></b>	<b><u>Price/Acre)</u></b>	<b><u>Price/SF</u></b>
Subject	-	1.9903±	-	-
1	12/10	8.009±	\$272,818	\$6.26
2	12/10	50.656±	\$250,449	\$5.75
3	11/10	1.305±	\$689,655	\$15.83
4	05/10	3.47±	\$243,516	\$5.59
5	11/11	3.61±	\$304,709	\$7.00
6	11/11	2.147±	\$306,654	\$7.04

Significant downward adjustments have been made to all the sales for superior development potential. Other adjustments have been made when deemed necessary.

**Sale 1,** is an 8.009± acre tract located on Long Island Drive and Lake Forrest Drive west of the subject and sold in December 2010 for \$2,185,000 or \$272,818 per acres. A downward adjustment is made for superior development potential. The location, topography, access/exposure and utility availability is considered similar to the subject. An upward adjustment is made for zoning. Overall, a significant downward adjustment is made to this sale. Based on the above, a value well below \$272,818 per acre is indicated.

**Sale 2,** is a 50.656± acre tract located along Peachtree Industrial Boulevard and Atlantic Boulevard northeast of the subject and sold in December 2010 for \$12,686,730 or \$250,449 per acre. A downward adjustment is made for superior development potential. The topography, access/exposure and utility availability is considered similar to the subject. Upward adjustments are required for inferior location and larger size. Overall, a significant downward upward adjustment is made to this sale. Based on the above, a value well below \$250,449 per acre is indicated.

**Sale 3,** is a 1.305± acre tract located along Crestline Parkway northwest of the subject and sold in November 2010 for \$900,000 or \$689,655 per acre. A downward adjustment is made for superior development potential. The topography, access/exposure and utility availability is considered similar to the subject. Downward adjustments are required for superior location. Overall, a significant downward adjustment is made to this sale. Based on the above, a value well below \$689,655 per acre is indicated.

**Sale 4,** is a 3.47± acre tract located along Engineering Drive and Peachtree Parkway northeast of the subject and sold in May 2010 for \$845,000 or \$243,516 per acre. A downward adjustment is made for superior development potential. The topography, access/exposure and utility availability is considered similar to the subject. An upward

adjustment is made for inferior location. Overall, a significant downward adjustment is made to this sale. Based on the above, a value well below \$243,516 per acre is indicated.

**Sale 5**, is a 3.61± acre tract located at 3665-3683 Ivy Road in Fulton County and sold in November 2011 for \$1,100,000 or \$304,709 per acre. A downward adjustment is made for superior development potential. An upward adjustment is made for zoning. Overall, a significant downward adjustment is made to this sale. Based on the above, a value well below \$304,709 per acre is indicated.

**Sale 6**, is a 2.147± acre tract located at 1155 West Conway Drive in Fulton County and sold in November 2011 for \$659,000 or \$306,654 per acre. A downward adjustment is made for superior development potential. An upward adjustment is made for zoning. Overall, a significant downward adjustment is made to this sale. Based on the above, a value well below \$306,654 per acre is indicated.

Before adjustments, the sale comparables range from \$5.59 per acre to \$15.83 per square foot. Strong consideration is given to the fact that the subject is not a developable parcel. In my opinion, a reduction of 90% is reasonable for the lack of development potential. After considering all reported data, it is our opinion that the market value of the subject property is reasonably estimated at \$0.75 per square foot, or:

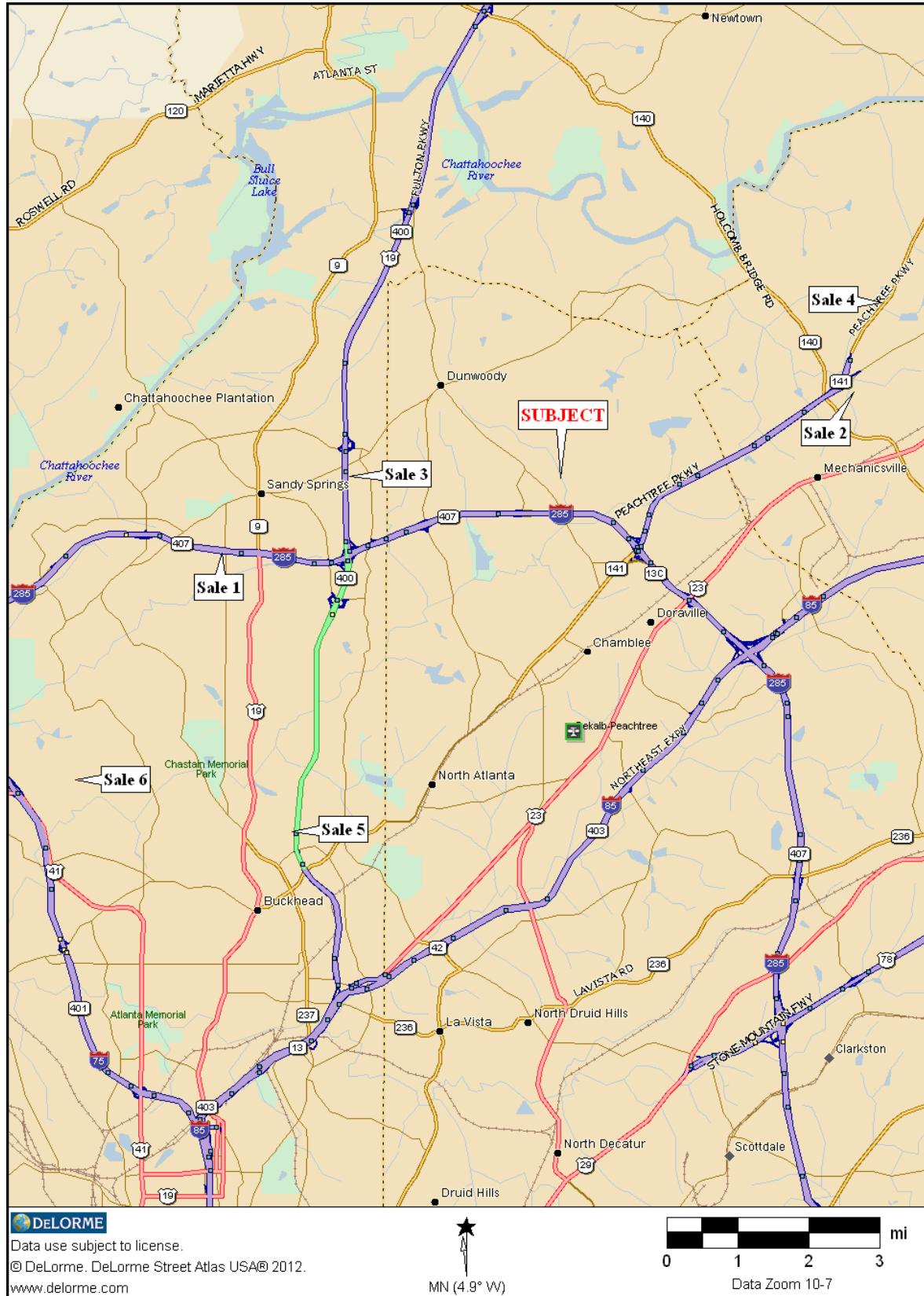
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<b>86,697± Sq. Ft. @ \$0.75 Per Square Foot</b>	<b>=</b>	<b>\$65,023</b>
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<b>CALLED</b>	<b>=</b>	<b>\$65,000</b>
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## COMPARABLE LAND SALES MAP



**LAND SALE NO. 1****LEGAL DATA**

**LOCATION:** Long Island Drive and Lake Forrest Drive, Land Lot 123, 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia.

**GRANTOR:** Jack W. Boone  
**GRANTEE:** The Donnellan School, Inc. D/B/A Holy Spirit College & Preparatory School

**SALE DATE:** December 30, 2010

**RECORDED:** Deed Book 49709, Page 274

**VERIFICATION:** Public records, viewing and CoStar

**APPRAISAL INDICATORS**

**SALE PRICE:** \$2,185,000  
**PRICE/SF** \$6.26  
**SALE PRICE/AC:** \$272,818  
**LAND AREA:** 8.009± Acres  
**GROSS INCOME:** N/A  
**NET INCOME:** N/A  
**GIM:** N/A  
**OAR:** N/A

**FINANCING:** All cash to seller.

**REMARKS:** The property was purchased for development with an athletic facility. It was under contract for about 2 years due to zoning issues. Currently zoned CUP, Community Unit Plan.



**LAND SALE NO. 2**



**LEGAL DATA**

LOCATION: Peachtree Industrial Boulevard and Atlantic Boulevard, Land Lot 274, 6<sup>th</sup> District, Gwinnett County, Georgia.

GRANTOR: Coker Properties, LP

GRANTEE: Scannell RevEx #115, LLC

SALE DATE: December 17, 2010

RECORDED: Deed Book 50453, Page 388

VERIFICATION: Public records, viewing and CoStar

**APPRAISAL INDICATORS**

SALE PRICE: \$12,686,730

PRICE/SF: \$5.75

SALE PRICE/AC: \$250,449

LAND AREA: 50.656± Acres

GROSS INCOME: N/A

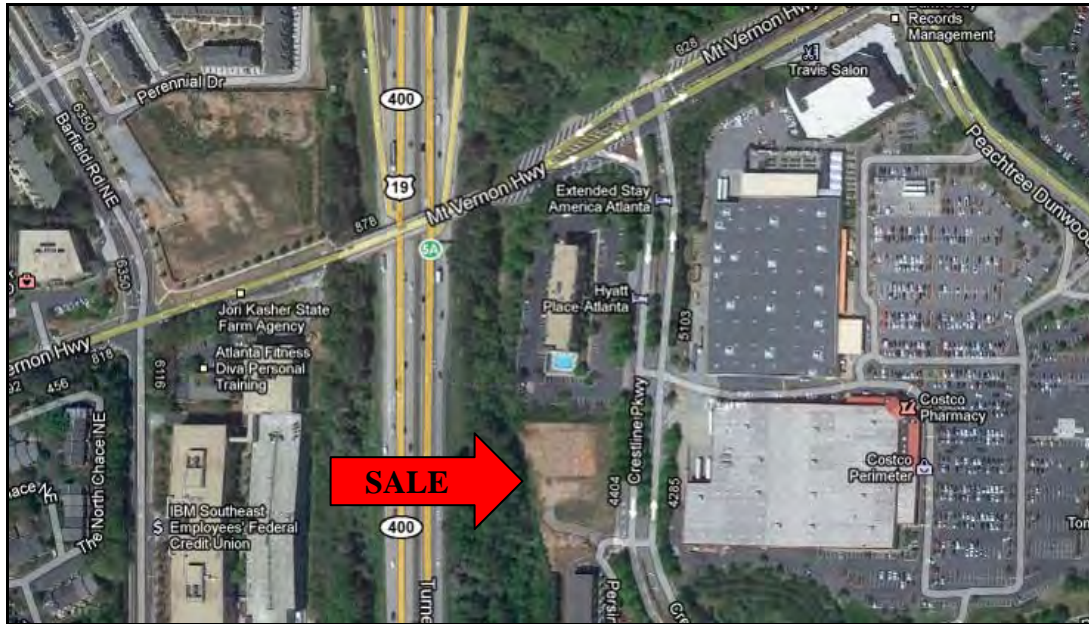
NET INCOME: N/A

GIM: N/A

OAR: N/A

FINANCING: All cash to seller.

REMARKS: This land is zoned M-1, Light Industry District and was purchased for future FedEx distribution facility.

**LAND SALE NO. 3****LEGAL DATA**

**LOCATION:** Crestline Parkway south of Mt. Vernon Highway, Land Lot 19, 17<sup>th</sup> District, City of Sandy Springs, Fulton County, Georgia.

**GRANTOR:** Perimeter Hospitality, LLC  
**GRANTEE:** Perimeter Atlanta Hotel Group, LLC  
**SALE DATE:** November 8, 2010  
**RECORDED:** Deed Book 49554, Page 172  
**VERIFICATION:** Public records, viewing and CoStar

**APPRAISAL INDICATORS**

**SALE PRICE:** \$900,000  
**PRICE/SF:** \$15.83  
**SALE PRICE/AC:** \$689,655  
**LAND AREA:** 1.305± Acres  
**GROSS INCOME:** N/A  
**NET INCOME:** N/A  
**GIM:** N/A  
**OAR:** N/A

**FINANCING:** All cash to seller.

**REMARKS:** This land sold for future development with a hotel. Currently zoned OI, Office and Institutional District.

**LAND SALE NO. 4****LEGAL DATA**

LOCATION: Engineering Drive and Peachtree Parkway, Land Lot 284, 6<sup>th</sup> District, Gwinnett County, Georgia.

GRANTOR: Jettison, LLC and Tech Park, LLC  
 GRANTEE: Peach Park, LLC  
 SALE DATE: May 28, 2010  
 RECORDED: Deed Book 50108, Page 542 and 546  
 VERIFICATION: Public records, viewing and CoStar

**APPRAISAL INDICATORS**

SALE PRICE: \$845,000 total  
 PRICE/SF: \$5.59  
 SALE PRICE/AC: \$245,516  
 LAND AREA: 3.47± Acres  
 GROSS INCOME: N/A  
 NET INCOME: N/A  
 GIM: N/A  
 OAR: N/A

FINANCING: All cash to seller.

REMARKS: This is a sale of a parking lot located at Engineering Drive and Peachtree Parkway. Zoned M-1, Light Industry District.



**LAND SALE NO. 5****LEGAL DATA**

**LOCATION:** 3665-3683 Ivy Road  
 Land Lot 63, District 17  
 Fulton County, Georgia  
**GRANTOR:** Res-GA Cobblestone, LLC  
**GRANTEE:** Peachtree Avenue Development, LLC  
**SALE DATE:** November 29, 2011  
**RECORDED:** Book 50641, Page 272  
**VERIFICATION:** Comps, public records, viewing and  
 broker (Scott McGregor 770/436-3400)

**APPRAISAL INDICATORS**

**SALE PRICE:** \$1,100,000  
**PRICE/SF:** \$7.00  
**SALE PRICE/AC:** \$304,709  
**LAND AREA:** 3.61± Acres  
**GROSS INCOME:** N/A  
**NET INCOME:** N/A  
**GIM:** N/A  
**OAR:** N/A

**FINANCING:** All cash to seller.

**REMARKS:** Two irregular shaped contiguous tax parcels that was purchased for single-family development. At time of sale, the site was improved with non-contributory residences. The site is located to the north of Lenox Road and backs up to Georgia 400. The land is residentially zoned and all normal public utilities are available to it. Plans call for the removal of the non-contributory residences and the construction of up to six new homes.

**LAND SALE NO. 6**



**LEGAL DATA**

LOCATION: 1155 West Conway Drive  
Land Lot 179, District 17  
Fulton County, Georgia  
GRANTOR: Jay K. Chitnis, Trustee  
GRANTEE: Kevin Obarski.  
SALE DATE: November 21, 2011  
RECORDED: Book 50631, Page 485  
VERIFICATION: Comps, public records and viewing &  
Broker (Mary Caldwell 404/422-0303)

**APPRAISAL INDICATORS**

SALE PRICE: \$659,000  
PRICE/SF: \$7.04  
SALE PRICE/AC: \$306,654  
LAND AREA: 2.147± Acres  
GROSS INCOME: N/A  
NET INCOME: N/A  
GIM: N/A  
OAR: N/A

FINANCING: All cash to seller.

REMARKS: An irregular shape parcel that had at one time a non-contributory residence on it. The residence had been demolished and the site was cleared prior to sale. It was purchased for the development of a new single-family residence. The site is located on the east of Mount Paran Road and fronting the northeast side of West Conway Drive The land is zoned R-2 and all normal public utilities are available to it. The lot had previously sold in May 2011 for \$719,000.

**RECONCILIATION AND FINAL VALUE ESTIMATE**

The value indication for the subject property is as follows:

SALES COMPARISON APPROACH	\$65,000
---------------------------	----------

The Market Value of the Fee Simple Interest in the subject property, as of January 10, 2014, was:

**SIXTY FIVE THOUSAND DOLLARS**

**(\$65,000)**

**ESTIMATE OF EXPOSURE/MARKETING PERIOD**

The average marketing periods as reported in the 3<sup>rd</sup> Quarter 2013

PricewaterhouseCoopers Real Estate Investor Survey are as follows.

<b><u>MARKET</u></b>	<b><u>AVERAGE MARKETING PERIOD</u></b>	<b><u>LAST QUARTER</u></b>	<b><u>YEAR AGO</u></b>
National Regional Mall	3-24 months	3-24 months	3-24 months
National Power Center	3-18 months	3-18 months	3-18 months
National Strip Center	3-12 months	3-12 months	2-12 months
National CBD Office	3-18 months	2-18 months	4-12 months
National Suburban Office	3-18 months	3-18 months	3-18 months
Atlanta Office	1-12 months	1-12 months	1-12 months
National Flex/R&D	2-12 months	2-12 months	2-18 months
National Warehouse	3-12 months	3-12 months	2-18 months
National Apartment	1-9 months	1-9 months	1-9 months
National Net Lease	2-12 months	2-12 months	2-12 months
National Medical Office	1-6 months	2-6 months	1-9 months
National Full Service Lodging	3-24 months	N/A	3-24 months
National Limited Service and Economy Lodging	2-12 months	N/A	2-12 months
Nations Luxury/Upper Scale Lodging	2-20 months	N/A	2-12 months

Based on this we have estimated a marketing time of less than twelve months for the subject and an exposure period of less than twelve months for the subject.



**CERTIFICATION**

As the undersigned appraiser, we hereby certify that to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, and attainment of a stipulated result, or the occurrence of a subsequent event.
5. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
6. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
7. We certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
8. We have made a personal inspection of the property that is the subject of this report.
9. As of the date of this report, I, Alex B. Rubin, have completed the requirements under the continuing education program of the Appraisal Institute.
10. No one provided significant professional assistance to the persons signing this report.
11. The appraisers have provided services regarding the subject property during the past three years having appraised the property in 2012.



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Alex B. Rubin, MAI  
Georgia Certified Real Estate Appraiser (000678)

**LIMITING CONDITIONS AND ASSUMPTIONS**

The appraisal is made subject to the following conditions and assumptions:

1. Any legal descriptions or plats reported herein are assumed to be accurate. Any sketches, plats or drawings included in this report are included to assist the reader in visualizing the property. All engineering is assumed to be correct. I have made no survey of the property and assume no responsibility in connection with such matters.
2. No responsibility is assumed for matters legal in nature. Title is assumed to be good and marketable and in fee simple unless discussed otherwise in the report. The property is appraised as free and clear of existing liens, assessments and encumbrances, except as noted in the attached report.
3. Unless noted otherwise, the appraiser assumes that the roofs, structural components, and mechanical and plumbing systems, are in a condition typical for a building of this age. A qualified building inspector and/or engineer should be consulted for specific details as to the condition of these elements. The appraiser assumes no liability for structural features not visible on ordinary careful inspection
4. Unless otherwise noted, it is assumed that there are no encroachments, zoning or restriction violations affecting the subject property.
5. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
6. The appraisal is based on the premise that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in the report; further that all applicable zoning, building, and use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal, and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.
7. The property is assumed to be under competent and aggressive management.
8. Information, estimates and opinions used in this appraisal are obtained from sources considered reliable; however, no liability for them can be assumed by the appraiser.

9. The value estimates reported herein apply to the entire property and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interest is set forth in the report.
10. I am not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously.
11. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the prior written consent of the author. This pertains particularly to valuation conclusions, identity of the appraiser or firm with which he is associated, any reference to the Appraisal Institute or to the MAI Designation.
12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired
13. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the value of the property.
14. The projections of income and expenses are not predictions of the future. Rather, they are the best estimates of current market thinking about what future income and expenses will be. We make no warranty of representation that these projections will materialize. The real estate market is constantly fluctuating and changing. It is not the appraiser's task to estimate the conditions of a future real estate market; the appraiser can only reflect what the investment community envisions for the future in terms of rental rates, expenses and supply and demand.

15. The value estimate assumes no impact on value because of *Section 404 wetlands*" as defined by the U.S. Army Corps of Engineers. We have found no evidence of wetlands, but are not experts in this field and urge the client to seek the advice of an expert to determine any potential impact of wetlands on the property.
16. This report may not be used for any purposes other than as stated in the report, by any other than the client(s) without previous consent of the appraiser and his client(s), and then only with proper qualification.
17. It is assumed that all water and sewer facilities (existing and proposed) are or will be in good working order and are or will be of sufficient size to adequately serve any proposed buildings.
18. Any proposed or incomplete improvements included in this report are assumed to be satisfactorily completed in a workmanlike manner within a reasonable length of time according to plans and specifications submitted.
19. Unless subsoil opinions based upon engineering core borings were furnished, it is assumed there are no subsoil defects present that would impair development of the land to its maximum permitted use, or would render it more or less valuable.
20. Although the appraiser has made, insofar as is practical, every effort to verify as factual and true all data set forth in this report, no responsibility is assumed for the accuracy of any information furnished the appraiser either by the client or others. If for any reason future investigations should prove any data to be in substantial variance with that presented in this report, the appraiser reserves the right to alter or change any or all conclusions and/or estimates of value.
21. This report is null and void if used in any connection with a real estate syndicate or syndication, defined as a general or limited partnership, joint venture, unincorporated association, or similar organization formed for or engaged in investment or gain from an interest in real property, including but not limited to a sale, exchange, trade, development, or lease of property on behalf of others, or which is required to be registered with the U.S. Securities and Exchange Commission or any federal or state agency which regulates investments made as a public offering.
22. My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Georgia Real Estate Appraiser Classifications and Regulations Act and the Rules and Regulations of the Georgia Real Estate Appraisers Board.
23. ACCEPTANCE OF, AND/OR USE OF, THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.

**QUALIFICATIONS OF ALEX B. RUBIN, MAI****EDUCATION**

Georgia State University  
B.B.A. Real Estate and Urban Affairs  
Graduated March 1987

## Appraisal Institute Courses:

1A-1	Real Estate Principals
1A-2	Basic Valuation Procedures
1B-A	Capitalization Theory & Techniques-A
1B-B	Capitalization Theory & Techniques-B
2-1	Case Studies in Real Estate Valuation
2-2	Report Writing & Valuation Analysis
2-3	Standards of Professional Practice

Numerous Appraisal Institute Seminars including Litigation Valuation (6/93), Analyzing Operating Expenses (10/93), Appraiser as Expert Witness (10/93), Appraisal Theory (6/94),

**PROFESSIONAL AFFILIATIONS**

Appraisal Institute (MAI #9763)  
Admissions Committee, Georgia Chapter #21  
Appraisal Institute Regional Representative (1997)  
Appraisal Institute Director (1998-2000)  
Appraisal Institute Treasurer (2000)  
Appraisal Institute Secretary (2001)  
Appraisal Institute Vice President (2002)  
Appraisal Institute President (2003)  
Appraisal Institute Approved Instructor  
Appraisal Institute Co-Chair of Education (2009)  
Georgia Certified Real Estate Appraiser (#000678)  
Past President, Georgia Appraisers Coalition

**EXPERIENCE**

Principal of Alex Rubin & Company since July 1993.  
Associate Appraiser with Upton Associates from April 1987 to July 1993.  
Qualified as an expert witness.  
Appraisals have been made on many types of real estate including apartments, shopping centers, offices, hotels, industrial buildings, residential and office condominiums, residential subdivisions, vacant land and special use properties

**CERTIFICATION**

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. I, Alex B. Rubin, have completed the requirements under the continuing education program of the Appraisal Institute.

# ADDENDA

## ENGAGEMENT LETTER

### AGREEMENT BETWEEN THE CITY OF DUNWOODY AND ALEX RUBIN & COMPANY.

This Agreement (the "Agreement") is made this 10 day of JANUARY, 2014, by and between Alex Rubin & Company. (hereinafter referred to as "Company"), and the City of Dunwoody, Georgia ("Dunwoody").

#### WITNESSETH:

**WHEREAS**, Company is engaged in the business of providing the necessary materials and labor to complete the Work in the manner therein specified within the time specified, as therein set forth, for; and

**WHEREAS**, the City of Dunwoody requested a quote to complete an appraisal for roughly 2 acres of land that is part of the existing Columns at Lake Ridge apartment complex (Tax Parcel ID 18 353 03 007, street address 4601 North Shallowford Road). As shown on the attached map the land in question is made up of two areas, a roughly 1.91 acre piece along Nancy Creek and a very small 3,500 feet along the front of the property adjacent to North Shallowford. Unless otherwise specified all work shall be completed in accordance with all pertinent Americans with Disabilities Act standards. Any variations to the above specified details and specifications will be approved by the City Manager or his representative; and

**WHEREAS**, Company is willing and able to render said services;

**NOW, THEREFORE**, in consideration of the mutual terms, conditions and covenants set forth herein, the parties hereto agree as follows:

#### 1. Services.

Company agrees to render services (the "Services") to the City of Dunwoody to furnish all specified materials or approved equivalent, equipment, and labor to complete the required renderings and assessments as described in its entirety to the specifications as directed and the terms of this contract including all incidentals as directed by the City of Dunwoody City Manager or his representative or as set forth in Exhibit "A" specifically as detailed in the Scope of Services. Company agrees to perform the Services at the direction of the appropriate department head, or his designee, in the manner and to the extent required by the parties herein, as may be amended hereafter in writing by mutual agreement of the parties.

#### 2. Compensation.

a. Fee. In consideration for Services, Dunwoody shall pay to Company a fee not to exceed the cost described in the Proposal, incorporated herein as Exhibit "B". The full cost of said services, shall not exceed \$900.00 for all the services detailed.



## ENGAGEMENT LETTER (cont.)

b. Manner of Payment. The City agrees to pay said invoices within thirty (30) days of receiving same. As the City is a local government entity and thus exempt from sales taxation, notwithstanding the terms of the proposal, Company acknowledges that the City shall not be responsible for payment of any sales taxes on any invoices submitted for the services provided under this Agreement.

### 3. Relationship of Parties.

a. Independent Contractors. Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between Dunwoody and Company. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between Dunwoody and Company. It is expressly agreed that Company is acting as an independent contractor and not as an employee in providing the Services under this Agreement.

b. Employee Benefits. Company shall not be eligible for any benefit available to employees of Dunwoody including, but not limited to, workers' compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.

c. Payroll Taxes. No income, social security, state disability or other federal or state payroll tax will be deducted from payments made to Company under this Agreement. Company shall be responsible for all FICA, federal and state withholding taxes and workers' compensation coverage for any individuals assigned to perform the Services for Dunwoody.

### 4. Term

This Agreement shall be effective upon its execution (the "Effective Date") shall terminate at the time of the completion of the project as described in the Proposal, but in any event no later than December 31, 2014. If the Project has not been completed by December 31, 2014, this Agreement shall automatically renew for an additional one-year or part of the year necessary to conclude the project unless the City of Dunwoody chooses to terminate this Agreement pursuant to the provisions of this Agreement by giving written notice to Company no later than November 30, 2014.

### 5. Termination For Cause and For Convenience.

Either party shall have the right to terminate this Agreement if the other party is in default of any obligation hereunder and such default is not cured within ten (10) days of receipt of a notice from the other party specifying such default. "Default" shall mean:

- a. If Dunwoody fails to make payments when due or fails to perform or observe any of its duties or obligations under the terms of this Agreement;

## ENGAGEMENT LETTER (cont.)

- b. If Company fails to perform or observe any of its duties or obligations under the terms of this Agreement;
- c. If either Dunwoody or Company shall have made any warranty or representation in connection with this Agreement which is found to have been false at the time such warranty or representation was made and is materially harmful to the other party.

This Agreement may also be terminated by Dunwoody for convenience by giving Company written notice sixty (60) days prior to the effective date of termination.

### 6. Compensation in Event of Termination.

If this Agreement is terminated by Dunwoody for convenience, Company shall be exclusively limited to receiving only compensation for the pro-rata work performed and appropriately documented to and including the effective date identified in the written termination notice, but in no event shall Company receive less than a prorated amount of the service fees hereunder. Any amount over the amount otherwise due by Dunwoody for the services provided prior to the termination date shall be refunded by the Company within ten (10) days of the date of termination, with the exception of any costs incurred by the Company in removal of equipment and shutting down the project, which costs shall be borne by Dunwoody in the event of termination for convenience.

### 7. Termination of Services and Return of Property.

Upon the expiration or earlier termination of this Agreement, Company shall immediately terminate the Services hereunder and shall deliver promptly to Dunwoody all property relating to the Services that is owned by Dunwoody.

### 8. Standard of Performance and Compliance with Applicable Laws.

Company warrants and represents that it possesses the special skill and professional competence, expertise and experience to undertake the obligations imposed by this Agreement. Company agrees to perform in a diligent, efficient, competent and skillful manner commensurate with the highest standards of the profession, and to otherwise perform as is necessary to undertake the Services required by this Agreement, including the requirements set forth in the Certification of Sponsor Drug Free Workplace Exhibit "C".

Company warrants and represents that it will, at all times, observe and comply with all federal, state, local and municipal ordinances, rules, regulations, relating to the provision of the Services to be provided by Company hereunder or which in any manner affect this Agreement.

### 9. Conflicts of Interest.

## ENGAGEMENT LETTER (cont.)

Company warrants and represents that:

- a. the Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing; and
- b. Company is not presently subject to any agreement with a competitor or with any other party that will prevent Company from performing in full accord with this Agreement; and
- c. Company is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Company shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

### 10. Proprietary Information

Company acknowledges that it may have access to and become acquainted with confidential and other information proprietary to Dunwoody including, but not limited to, information concerning Dunwoody, its operations, customers, citizens, business and financial condition, as well as information with respect to which Dunwoody has an obligation to maintain confidentiality (collectively referred to herein as "Proprietary Information"). Company agrees not to disclose, directly or indirectly, to anyone or to use or to allow others to use, for any purpose whatsoever, any Proprietary Information of any type, whether or not designated confidential or proprietary, acquired in the course of performing under this Agreement. The obligations of Company under this section shall survive the termination of this Agreement.

### 11. Insurance.

Company agrees to defend, indemnify and hold harmless the City of Dunwoody, its officers, employees and agents, to the extent allowed by applicable law, from and against any and all third party claims, losses, liabilities or expenses (including, without limitation, attorneys' fees) which may arise, in whole or in part, out of a breach by the Indemnitor of its obligations under this Agreement. Insurance requirements are attached hereto as Exhibit "D".

### 12. Assignment.

Company shall not assign this Agreement without the prior express written consent of Dunwoody. Any attempted assignment by Company without the prior express written approval of Dunwoody shall at Dunwoody's sole option terminate this Agreement without any notice to Company of such termination.

### 13. Notices.

**ENGAGEMENT LETTER (cont.)**

All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid, addressed to the appropriate party at the following address or such other address as may be given in writing to the parties:

**If to the City:**

City Manager  
Dunwoody City Hall  
41 Perimeter Center East  
Suite 250  
Dunwoody, Georgia 30346

**With copies to:**

City Clerk  
Dunwoody City Hall  
41 Perimeter Center East  
Suite 250  
Dunwoody, Georgia 30346

**If to the Company:**

Alex Rubin & Company  
Attn: Alex Rubin  
6185 Crooked Creek Road, Suite 200  
Norcross, Georgia 30092

**14. Governing Law and Consent to Jurisdiction.**

This Agreement is made and entered into in the State of Georgia and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of DeKalb County, Georgia.

**15. Waiver of Breach.**

The waiver by either party of a breach or violation of any provision of this Agreement shall not operate or be construed to constitute a waiver of any subsequent breach or violation of the same or other provision thereof.

**16. Severability.**

If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

**17. Entire Agreement.** This Agreement which includes the exhibits hereto contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written. This Agreement

## ENGAGEMENT LETTER (cont.)

incorporates the Company's Scope of Services and is referenced in Exhibit "A". In case of conflict between any term of the Company's Proposal and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.

**IN WITNESS WHEREOF**, the parties have executed this Agreement through their duly authorized representatives.

### CITY OF DUNWOODY, GEORGIA

By: \_\_\_\_\_  
Warren Hutmacher

Title: City Manager


Approved as to form:

\_\_\_\_\_  
City Attorney

Attest:

\_\_\_\_\_  
City Clerk

Alex Rubin and Company

By: \_\_\_\_\_  


Title: \_\_\_\_\_  
OWNER

Date of Execution \_\_\_\_\_  
1-10-14

**ENGAGEMENT LETTER (cont.)****EXHIBIT "A"****SCOPE OF SERVICES**

An appraisal to determine the estimated Market Value of the Fee Simple Interest in roughly 2 acres of land that is part of the existing Columns at Lake Ridge apartment complex (Tax Parcel ID 18 353 03 007, street address 4601 North Shallowford Road). As shown on the attached map the land in question is made up of two areas, a roughly 1.91 acre piece along Nancy Creek and a very small 3,500 feet along the front of the property adjacent to North Shallowford.

**ENGAGEMENT LETTER (cont.)**

**EXHIBIT “B”**

**FEE**

\$900




**ENGAGEMENT LETTER (cont.)****EXHIBIT "C"****CERTIFICATION OF SPONSOR****DRUG-FREE WORKPLACE**

I hereby certify that I am a principle and duly authorized representative of ALEX RUBIN & COMPANY, ("Contractor"), whose address is 6185 CROOKED CREEK ROAD, #200, NORCROSS, GA, 30092, and I further certify that:

- (1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and
- (2) A drug-free workplace will be provided for Contractor's employees during the performance of the Agreement; and
- (3) Each Subcontractor hired by Contractor shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. Contractor shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with Contractor, N/A certifies to Contractor that a drug-free workplace will be provided for the Subcontractor's employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3"; and
- (4) The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Agreement.

CONTRACTOR:

Date: 1-10-14 Signature:   
 Title: OWNER

**ENGAGEMENT LETTER (cont.)****EXHIBIT D****INSURANCE REQUIREMENTS**

Within 10 days of execution of this Agreement, and at all times that this Contract is in force, the Contractor shall obtain, maintain and furnish the City Certificates of Insurance from licensed companies doing business in the State of Georgia with an A.M. Best Rating A-6 or higher and acceptable to the City covering:

1. Statutory Workers' Compensation Insurance
  - a. Employers Liability:
    - Bodily Injury by Accident - \$1,000,000 each accident
    - Bodily Injury by Disease - \$1,000,000 policy limit
    - Bodily Injury by Disease - \$1,000,000 each employee
2. Comprehensive General Liability Insurance
  - a. \$1,000,000 limit of liability per occurrence for bodily injury and property damage  
Owner's and Contractor's Protective
  - b. Blanket Contractual Liability
  - c. Blanket "X", "C", and "U"
  - d. Products/Completed Operations Insurance
  - e. Broad Form Property Damage
  - f. Personal Injury Coverage
3. Automobile Liability
  - a. \$ 500,000 limit of liability
  - b. Comprehensive form covering all owned, non-owned and hired vehicles
4. Umbrella Liability Insurance
  - a. \$1,000,000 limit of liability
  - b. Coverage at least as broad as primary coverage as outlined under Items 1, 2 and 3 above
5. The City of Dunwoody, Georgia, and its subcontractors and affiliated companies, their officers, directors, employees shall be named on the Certificates of Insurance as additional insured and endorsed onto the policies for Comprehensive General Liability, Automobile Liability and Umbrella Liability insurance maintained pursuant to this Contract in connection with liability of the City of Dunwoody and their affiliated companies and their officers, directors and employees arising out of Contractor's operations. Copies of the endorsements shall be furnished to the City upon execution of this Agreement. Such insurance is primary insurance and shall contain a Severability of Interest clause as respects each insured. Such policies shall be non-cancelable except on thirty (30) days written notice to the City. Any separate insurance maintained in force by the additional insured named above shall not contribute to the insurance extended by Contractor's insurer(s) under this additional insured provision.

Certificate Holder should read: The City of Dunwoody, 41 Perimeter Center East, Suite 250, Dunwoody, Georgia 30346.

**ENGAGEMENT LETTER (cont.)*****Affidavit Verifying Status******For City Public Benefit Application***

By executing this affidavit under oath, as an applicant for a(n) CONTRACT [type of public benefit], as referenced in O.C.G.A. § 50-36-1, from CITY OF DUNWOODY [name of government entity], the undersigned applicant verifies one of the following with respect to my application for a public benefit:

- 1) ☒ I am a United States citizen.
- 2) ☐ I am a legal permanent resident of the United States.
- 3) ☐ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

My alien number issued by the Department of Homeland Security or other federal immigration agency is: \_\_\_\_\_.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1(e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as: BIRTH CERTIFICATE.

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Norcross (city), GA (state).

Signature of Applicant

Printed Name of Applicant

SUBSCRIBED AND SWORN  
BEFORE ME ON THIS THE  
10th DAY OF January, 2014

Alla Negru  
NOTARY PUBLIC  
My Commission Expires: 04/08/2016



**CURRENT STATE CERTIFICATION**

**STATE OF GEORGIA**  
**REAL ESTATE APPRAISERS BOARD**

**ALEXANDER BRACON RUBIN**

**678**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED GENERAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY  
 Chairperson

JEFF A. LAWSON  
 KEITH STONE  
 MARILYN R. WATTS

SANDRA MCALISTER WINTER  
 Vice Chairperson

44072212

ALEXANDER BRACON RUBIN

ORIGINALLY LICENSED

# 678  
 Status ACTIVE

06/18/1991

END OF RENEWAL  
 09/30/2014

CERTIFIED GENERAL REAL PROPERTY  
 APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY  
 RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY  
 REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
 Real Estate Commission  
 Suite 1000 - International Tower  
 229 Peachtree Street, N.E.  
 Atlanta, GA 30303-1605



WILLIAM L. ROGERS, JR.  
 Real Estate Commissioner

44072212

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 Real Estate Commissioner

44072212



ALEX RUBIN &amp; COMPANY

**E&O DECLARATION****NAVIGATORS INSURANCE COMPANY****THIS IS A CLAIMS MADE INSURANCE POLICY.**

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN 60 DAYS AFTER THE END OF THE POLICY PERIOD.

**PLEASE READ THIS POLICY CAREFULLY.**

**REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY  
DECLARATIONS**

**POLICY NUMBER:** PH13REL115149IV **RENEWAL OF:** PH12REL115149IV

1. **NAMED INSURED:** Alex Rubin & Company
2. **ADDRESS:** 6185 Crooked Creek Road #200  
Norcross, GA 30092
3. **POLICY PERIOD: FROM:** 09/05/2013 **TO:** 09/05/2014  
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in Number 2 above.
4. **LIMITS OF LIABILITY:** (Inclusive of claim expenses):  
A. \$ 1,000,000 Limit of Liability - Each Claim  
B. \$ 2,000,000 Limit of Liability - Policy Aggregate
5. **DEDUCTIBLE:** (Inclusive of claim expense): \$ 5,000 Each Claim
6. **PREMIUM:** \$ 1,933.00
7. **RETROACTIVE DATE:** 09/05/2011
8. **FORMS ATTACHED:** NAV REL NIC PF (02 11) NAV REL 300 GA (02 11)  
NAV REL 025 (02 11) NAV REL 003 (02 11) NAV REL 027 (02 11)  
NAV REL 008 (02 11) NAV-MIL-002 (11/12)

**PROGRAM ADMINISTRATOR:**

Herbert H. Landy Insurance Agency Inc.  
75 Second Ave Suite 410  
Needham, MA 02494-2876

NAV REL DEC (02 11)

Page 1 of 2



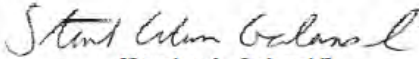
## E&O DECLARATION (cont.)

By Acceptance of this policy the Insured agrees that the statements in the Declarations and the Application and any attachments hereto are the Insured's agreements and representations and that this policy embodies all agreements existing between the Insured and the Company or any of its representatives relating to this insurance.

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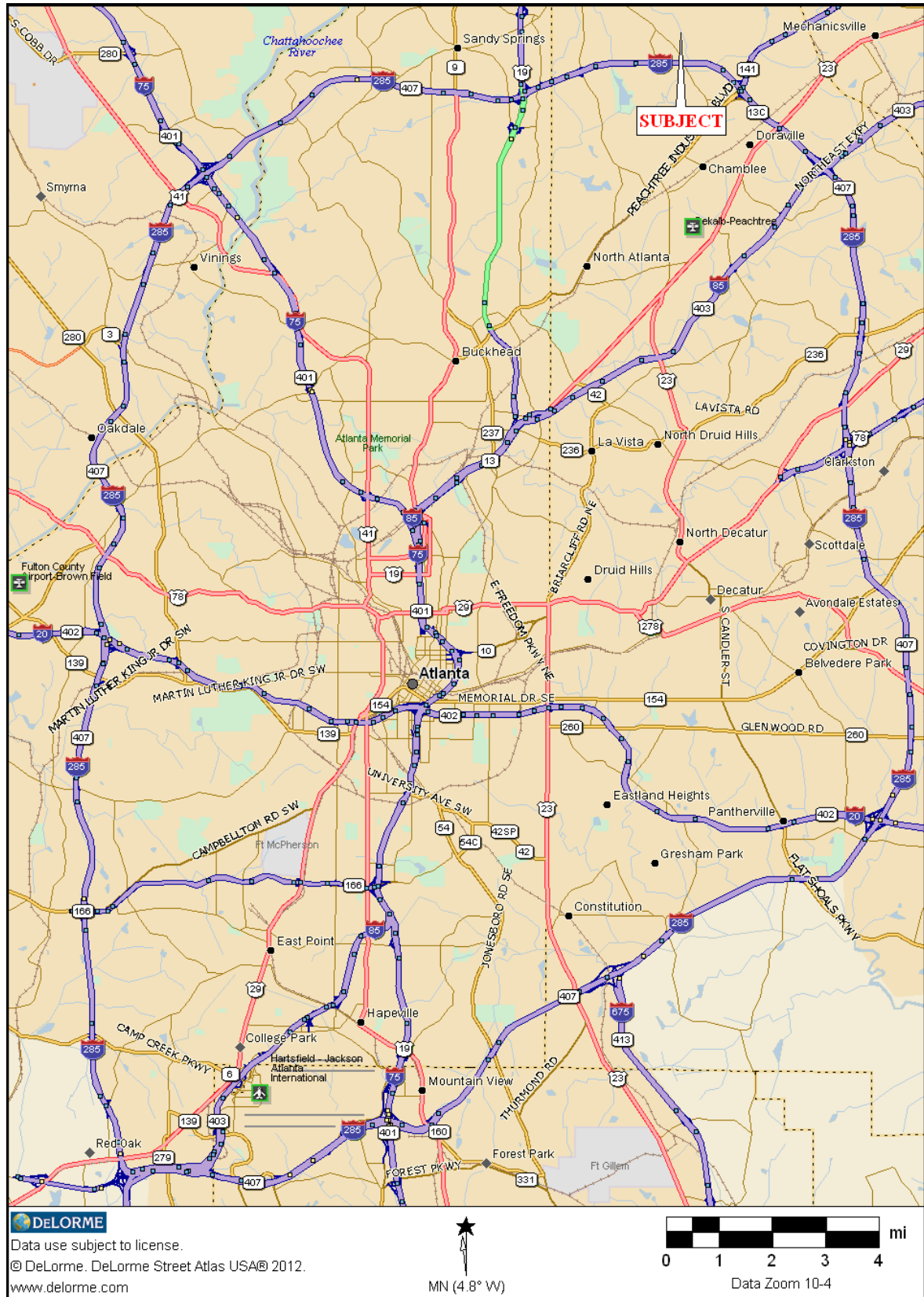
IN WITNESS WHEREOF, we have caused this policy to be signed by our President and Secretary.

  
[Emily Miner]  
Secretary

  
[Stanley A. Galanski]  
President

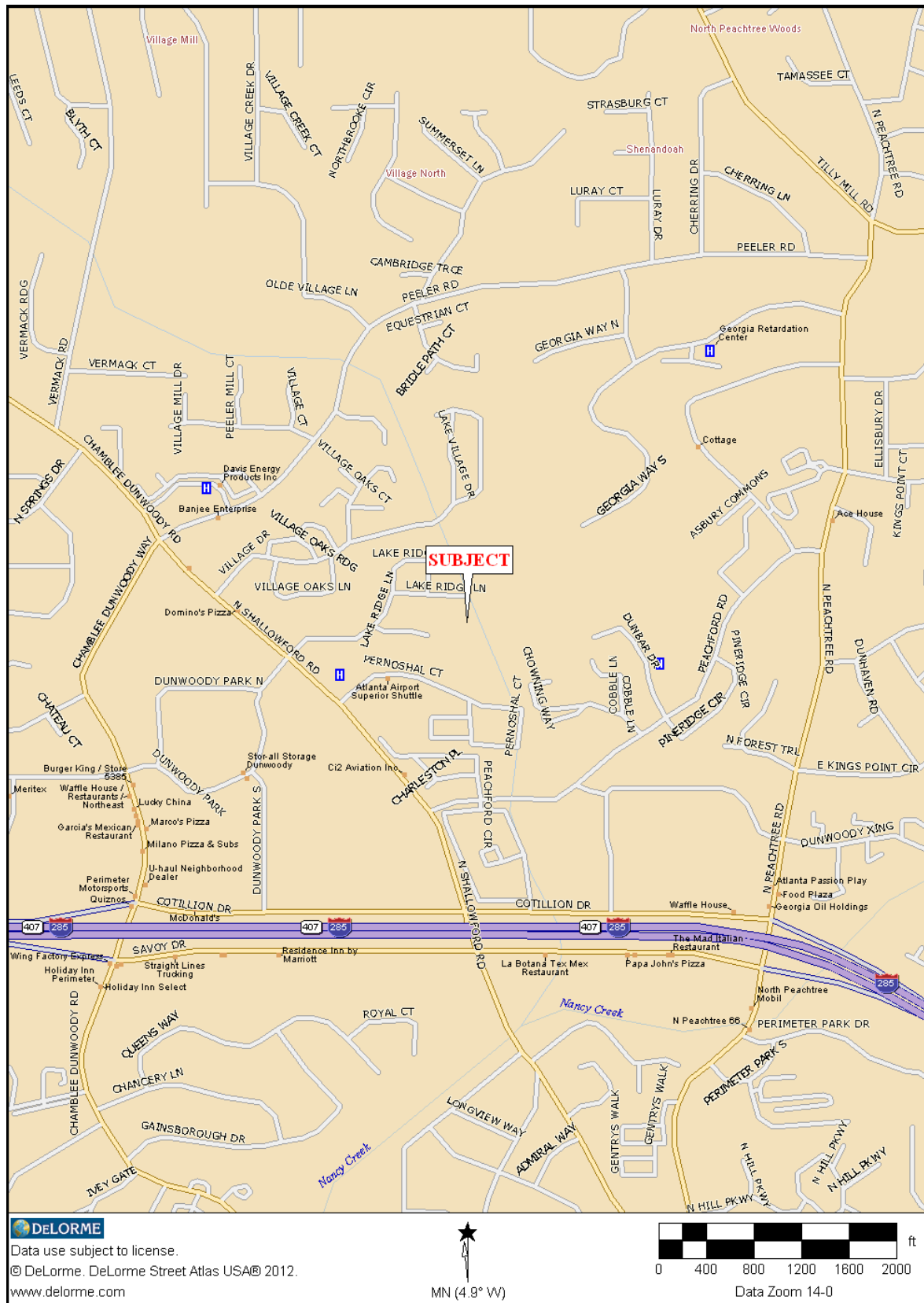
ALEX RUBIN &amp; COMPANY

## METRO ATLANTA AREA MAP

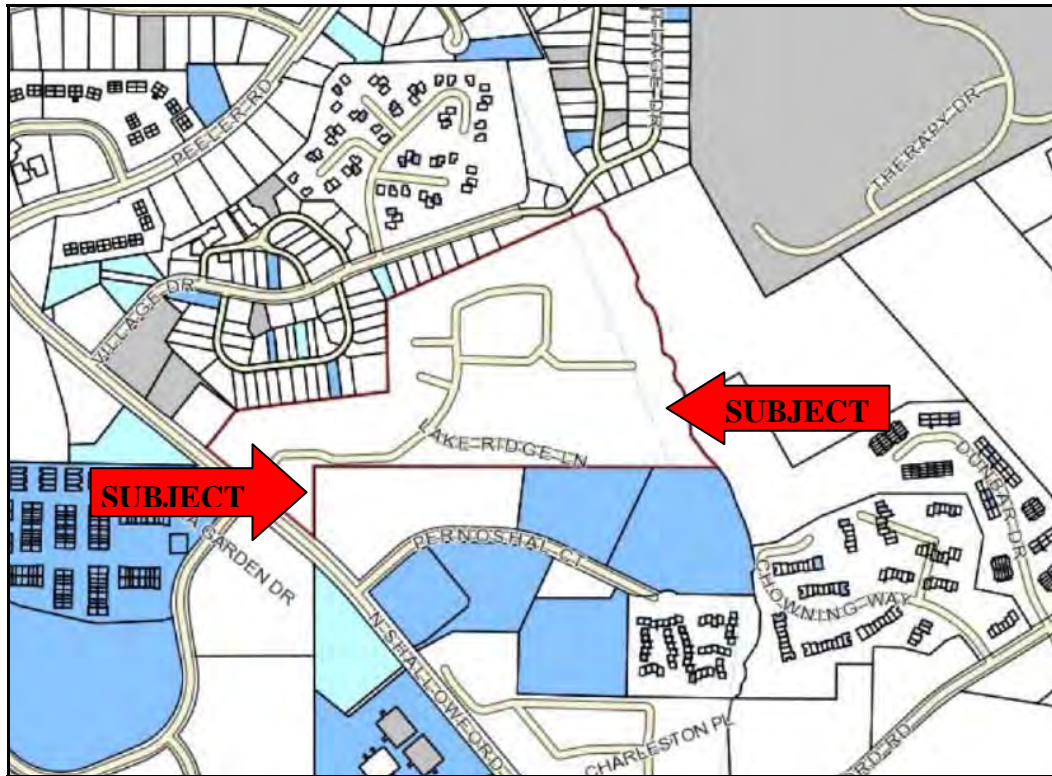




## NEIGHBORHOOD MAP



# TAX PLAT MAP

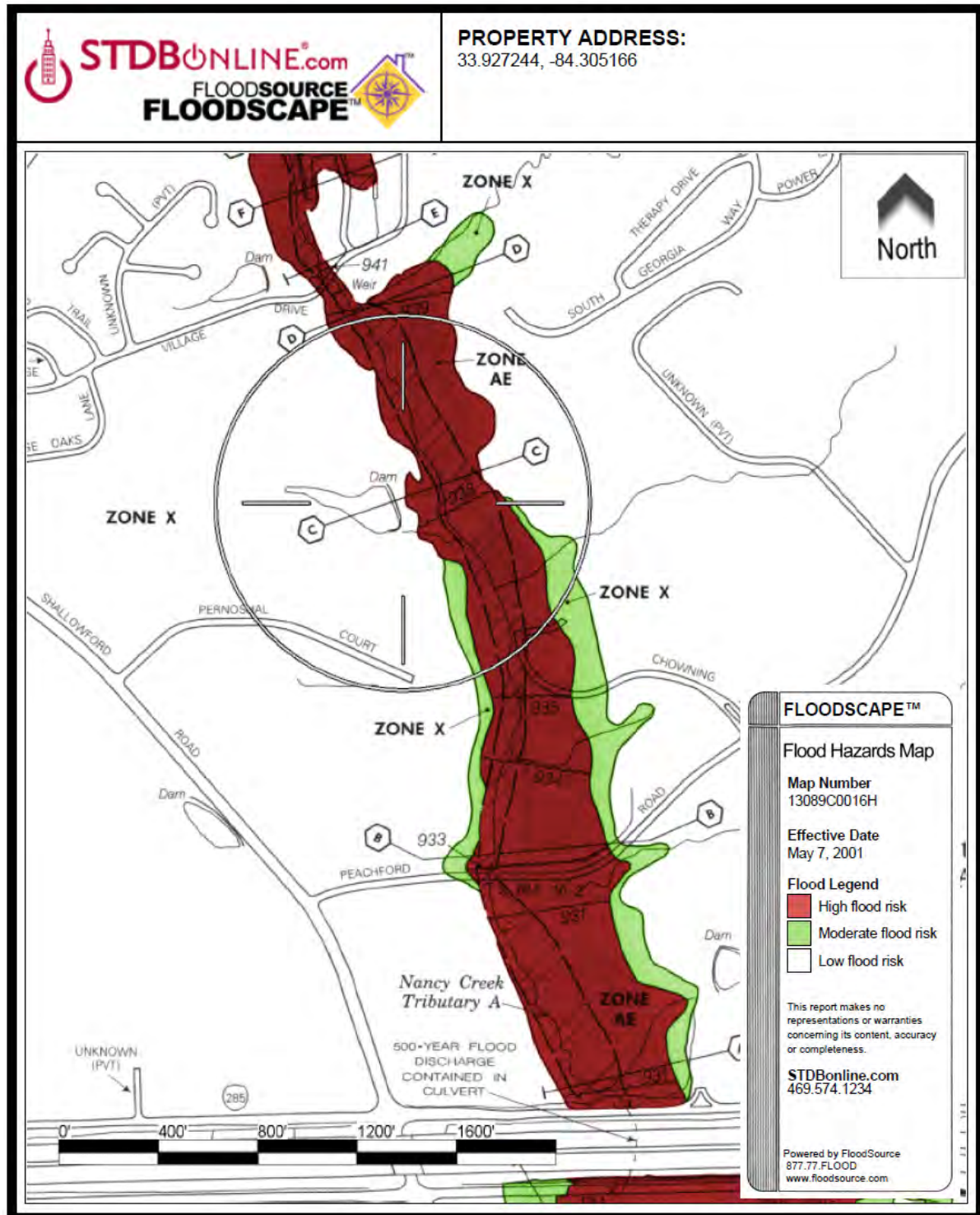


## AERIAL VIEW





# FLOOD ZONE MAP



**NEIGHBORHOOD DATA**



## Market Profile - Appraisal Version

1553DUNW  
Rings: 1, 3, 5 mile radii

Prepared by Alexander Rubin

Latitude: 33.926645

Longitude: -84.307942

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,211	76,601	225,479
2010 Total Population	12,204	85,965	240,588
2013 Total Population	12,475	87,927	247,863
2013 Group Quarters	28	513	1,429
2018 Total Population	13,056	91,678	264,019
2013-2018 Annual Rate	0.92%	0.84%	1.27%
<b>Household Summary</b>			
2000 Households	4,587	30,701	94,349
2000 Average Household Size	2.15	2.46	2.36
2010 Households	6,097	36,105	101,437
2010 Average Household Size	2.00	2.37	2.36
2013 Households	6,241	36,854	104,097
2013 Average Household Size	1.99	2.37	2.37
2018 Households	6,605	38,688	111,385
2018 Average Household Size	1.97	2.36	2.36
2013-2018 Annual Rate	1.14%	0.98%	1.36%
2010 Families	2,834	20,701	55,804
2010 Average Family Size	2.82	3.03	3.07
2013 Families	2,850	20,936	56,677
2013 Average Family Size	2.84	3.05	3.10
2018 Families	2,967	21,797	60,027
2018 Average Family Size	2.83	3.04	3.11
2013-2018 Annual Rate	0.81%	0.81%	1.16%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,832	32,297	100,469
Owner Occupied Housing Units	50.8%	50.7%	43.5%
Renter Occupied Housing Units	44.1%	44.3%	50.4%
Vacant Housing Units	5.1%	4.9%	6.1%
2010 Housing Units	6,639	39,405	112,285
Owner Occupied Housing Units	39.7%	46.0%	42.1%
Renter Occupied Housing Units	52.1%	45.6%	48.3%
Vacant Housing Units	8.2%	8.4%	9.7%
2013 Housing Units	6,646	39,891	114,122
Owner Occupied Housing Units	37.2%	43.7%	39.7%
Renter Occupied Housing Units	56.7%	48.7%	51.6%
Vacant Housing Units	6.1%	7.6%	8.8%
2018 Housing Units	6,860	41,328	120,581
Owner Occupied Housing Units	38.0%	44.7%	40.7%
Renter Occupied Housing Units	58.3%	48.9%	51.6%
Vacant Housing Units	3.7%	6.4%	7.6%
<b>Median Household Income</b>			
2013	\$58,864	\$63,613	\$56,141
2018	\$75,862	\$81,388	\$72,360
<b>Median Home Value</b>			
2013	\$301,456	\$326,570	\$303,986
2018	\$300,005	\$328,685	\$313,302
<b>Per Capita Income</b>			
2013	\$40,821	\$39,693	\$36,704
2018	\$47,781	\$47,099	\$43,283
<b>Median Age</b>			
2010	34.6	34.5	33.5
2013	35.0	34.9	34.1
2018	35.4	35.5	34.9

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 10, 2014





## Market Profile - Appraisal Version

1553DUNW  
Rings: 1, 3, 5 mile radii

Prepared by Alexander Rubin  
Latitude: 33.926645  
Longitude: -84.307942

	1 mile	3 miles	5 miles
<b>2013 Households by Income</b>			
Household Income Base	6,241	36,854	104,096
<\$15,000	7.3%	8.4%	9.9%
\$15,000 - \$24,999	10.0%	9.7%	10.7%
\$25,000 - \$34,999	9.1%	7.9%	10.0%
\$35,000 - \$49,999	13.4%	12.4%	13.7%
\$50,000 - \$74,999	22.2%	18.2%	17.7%
\$75,000 - \$99,999	11.1%	11.0%	9.7%
\$100,000 - \$149,999	14.6%	13.5%	12.4%
\$150,000 - \$199,999	6.1%	8.2%	6.4%
\$200,000+	6.2%	10.8%	9.7%
Average Household Income	\$82,335	\$95,196	\$87,361
<b>2018 Households by Income</b>			
Household Income Base	6,605	38,688	111,384
<\$15,000	6.4%	7.4%	9.0%
\$15,000 - \$24,999	7.1%	7.0%	7.9%
\$25,000 - \$34,999	8.2%	7.0%	9.2%
\$35,000 - \$49,999	10.5%	9.9%	11.5%
\$50,000 - \$74,999	17.0%	13.6%	13.6%
\$75,000 - \$99,999	17.0%	15.8%	14.2%
\$100,000 - \$149,999	20.5%	18.1%	16.9%
\$150,000 - \$199,999	6.9%	9.6%	7.7%
\$200,000+	6.4%	11.6%	10.2%
Average Household Income	\$95,434	\$112,377	\$102,595
<b>2013 Owner Occupied Housing Units by Value</b>			
Total	2,474	17,411	45,245
<\$50,000	0.3%	0.3%	0.6%
\$50,000 - \$99,999	3.2%	2.8%	5.5%
\$100,000 - \$149,999	9.0%	7.6%	11.7%
\$150,000 - \$199,999	14.7%	10.6%	11.2%
\$200,000 - \$249,999	10.0%	10.8%	9.8%
\$250,000 - \$299,999	12.4%	12.2%	10.4%
\$300,000 - \$399,999	23.6%	21.4%	18.7%
\$400,000 - \$499,999	15.0%	15.0%	12.8%
\$500,000 - \$749,999	8.7%	15.0%	13.1%
\$750,000 - \$999,999	1.5%	3.0%	3.4%
\$1,000,000 +	1.6%	1.3%	2.7%
Average Home Value	\$333,626	\$366,373	\$358,069
<b>2018 Owner Occupied Housing Units by Value</b>			
Total	2,605	18,483	49,088
<\$50,000	0.1%	0.2%	0.5%
\$50,000 - \$99,999	1.2%	1.2%	2.8%
\$100,000 - \$149,999	4.2%	3.7%	6.2%
\$150,000 - \$199,999	16.0%	11.0%	11.9%
\$200,000 - \$249,999	13.0%	13.3%	13.0%
\$250,000 - \$299,999	15.5%	14.9%	13.3%
\$300,000 - \$399,999	22.1%	20.0%	18.1%
\$400,000 - \$499,999	14.5%	14.5%	12.8%
\$500,000 - \$749,999	9.6%	16.4%	14.7%
\$750,000 - \$999,999	2.2%	3.8%	4.6%
\$1,000,000 +	1.5%	1.1%	2.3%
Average Home Value	\$347,272	\$379,864	\$377,817

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 10, 2014





## Market Profile - Appraisal Version

1553DUNW  
Rings: 1, 3, 5 mile radii

Prepared by Alexander Rubin

Latitude: 33.926645

Longitude: -84.307942

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	12,205	85,963	240,587
0 - 4	6.1%	7.5%	7.8%
5 - 9	5.4%	6.6%	6.4%
10 - 14	4.7%	5.0%	5.1%
15 - 24	10.8%	11.3%	12.2%
25 - 34	23.7%	20.6%	21.3%
35 - 44	16.7%	16.2%	15.9%
45 - 54	12.8%	12.3%	12.4%
55 - 64	8.9%	9.3%	9.3%
65 - 74	5.5%	6.0%	5.1%
75 - 84	3.7%	3.7%	3.0%
85 +	1.6%	1.5%	1.4%
18 +	81.1%	78.1%	77.7%
<b>2013 Population by Age</b>			
Total	12,475	87,929	247,863
0 - 4	5.7%	7.1%	7.4%
5 - 9	5.5%	6.7%	6.7%
10 - 14	5.1%	5.8%	5.6%
15 - 24	11.7%	11.6%	12.2%
25 - 34	22.0%	19.1%	19.7%
35 - 44	16.5%	15.9%	15.9%
45 - 54	13.0%	12.5%	12.5%
55 - 64	9.4%	9.6%	9.6%
65 - 74	5.9%	6.4%	5.8%
75 - 84	3.5%	3.7%	3.0%
85 +	1.6%	1.6%	1.5%
18 +	81.0%	77.6%	77.3%
<b>2018 Population by Age</b>			
Total	13,058	91,678	264,020
0 - 4	5.7%	6.9%	7.3%
5 - 9	5.2%	6.6%	6.6%
10 - 14	5.2%	6.4%	6.2%
15 - 24	12.8%	11.9%	12.2%
25 - 34	20.4%	17.4%	17.9%
35 - 44	15.8%	15.4%	15.7%
45 - 54	12.7%	12.8%	12.5%
55 - 64	10.1%	10.1%	10.1%
65 - 74	6.6%	6.9%	6.6%
75 - 84	3.6%	3.9%	3.3%
85 +	1.8%	1.8%	1.5%
18 +	81.1%	76.8%	76.7%
<b>2010 Population by Sex</b>			
Males	5,626	43,464	120,944
Females	6,578	42,501	119,644
<b>2013 Population by Sex</b>			
Males	5,763	44,533	124,827
Females	6,712	43,395	123,037
<b>2018 Population by Sex</b>			
Males	6,062	46,544	133,117
Females	6,994	45,134	130,902

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 10, 2014



## Market Profile - Appraisal Version

1553DUNW  
Rings: 1, 3, 5 mile radii

Prepared by Alexander Rubin

Latitude: 33.926645

Longitude: -84.307942

	1 mile	3 miles	5 miles
<b>2010 Population by Relationship and Household Type</b>			
Total	12,204	85,965	240,588
In Households	99.8%	99.4%	99.4%
In Family Households	66.8%	76.0%	74.6%
Householder	23.1%	24.0%	23.2%
Spouse	16.5%	18.5%	16.9%
Child	22.4%	25.1%	25.4%
Other relative	3.5%	5.2%	5.9%
Nonrelative	1.4%	3.2%	3.3%
In Nonfamily Households	32.9%	23.4%	24.8%
In Group Quarters	0.2%	0.6%	0.6%
Institutionalized Population	0.0%	0.4%	0.2%
Noninstitutionalized Population	0.2%	0.2%	0.4%
<b>2010 Households by Type</b>			
Total	6,097	36,105	101,437
Households with 1 Person	44.1%	33.5%	34.8%
Households with 2+ People	55.9%	66.5%	65.2%
Family Households	46.5%	57.3%	55.0%
Husband-wife Families	33.4%	44.3%	40.1%
With Related Children	14.9%	21.0%	19.2%
Other Family (No Spouse Present)	13.1%	13.0%	14.9%
Other Family with Male Householder	3.0%	4.5%	5.0%
With Related Children	1.4%	2.2%	2.5%
Other Family with Female Householder	10.1%	8.6%	9.9%
With Related Children	6.4%	5.3%	6.6%
Nonfamily Households	9.5%	9.1%	10.1%
All Households with Children	23.1%	29.1%	28.9%
Multigenerational Households	1.4%	1.9%	2.2%
Unmarried Partner Households	5.8%	5.5%	6.4%
Male-female	4.9%	4.6%	5.3%
Same-sex	0.9%	0.9%	1.1%
<b>2010 Households by Size</b>			
Total	6,096	36,104	101,437
1 Person Household	44.1%	33.5%	34.8%
2 Person Household	31.2%	31.7%	31.2%
3 Person Household	11.9%	13.8%	13.7%
4 Person Household	8.6%	12.2%	11.2%
5 Person Household	3.0%	5.0%	5.0%
6 Person Household	0.9%	2.1%	2.1%
7 + Person Household	0.4%	1.6%	1.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	6,097	36,105	101,437
Owner Occupied	43.3%	50.2%	46.6%
Owned with a Mortgage/Loan	32.8%	38.2%	36.2%
Owned Free and Clear	10.5%	12.0%	10.4%
Renter Occupied	56.7%	49.8%	53.4%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

January 10, 2014

**ZONING REGULATIONS**

- (q) *Rooming house or boardinghouse:* One (1) space per bedroom.
- (r) *Other uses:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (s) *Attached single-family dwelling:*
  - (1) *Less than one thousand six hundred (1,600) square feet of floor area:* Two (2) spaces.
  - (2) *One thousand six hundred (1,600) through one thousand nine hundred ninety-nine (1,999) square feet of floor area:* Three (3) spaces.
  - (3) *Two thousand (2,000) square feet or greater:* Four (4) spaces.

#### **Sec. 2K-3. Landscaping Requirement.**

Each lot shall provide and shall maintain trees and plant material as is required in the City's the City's Tree Protection Ordinance.

#### **Sec. 2K-14. Outdoor Play and Recreation Areas Required.**

Each lot developed and used for multifamily housing shall provide and shall maintain outdoor play and recreation areas equal to five (5) percent of the total area of the lot. In no case shall the contiguous area of any such outdoor play and recreation area be less than four thousand (4,000) square feet.

#### **Sec. 2K-15. Parking Lot Landscaping Requirements.**

Parking lots shall be landscaped and maintained in accordance with the standards and requirements of Section 4-21.

### **DIVISION 2L. RM-100 (MULTIFAMILY RESIDENTIAL) DISTRICT**

#### **Sec. 2L-1. Scope of Provisions.**

The provisions contained within this section are the regulations of the RM-100 (Multifamily Residential) District.

#### **Sec. 2L-2. Statement of Purpose and Intent.**

The purpose and intent of the City Council in establishing the RM-100 (Multifamily Residential) District is as follows:

- (a) To provide for the development of multifamily neighborhoods within the county at a density of twelve (12) units per acre where so designated on the comprehensive plan;
- (b) To provide for infill development in multifamily neighborhoods having a density of twelve (12) dwelling units per acre in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the RM-100 (Multifamily Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.



**Sec. 2L-3. Principal Uses and Structures.**

The following principal uses of land and structures shall be authorized in the RM-100 (Multifamily Residential) District:

- (a) *Dwellings:*
  - (1) Attached single-family dwelling.
  - (2) Detached single-family dwelling.
  - (3) Multifamily dwellings.
  - (4) Multifamily dwellings, supportive living.
- (b) *Lodging:*
  - (1) Fraternity house or sorority house.
  - (2) Rooming house or boardinghouse.
- (c) *Personal services:*
  - (1) Personal care home, family.
  - (2) Personal care home, group.
  - (3) Personal care home, registered.
  - (4) Personal care home, congregate.
- (d) *Medical and health services:*
  - (1) Nursing or convalescent home.
- (e) *Education*
  - (1) Adult day care center or adult day care facility.
  - (2) Child day care center or child day care facility.
  - (3) Kindergarten.

**Sec. 2L-4. Accessory Uses, Buildings and Structures.**

Accessory uses, buildings and structures shall be located within the buildable area of the lot. Accessory buildings and structures shall not exceed twenty (20) feet in height and shall comply with the requirements of Section 4-1. The following accessory uses of land and buildings and structures shall be authorized in the RM-100 (Multifamily Residential) District:

- (a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:
  - (1) Club house including meeting room or recreation room.
  - (2) Garages for parking of automobiles.
  - (3) Laundry facilities for residents.
  - (4) Leasing office.
  - (5) Mail room for residents.

- (6) Storage buildings.
- (7) Swimming pools.
- (8) Tennis courts and other play and recreation areas.
- (b) Signs in accordance with the provisions of this Chapter and the City's Sign Ordinance.

#### Sec. 2L-5. Special Permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) *Special administrative permit from director of public works:*
  - (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.
- (b) *Special exception permit from the zoning board of appeals:*
  - (1) Utility structure necessary for the transmission or distribution of service.
- (c) *Special land use permit from City Council:*
  - (1) Cemetery, columbarium, or mausoleum.
  - (2) Convent or monastery.
  - (3) Home occupation involving any customer contact.
  - (4) Place of worship.
  - (5) Private elementary, middle or high school.
  - (6) Shelter for homeless persons.
  - (7) Telecommunications tower or antenna.
  - (8) Transitional housing facility.

#### Sec. 2L-6. Lot Width; Lot Area; Setbacks.

The following requirements shall apply to all lots and structures in the RM-100 (Multifamily Residential) District:

- (a) *Lot width and area:*
  - (1) All lots developed with multifamily dwellings shall have at least one hundred (100) feet of frontage as measured along the public street frontage and a lot area of not less than two (2) acres and may be developed at a density not exceeding twelve (12) dwelling units per acre.
  - (2) All lots developed with detached single-family dwellings shall have a lot area of not less than six thousand (6,000) square feet and shall have at least sixty (60) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall have at least thirty-five (35) feet of frontage as measured along the public street

and shall have at least sixty (60) feet of frontage as measured at the point of the required front yard setback line.

(b) *Minimum setback requirements:*

(1) *Multifamily dwellings:*

- a. *Front yard:* Thirty-five (35) feet.
- b. *Side yard:* Twenty (20) feet, except that where an RM-100 lot adjoins any R lot along a side lot line, the required yard shall be fifty (50) feet.
- c. *Rear yard:* Forty (40) feet, except that where an RM-100 lot adjoins any R lot along a rear lot line, the required yard shall be sixty (60) feet.

(2) *Single-family detached dwellings:*

- a. *Front yard:* Thirty (30) feet.
- b. *Interior side yard:* Seven and one-half (7 1/2) feet.
- c. *Side yard along side street side:* Fifteen (15) feet.
- d. *Rear yard:* Thirty (30) feet.

**Sec. 2L-7. Spacing between Buildings.**

Spacing between multiple buildings within an RM-100 district is subject to the requirements of Section 4-55.

**Sec. 2L-8. Transitional Buffer Zone Requirement.**

Where a lot in the RM-100 (Multi-family Residential) District is used for attached single-family dwellings and adjoins the boundary of any property which is zoned R (Single-family Residential) District, except single-family attached developments, a transitional buffer zone not less than fifty (50) feet in width shall be provided and maintained in a natural state. Said transitional buffer zone shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the transitional buffer zone for the installation of utilities necessitated by the development. Water detention ponds shall not be located within transitional buffer zones. No trees, other than dead or diseased trees, shall be removed from said transitional buffer zone, but additional trees and plant material may be added to the transitional buffer zone. In addition, a screening fence not less than six (6) feet in height shall be erected and maintained either along the property line or within the transitional buffer zone separating the use from the adjoining single-family residential.

**Sec. 2L-9. Height of Buildings and Structures.**

No building or structure shall exceed four (4) stories in height, provided however, that no building exceeding three stories in height shall be authorized except after approval by the department of fire and rescue services for assurance of adequacy of fire protection facilities and service for such four-story building.



**Sec. 2L-10. Floor Area of Dwelling.**

The minimum floor area of each dwelling shall be as follows:

- (a) *Multifamily dwellings:*
  - (1) *One (1) bedroom:* Six hundred fifty (650) square feet, provided however, that twenty (20) percent of the total units in a multifamily dwelling development of more than one building may have a floor area of not less than five hundred twenty (520) square feet.
  - (2) *Two (2) bedrooms:* Eight hundred (800) square feet.
  - (3) *Three (3) or more bedrooms:* One thousand (1,000) square feet.
- (b) *Multifamily dwellings, supportive living:* Three hundred (300) square feet.
- (c) *Single-family dwelling, attached or detached:* One thousand (1,000) square feet.

**Sec. 2L-11. Lot Coverage.**

The maximum lot coverage by buildings shall not exceed thirty-five (35) percent.

**Sec. 2L-12. Off-Street Parking Requirement.**

Off-street parking requirements for uses and structures authorized and permitted in the RM-100 (Multifamily Residential) District are as follows:

- (a) *Adult day care center:* One (1) space for each two hundred (200) square feet of floor area.
- (b) *Adult day care facility:* Four (4) spaces.
- (c) *Detached single-family dwelling:* Four (4) spaces per dwelling unit.
- (d) *Child day care center:* One (1) space for each two hundred (200) square feet of floor area.
- (e) *Child day care facility:* Four (4) spaces.
- (f) *Convent or monastery:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (g) *Elementary, middle or high school:*
  - (1) *Elementary and middle school:* Two (2) spaces for each classroom.
  - (2) *High school:* Five (5) spaces for each classroom.
- (h) *Fraternity house or sorority house:* One (1) space per bed.
- (i) *Kindergarten:* One (1) space per two hundred (200) square feet of floor area.
- (j) *Multifamily dwellings:* Two (2) spaces per dwelling unit.
- (k) *Multifamily dwellings, supportive living:* Five-tenths (0.50) space per dwelling unit.
- (l) *Nursing or convalescent home:* Five-tenths (0.50) space per bed.
- (m) *Personal care home, congregate:* One (1) space for each four (4) clients.
- (n) *Personal care home, family:* Four (4) spaces.

- (o) *Personal care home, group:* Four (4) spaces.
- (p) *Personal care home, registered:* Four (4) spaces.
- (q) *Place of worship:* One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.
- (r) *Rooming house or boardinghouse:* One (1) space per bedroom
- (s) *Other uses:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (t) *Attached single-family dwelling:*
  - (1) *Less than one thousand six hundred (1,600) square feet of floor area:* Two (2) spaces.
  - (2) *One thousand six hundred (1,600) through one thousand nine hundred ninety-nine (1,999) square feet of floor area:* Three (3) spaces.
  - (3) *Two thousand (2,000) square feet or greater:* Four (4) spaces.

#### **Sec. 2L-13. Landscaping Requirement.**

Each lot shall provide and shall maintain trees and plant material as is required in the City's Tree Protection Ordinance.

#### **Sec. 2L-14. Outdoor Play and Recreation Areas Required.**

Each lot developed and used for multifamily housing shall provide and shall maintain outdoor play and recreation areas equal to five (5) percent of the total area of the lot. In no case shall the contiguous area of any such outdoor play and recreation area be less than four thousand (4,000) square feet.

#### **Sec. 2L-15. Parking Lot Landscaping Requirements.**

Parking lots shall be landscaped and maintained in accordance with the standards and requirements of Section 4-21.

### **DIVISION 2M. RM-85 (MULTIFAMILY RESIDENTIAL) DISTRICT**

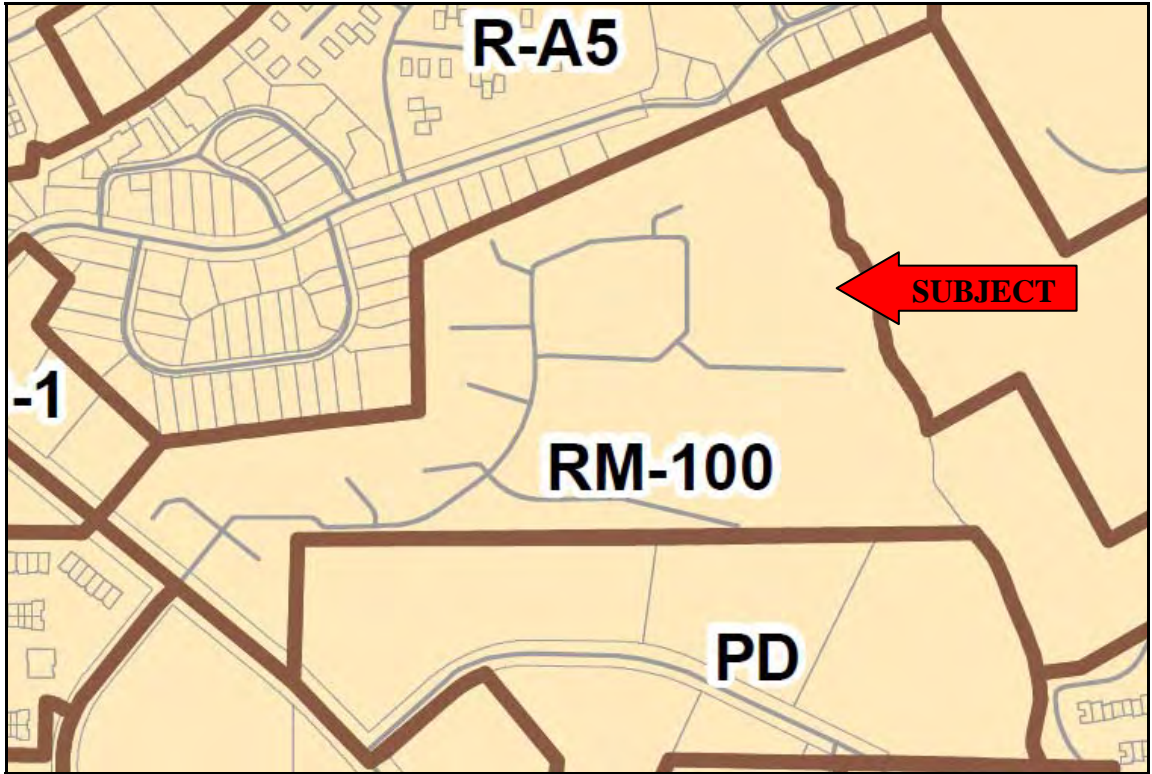
#### **Sec. 2M-1. Scope of Provisions.**

The provisions contained within this section are the regulations of the RM-85 (Multifamily Residential) District.

#### **Sec. 2M-2. Statement of Purpose and Intent.**

The purpose and intent of the City Council in establishing the RM-85 (Multifamily Residential) District is as follows:

### CITY OF DUNWOODY ZONING MAP





ALEX RUBIN & COMPANY

## SUBJECT PHOTOGRAPHS



STREET SCENE LOOKING NORTH ALONG NORTH SHALLOWFORD ROAD  
SUBJECT ON RIGHT



STREET SCENE LOOKING SOUTH ALONG NORTH SHALLOWFORD ROAD  
SUBJECT ON LEFT



**SUBJECT PHOTOGRAPHS (cont.)**



TYPICAL VIEW OF SMALL PARCEL



TYPICAL VIEW OF SMALL PARCEL



**SUBJECT PHOTOGRAPHS (cont.)**



TYPICAL VIEW OF LARGE PARCEL



TYPICAL VIEW OF LARGE PARCEL

# **Report of Phase I Environmental Site Assessment**

**4601 North Shallowford Road  
Dunwoody, GA 30338**

Prepared for:

**The City of Dunwoody  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30349**

**December 19, 2013**

R2013-124



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www.rindt-mcduff.com • e-mail: info@rindt-mcduff.com





Rindt-McDuff Associates, Inc.  
Engineering and Environmental Consulting

December 19, 2013

Ms. Kimberly Greer  
Assistant to the City Manager  
City of Dunwoody  
41 Perimeter Center, Suite 250  
Dunwoody, GA 30349

Subject: Report of Phase I Environmental Site Assessment  
4601 North Shallowford Road  
Dunwoody, GA 30338

Dear Ms. Greer:

Rindt-McDuff Associates, Inc. (RMA) is pleased to submit this report of our Phase I Environmental Site Assessment (ESA) on the subject property (Site). The purpose of our service was to identify conditions indicative of releases and threatened releases of hazardous substances and petroleum products, as defined in CERCLA Section 101.

This report is intended for the exclusive use of the City of Dunwoody, subject to RMA's standard contract conditions. The report shall not be relied upon by any other parties without the express written consent of RMA. The findings are relevant to the dates of our Site work and should not be relied upon to represent conditions in excess of 180 days as set forth in 40 CFR Part 312.

We appreciate the opportunity to be of service. Please call us if you have any questions or need additional information on this report.

Sincerely,

**RINDT-MCDUFF ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "J. Hartline", is written over the printed name and title.

Joseph W. Hartline, CHMM  
Manager, EHS Services

Enclosure

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## **APPENDICES**

### **APPENDIX A – FIGURES**

Topographic Map  
Vicinity Site Map  
Aerial Image

### **APPENDIX B – PHOTOGRAPHS**

### **APPENDIX C – INTERVIEW DOCUMENTATION**

User Questionnaire  
Owner Questionnaire

### **APPENDIX D – TITLE REVIEW**

### **APPENDIX E – REGULATORY SEARCH INFORMATION**

Environmental FirstSearch Radius Report

### **APPENDIX F – HISTORICAL REFERENCES**

Historical Aerial Photographs  
Historical Topographic Maps  
City Directories Review  
Insurance Map Abstract Report  
Previous Environmental Review

### **APPENDIX G – QUALIFICATIONS OF EP**

### **APPENDIX H – TERMINOLOGY**

### **APPENDIX I - SIDEWALK CONCEPTUAL LAYOUT**

## 1.0 EXECUTIVE SUMMARY

Rindt-McDuff Associates, Inc. (RMA) has completed a Phase I Environmental Site Assessment (ESA) for 4601 North Shallowford Road Dunwoody GA 30338 (Site). RMA entered into an agreement with the City of Dunwoody to proceed with the Phase I ESA on December 9, 2013. Corey Hagemann of RMA visited the Site on December 17, 2013. The Phase I ESA is part of an environmental due diligence effort prior to the City of Dunwoody purchasing the Site. This report is intended for the exclusive use of the City of Dunwoody, subject to RMA's standard contract conditions.

### 1.1 Location

The legal description for the Site is Tax Parcel ID 18 353 03 007 located in Land Lots 353 and 345 of the 18<sup>th</sup> District of DeKalb County Georgia. The Site is composed of two individual portions, Portion A and Portion B. Portion A is approximately .08 acres that runs parallel to the right-of-way along North Shallowford Road southeast of the intersection of North Shallowford and Lake Ridge Lane. Portion B of the Site is located due east of the pond located within The Columns at Lake Ridge apartment complex at 4601 North Shallowford Road Dunwoody, GA 30338. Please see Appendix A Figure 3 for a map of the Site showing Portion A and B as cross hatched areas.

### 1.2 Recognized Environmental Conditions

#### 1.2.1 On-Site

RMA identified no recognized environmental conditions on the Site that would warrant environmental concern.

#### 1.2.2 Off-Site

RMA identified no recognized environmental conditions from surrounding properties that warrant environmental concern.

### 1.3 Recommendations

#### 1.3.1 On-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present on-Site activities

#### 1.3.2 Off-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present off-Site activities.



## 2.0 INTRODUCTION

### 2.1 Purpose

Mrs. Kimberly Greer with the City of Dunwoody requested that RMA conduct environmental due diligence to determine if there may be any environmental liabilities associated with the Site. To this end, our service was to identify recognized environmental conditions (RECs)(conditions indicative of releases and/or threatened releases of hazardous substances and/or petroleum products to the Site, as defined in CERCLA Section 101).

### 2.2 Detailed Scope of Services

The Phase I ESA is a general characterization of recognized environmental conditions based on a review of readily available information and observations made at the Site and surrounding properties. To meet these objectives, our services generally consisted of the following tasks:

- A Site reconnaissance, by one of our professionals, to look for surface indications of past or present activities that may be deemed potential sources of environmental contamination.
- A review of readily available information from ASTM-recommended federal, state, local, and tribal environmental regulatory agencies to help determine whether the Site and/or nearby properties are included on any of the regulated lists. A listing of all databases researched as part of this Phase I ESA is provided in Appendix E of this report.
- A vehicular and walking reconnaissance of the surrounding area to verify the location of listed facilities and to help assess if the adjacent land use has a potential to environmentally impact the subject Site.
- A review of historical property use information such as aerial photographs, topographic maps, Sanborn Fire Insurance Maps, previous environmental reports and interviews for consideration of past usage of the Site and surrounding properties.
- A review of various geologic publications to evaluate and interpret the surface and subsurface hydrologic characteristics of the Site.
- A written report of our findings, conclusions, and recommendations.

### 2.3 Significant Assumptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.



## 2.4 Limitations and Exceptions

Environmental site assessments (ESAs) may be performed to different levels of confidence, using varying levels of effort. This ESA was conducted according to the standards set forth in 40 CFR Part 312 and ASTM E 1527-05 with no exceptions. The objective of this assessment was to perform a sufficient scope of work consistent with good commercial industry practice to identify potential sources of contamination associated with the real property. Naturally, the findings are relevant to the dates of our Site work and should not be relied upon to represent conditions at the Site for more than 180 days per EPA rules as set forth in 40 CFR Part 312.

## 2.5 User Reliance

This report is intended for the exclusive use of the City of Dunwoody subject to RMA's standard contract conditions. The report shall not be relied upon by any other parties without the express written consent of RMA. The findings are relevant to the dates of our Site work and should not be relied upon to represent conditions in excess of 180 days as set forth in 40 CFR Part 312.

## 2.6 Special Terms and Conditions

No special terms or conditions are included within the scope of this report.

### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

The legal description for the Site is Tax Parcel ID 18 353 03 007 located in Land Lots 353 and 345 of the 18<sup>th</sup> District of DeKalb County Georgia. The Site is composed of two portions, Portion A and Portion B. Portion A is approximately .08 acres that runs parallel to the right-of-way along North Shallowford Road southeast of the intersection of North Shallowford and Lake Ridge Lane. Portion B of the Site is approximately 1.91 acres and is located due east of the pond located within The Columns at Lake Ridge apartment complex at 4601 North Shallowford Road Dunwoody, GA 30338. Please see Appendix A Figure 3 for a map of the Site showing Portions A and B as cross hatched areas.

#### 3.2 Site and Vicinity General Characteristics

Portion A of the Site is located along the right-of-way of North Shallowford Road south of the intersection of Lake Ridge Lane, while Portion B of the Site is located to the east of an apartment complex at 4601 North Shallowford Road Dunwoody, GA 30338. The area has a high concentration of medical professionals and medical facilities as it was once the home of Dunwoody Medical Center. While Dunwoody Medical Center no longer exists, many of the smaller doctor's offices still remain in the area. To the southwest of the Site an open field can be seen where Dunwoody Medical Center was once located. Nancy Creek makes up the eastern border of the Site. There is also a number of apartment homes in the area. Many of the complexes are existing but there is also a great deal of new construction going on in the immediate area as well. A Site map can be seen in Appendix A, Figure 1.

#### 3.3 Current Use and Description of Property

Portion A of the Site is currently .08 acres of dead space located within The Columns at Lake Ridge apartment complex. This area is located just off of the back edge of the existing sidewalk along North Shallowford Road. Portion B of the Site is currently a wooded, vacant parcel that is low lying and holds water. The total area is approximately 1.99 acres. There is no indication that Portion B of the Site has ever had a specified use due to the fact that it is located between a pond and a live stream. Historical documentation appears to support this statement as well. To better understand the current and proposed use of Portion A, please see Appendix I for a site plan provided by the City of Dunwoody.

3.4 Current Uses of Nearby Properties  
Refer to the Figures in Appendix A.

Direction	Adjacent Property Type	Area Property Type	Gradient	REC
North	Residential	Developed/ Residential Area	Up-Gradient	No
West	Commercial	Developed/Residential Area	Cross-Gradient	No
South	Commercial	Wooded	Down-Gradient	No
East	Commercial	Wooded	Up-Gradient	No

#### 4.0 USER PROVIDED INFORMATION

##### 4.1 Reason for Performing Phase I

RMA entered into an agreement with the City of Dunwoody to proceed with the Phase I ESA on December 9, 2013. The Phase I ESA is part of an environmental due diligence effort by the City of Dunwoody, GA prior to purchase of the property.

##### 4.2 Environmental Liens or Activity and Use Limitations (AULs)

Activity and Use Limitations (AULs) include both institutional controls and engineering controls. Institutional controls are legal or administrative restrictions (e.g., zoning restrictions, restrictive covenants, drilling prohibitions, or easements) on the use of, or access to, a site or facility to reduce or eliminate potential exposure to hazardous substances in the soil or groundwater on the property. 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, 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.

Engineering controls encompass a variety of engineered remedies to contain and/or reduce exposure to contamination and/or physical barriers intended to limit access to property. Engineering controls are measures, such as capping, containment, slurry walls, extraction wells, or treatment methods that are capable of managing environmental and health risks by reducing contamination levels or limiting exposure pathways.

The user did not identify any environmental liens or AULs for the Site and none were identified in the regulatory database search.

##### 4.3 Specialized Knowledge

The user did not indicate any specialized knowledge with regard to environmental concerns at the Site.

##### 4.4 Commonly Known or Reasonably Ascertainable Information

The user indicated being unaware of any commonly known or reasonably ascertainable information that might indicate environmental concerns at the Site.

##### 4.5 Valuation Reduction for Environmental Issues

The user indicated that the purchase price for the Site is the same as the market value. RMA has not found any environmental conditions that would lower the value of the Site.

**5.0 RECORDS REVIEW**

RMA reviewed Federal, State, Local, and Tribal environmental regulatory listings at radii specified in EPA's AAI Phase I standard to determine if regulated facilities exist on the Site or within the near vicinity. (One quarter mile was added to the AAI search distances to compensate for the distance from the midpoint of the Site to the outlying edges.) A complete listing of environmental databases that were researched as part of this Phase I ESA is shown in Appendix E.

**5.1 Standard Environmental Record Sources****FEDERAL RECORDS**

NPL	National Priority List
NPL Delisted	National Priority List Deletions
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
NFRAP	CERCLIS No Further Remedial Action Planned
RCRA COR ACT	Resource Conservation and Recovery Act
Corrective Action	
RCRA TSD	Resource Conservation and Recovery Act Treatment, Storage or Disposal Facilities
RCRA GEN	Resource Conservation and Recovery Act Generators
RCRA NLR	Resource Conservation and Recovery Act No Longer Regulated
Federal IC/EC	Superfund Sites with Engineering & Institutional Controls
ERNS	Emergency Response Notification System

**STATE AND TRIBAL RECORDS**

Tribal Lands	Indian Lands of the United States
State/Tribal Sites	Hazardous Site Inventory
State/Tribal SWL	Solid Waste Disposal/Transfer Facilities
State/Tribal LUST	Georgia Leaking Underground Storage Tanks
State/Tribal UST/AST	Georgia Underground Storage Tanks
State/Tribal EC/IC	Superfund Sites with Controls
State/Tribal VCP	Voluntary Cleanup Program
State/Tribal Brownfields	Brownfields Public Record List

The Site was not listed on the database report.

The database did identify 14 regulated locations within the ASTM/AAI-recommended search distances. Based off of the topography of the area, and the regulatory status of each identified facility, neither will pose a threat to the Site. The complete database report is included in Appendix E.



ID	Facility Name/Address	Distance	Direction	Field Located	Regulatory Database	Gradient	Comments	REC
1	EMORY DUNWOODY MEDICAL CENTER 4575 N. SHALLOWFORD ROAD ATLANTA GA 30338	<1/4 MILE	WSW	Yes	UST	Up-Gradient	TANKS REMOVED	No
2	SHALLOWFORD COMMUNITY 4575 N SHALLOWFORD ATLANTA, GA 30338	<1/4 MILE	WSW	Yes	LUST	Up-Gradient	NFA	No
3	RITE AID #11799 4621 NORTH SHALLOWFORD DUNWOODY, GA 30338	<1/4 MILE	W	Yes	RCRA-CESQG	UP-GRADIENT	NO VIOLATIONS	No
4	NORTH SHALLOWFORD PLAZA 4639 N SHALLOWFORD DUNWOODY GA 30338	<1/4 MILE	WNW	Yes	GA NON-HSI	UP-GRADIENT	< REPORTABLE QUANTITY	No
5	CHARTER PEACHFORD HOSPITAL 2151 PEACHFORD RD ATLANTA GA 30338	<1/4 MILE	ESE	Yes	UST	DOWN-GRADIENT	REMOVED/ CLOSED	No
6	CHARTER PEACHFORD HOSPITAL 2151 PEACHFORD RD ATLANTA GA 30338	<1/4 MILE	ESE	Yes	LUST	DOWN-GRADIENT	NFA	No
7	N SHALLOWFORD OPER HQ 4404 N SHALLOWFORD RD ATLANTA GA 30338	<1/2 MILE	SSE	Yes	LUST	DOWN-GRADIENT	NFA	No
8	GEORGETOWN SHOPPING CENTER 4498 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	<1/2 MILE	SW	No	GA NON-HIS	UP-GRADIENT	DIFFERENT WATERSHED	No
9	BP #24027 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	<1/2 MILE	SW	No	LUST	UP-GRADIENT	NFA	No
10	4470 CHAMBLEE DUNWOODY RD 4470 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	<1/2 MILE	SW	No	BROWNFIELDS	DIFFERENT WATERSHED	DIFFERENT WATERSHED	No
11	BP 4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	<1/2 MILE	SW	No	LUST	UP-GRADIENT	NFA	No
12	SHELL ROYAL FOODMART 4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	<1/2 MILE	SW	No	LUST	DIFFERENT WATERSHED	IN REMEDIATION	No
13	2211 SAVOY DRIVE CHAMBLEE GA 30341	<1/2 MILE	SE	No	VCP	DOWN-GRADIENT	DIFFERENT WATERSHED	No
14	FASHION CARE/EXECUTIVE CARE 2211 SAVOY DRIVE CHAMBLEE GA 30341	<1/2 MILE	SE	No	SHWS	DOWN-GRADIENT	DIFFERENT WATERSHED	No

\*Not hydrologically connected to the site.

The regulatory search database includes a category of sites that are non-geo-coded or "Orphan Sites". These are facilities that appear on one or more regulatory lists, but very little information is available. Due to poor or inadequate address information, these facilities are not mapped. 27 orphan sites were shown in the environmental database report. Further investigation into the location of the orphan sites revealed that all of the orphan sites are either not locatable or are beyond the ASTM/AAI-recommended search distance for their respective database listing.

No recognized environmental conditions (RECs) were identified from a review of standard environmental record sources.

## 5.2 Additional Environmental Record Sources

### FEDERAL RECORDS

US Brownfields	Brownfields
TRIS	Toxic Release Inventory System
Federal Other	Section Seven Tracking System (pesticide manufacturers)
SETS PRP	Potentially Responsible Parties (CERCLIS or NPL)

### STATE AND LOCAL RECORDS

State Spills 90	Spill Locations
AIRS	Aerometric Information Retrieval System
State Other	Non-Hazardous Site Inventory

Due to distance from the Site, regulatory status, and/or topographic location, none of the facilities on the database report are considered RECs.

## 5.3 Physical Setting Source(s)

### 5.3.1 Hydrogeology

The term "hydrogeology" as used in this report, refers to the occurrence and distribution of surface and groundwater. Knowledge of the flow direction of surface water and from that, the reasonable interpretation of groundwater flow direction is important from an environmental standpoint because groundwater is often the controlling factor of contaminant migration.

### 5.3.2 Geologic Setting

The Site is located in the Piedmont physiographic province of Georgia. The historical replacement of old-growth forests with plantations contributed to widespread loss of topsoil across the Piedmont region. Today, the Piedmont's upper geologic strata is primarily composed of saprolite, kaolinite, halloysite, and iron oxides. This mixture is commonly referred to as Georgia clay. The Piedmont's lower strata is

characterized as metamorphic rock, such as granite. Plutons of granite that extrude above the surface are weathered and become saprolite. Georgia clay dominates the Site's geology and greatly influences the region's flow of groundwater. The Site is situated at an approximate elevation of 980 feet above mean sea level, with the property having a slope toward the east.

#### 5.3.3 Surface Drainage/Surface Waters

The attached U.S. Geological Survey 7.5 Minute Quadrangle (topography map) indicates surface drainage generally flows from west to east across the Site. See Appendix A, Figure 3.

#### 5.3.4 Groundwater

Groundwater occurs due to the infiltration of surface waters through the somewhat permeable overburden in this region. Fractures and other discontinuities in the underlying bedrock can affect groundwater conditions. However, in this geologic setting, the shape of the groundwater table is expected to be a subdued replica of the ground surface, with groundwater interpreted to flow in the same direction as the surface water. Therefore, groundwater is interpreted generally to flow in a easterly direction across the Site to Nancy Creek.

### 5.4 Historical Use Information on the Property

#### 5.4.1 Aerial Photographs and Topographic Maps

The earliest useful photographs and maps readily accessible for the subject property include an aerial photograph dated 1938 and a historical topographic map dated 1954. All aerial pictures and topographic maps are included in Appendix F.

##### Historical Aerial Photographs

Historical aerial photographs for the years 1938, 1949, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 2005, 2007, 2009, and 2010 were obtained from FirstSearch Technology Corporation as a means of determining major changes to the subject property and surrounding areas. The 1938, 1949, 1955, and 1960 photographs appear to show the Site as being a mixture of wooded area and farmland with very few homes. There is a pond that can still be found to the west of the Portion B today. This pond is unrecognizable on the 1938 aerial photo due to low image quality but can be seen clearly on the 1949 aerial.

The 1968 aerial shows the addition of what appears to be some commercial development to the south of the site along the north side of Peachford Road and to the east of North Shallowford Road. The 1972 aerial shows the beginning of construction for what used to be Emory Dunwoody Medical Center and the start of what will become Lake Ridge

Lane. The 1978 photo shows that the trees in the area began to grow up and the area became more wooded from 1972 to 1978. By 1981 Lake Ridge Lane was completed and the area was turned into apartment homes. The previously mentioned pond was located on the eastern half of the apartment complex. The aerials for 1988, 1993, 2005, 2007, 2009 and 2010 show no change in the environment.

#### Historical Topographic Maps

Historical topographic maps for 1895, 1919, 1929, 1954, 1968, 1973, 1982, 1993, and 1995 were obtained from FirstSearch Technology Corporation as a means of determining major changes to the subject property and surrounding areas. The 1895 and 1919 maps show very little information. Nancy Creek can be seen to the east of the Site, but there are no notations of buildings included on the topographic maps. The 1929 map shows Shallowford Road and Peachford Road as they exist today. Some buildings were noted on the 1929 map but none were close to the Site. The 1954 topographic map shows wooded areas in green and also shows the small pond that borders the Site to the west. The 1954 map shows the Site as being non-wooded. The 1968 topographic map shows the addition of I-285 to the area as well as a dirt road that will eventually become Lake Ridge Lane. There appears to be a home that was just north of the pond that borders the Site. The 1968 map also shows major development occurred at the intersection of North Shallowford and Peachford Road. The 1973 topographic map is almost identical to the 1968 map except for the addition of Dunwoody Medical Center to the southwest of the Site. The 1982 topographic map shows no notable change to the area from the 1973 map. The 1993 topographic shows the area as being an urban area and only displays the major buildings

#### 5.4.2 Sanborn Fire Insurance Maps

A Sanborn Fire Insurance Map was not available for the Site and vicinity.

#### 5.4.3 Deed Records

RMA contracted Mr. Frank May, a title professional, to review the chain of ownership for the Site (see Appendix D, Title Review). No environmental liens or Activity and Use Limitations were found filed in the deed record.

In 1922, 1929, and 1936 W.C. Marchman purchased 3 separate tracts of land that totaled to 79 acres. In 1973 W.C. Marchman sold off 21.956 acres of while Dorothy C. Phillips, Herbert L. Johnson, and John J. Elliott sold 5.116 acres to Marett Associates. In 1976 the two tracts (21.956 acres and 5.116 acres) were foreclosed. In 1978 the two tracts were combined. In 1979 apartment homes were built on the combined tract.

Between 1978 and 2005 the combined tract changed hands nine times. The use of the tract has not changed since 1979.

#### 5.4.4 City Directories

A review of City Directories for 1975, 1982, 1994, 1999, 2005, 2008, and 2013 do not list the Site as having a street address of 4601 North Shallowford. The directory search did have multiple listings for residents at the apartment complex on Lake Ridge Lane but none of the listings were of concern.

#### 5.4.5 Previous Environmental Reports

RMA performed a Phase I ESA on an adjacent Site in the year 2012 for the City of Dunwoody. No environmental concerns were noted at that time. Please see Appendix F for that report.

#### 5.5 Historical Use Information on Adjoining Properties

Direction	Adjoining Property Type	Source	Date	Comments
North	Farmland	Aerial Photo	1938	N/A
West	Pond/Farmland	Aerial Photo	1938	N/A
South	Farmland	Aerial Photo	1938	N/A
East	Wooded	Aerial Photo	1938	N/A

No RECs were identified in the review of historical sources.



## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

The methodology for conducting the Site reconnaissance of this ESA includes conducting interviews, a walking reconnaissance of the Site, and a vehicular reconnaissance of surrounding properties.

### 6.2 Assessment of Commonly Known/Reasonably Ascertainable Information

RMA conducted research on sources of commonly known or reasonably ascertainable information via an internet search. No information regarding the Site was found.

### 6.3 Site Observations

RMA conducted an on-site Environmental Site Assessment of the Site consisting of a walk-through observation of the entire property.

#### 6.3.1 Storage Tanks

None observed.

#### 6.3.2 Hazardous Substance and Petroleum Product Containers/Drums

No petroleum products were identified during the Site reconnaissance. No hazardous products were observed on-Site.

#### 6.3.3 Solid Waste

Solid waste was observed at various places in the woods. Concrete debris, discarded furniture and various papers were observed. These items should be properly disposed during development.

#### 6.3.4 Sewage Disposal/Septic Tanks

The area is served by municipal sewer. No septic system was discovered during the Site inspection.

#### 6.3.5 Hydraulic Equipment

None observed.

#### 6.3.6 Contracted Maintenance Services

The Site does not have any contracted services at this time.

6.3.7 Electrical Transformers/PCBs

None observed on the Site.

6.3.8 Water Supply and Wells

The area is served by municipal water. No wells were discovered during the Site inspection.

6.3.9 Drains and Sumps

No drains or sumps were observed on the Site.

6.3.10 Stressed Vegetation

No stressed vegetation was observed on the Site.

6.3.11 Odors

RMA detected no unusual odors during the Site reconnaissance.

6.3.12 Chemical Use

No current chemical use observed.

6.3.13 Pits, Ponds, Lagoons

There was no pit, pond, or lagoon observed on the Site. There is however a pond located to the west of Portion B.

6.3.14 Surface Waters/State Waters

Nancy Creek was observed as the eastern border of Portion B.

6.3.15 Stains or Spills

No recognized environmental conditions were observed during the Site reconnaissance.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

Harris Carlock who is the Representative of Dekalb-Lake Ridge, LLC completed a questionnaire to assist in determining whether there are any recognized environmental conditions for the Site. No recognized environmental conditions were identified from answers provided on the User Questionnaire.

### 7.2 Interview with Site Manager

The Site is vacant land, thus there is no Site Manager.

### 7.3 Interviews with Purchaser, Lender, and/or other Users

Mrs. Kimberly Greer who is the Representative for the City of Dunwoody completed a questionnaire to assist in determining whether there are any recognized environmental conditions for the Site. No recognized environmental conditions were identified from answers provided on the User Questionnaire.

### 7.4 Interviews with Local Government Officials

The Site is within the City of Dunwoody city limits. A review of previously discussed historical records, indicate no reason to contact the building department. Since RMA had completed a site assessment of an adjacent property in 2012 that yielded no findings, and the City of Dunwoody has completed an user questionnaire as the purchasing party, no government officials were interviewed.

## 8.0 DATA GAPS

### 8.1 Identification of Data Gaps

The earliest useful information for the Site was provided by the aerial photo dated 1938 showing the Site as being wooded with areas of pasture land.

RMA understands failure to obtain historical information dating beyond 1938 or the Site's first developed use is a data failure and considered a data gap. Information needed to determine the Site's first developed use was either inconclusive or unavailable.

### 8.2 Sources of Information Consulted to Address Data Gaps

No additional information was available to address the data failure noted in Section 8.1, Identification of Data Gaps.

### 8.3 Significant Data Gaps

RMA does not consider the data gap due to data failure to be significant. It is possible that farming was occurring on the Site prior to 1938. Farming during that time period would not normally produce RECs.

**9.0 RECOGNIZED ENVIRONMENTAL CONDITIONS****9.1 On-Site**

RMA identified no recognized environmental conditions on the Site that would warrant environmental concern.

**9.2 Off-Site**

RMA identified no recognized environmental conditions from surrounding properties that warrant environmental concern.



## 10.0 RECOMMENDATIONS

RMA has identified no recognized environmental conditions in connection with the Site.

### 10.1 On-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present on-Site activities.

### 10.2 Off-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present off-Site activities.

## 11.0 REFERENCES

ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 1, 2005

EPA Rule, 40 CFR Part 312 "Innocent Landowners, Standards for Conducting All Appropriate Inquiries" (AAI).

FirstSearch Technology Corp., Environmental FirstSearch, (Environmental Database) Report. December 9, 2013.

FirstSearch Technology Corp., Environmental FirstSearch. Historical Aerial Photograph Report: December 9, 2013.

FirstSearch Technology Corp., Environmental FirstSearch. Historical Topographic Map Report: December 9, 2013.

FirstSearch Technology Corp., Environmental FirstSearch. The EDR – City Directory Image Report: December 9, 2013.

Georgia Geological Survey, Geologic Map of Georgia, 1976.

Georgia Geological Survey, Physiographic Map of Georgia, 1976.

USGS 7.5 Minute Topographic Map, Chamblee, Georgia, 2011.

**12.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

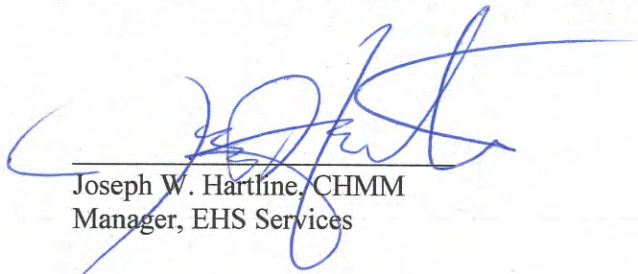
I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312.

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.

  
\_\_\_\_\_  
Joseph W. Hartline, CHMM

12/19/13  
\_\_\_\_\_  
Date

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 at the property located at Tax Parcel ID 18 353 03 007 located in Land Lots 353 and 345 of the 18<sup>th</sup> District of DeKalb County Georgia. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

  
\_\_\_\_\_  
Joseph W. Hartline, CHMM  
Manager, EHS Services

December 19, 2013  
\_\_\_\_\_  
Date

**13.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

Joseph W. Hartline is the Environmental Professional (EP) on this project. Mr. Hartline has over twenty-five years experience in regulatory compliance, permitting, training, and due diligence. Mr. Hartline is a certified hazardous materials manager (CHMM). He holds a Bachelor of Science in Natural Resources Development from Ohio State University. Mr. Hartline manages a team of environmental professionals who conduct due diligence activities and related environmental projects. Mr. Hartline performed the Phase I Environmental Site Assessment.


# APPENDIX A

## FIGURES





USGS 7.5 minute Chamblee, Georgia Topographic Map, dated 2011

Sheet No. <b>1</b> 13-124 Figure 1	Drawn: CH	Project No.: 2013-124	<b>FIGURE 1</b> <b>TOPOGRAPHIC MAP</b>  <b>4601 N. SHALLOWFORD ROAD</b> <b>ATLANTA, GEORGIA</b>	 Rindt-McDuff Associates, Inc. 334 Cherokee Street Marietta, GA 30060 Phone No. (770)427-8123 Fax No. (770)425-8930
	Reviewed: JH	Scale: 1:24000		
	Revised:	Date: 12/16/13		






LOCATIONS OF GEOCODED SITES CLOSE TO  
TARGET AREA

A1 - 4575 N. SHALLOWFORD ROAD  
(OLD DUNWOODY MEDICAL LOCATION)

B3 - 4621 N. SHALLOWFORD ROAD  
(RITEAID)



↑ Interpreted Ground & Surface Water Flow Direction

Sheet No. <b>2</b> 13-124 Figure 2	Drawn: CH	Project No.: 2013-124	<b>FIGURE 2</b> <b>SITE VICINITY MAP</b>  4601 N. SHALLOWFORD ROAD ATLANTA, GEORGIA	  Rindt-McDuff Associates, Inc. 334 Cherokee Street Marietta, GA 30060 Phone No. (770)427-8123 Fax No. (770)425-8930
	Reviewed: JH	Scale: NTS		
	Revised:	Date: 12/16/13		





MAP PROVIDED BY CITY OF DUNWOODY

**FIGURE 3**  
**TARGET AREA**  
**4601 N. SHALLOWFORD ROAD**  
**ATLANTA, GEORGIA**

Rindt-McDuff Associates, Inc.  
334 Cherokee Street  
Marietta, GA 30060  
Phone No. (770)427-8123  
Fax No. (770)425-8930



Project No.: 2013-124  
Scale: NTS  
Date: 12/16/13

Drawn: CH  
Reviewed: JH  
Revised:

Sheet No.  
**3**  
13-124 Figure 3



# **APPENDIX B**

## **PHOTOGRAPHS**



PHOTO 1

**View form the western corner of the pond. The far tree line is the western border of Portion B**



PHOTO 2

**Nancy Creek is the Eastern boundary of Portion B**





PHOTO 3

**View from the northern corner of Portion B facing south. Note the pond fountain in the background.**



PHOTO 4

**View from the northern corner of the Portion B. The creek, which is still the boundary, is only about 100 feet from the edge of the apartment property.**





PHOTO 5

**Concrete debris that has been dumped near the northern boundary of Portion B**



PHOTO 6

**The largest part of Portion A, it is delineated by the two fences and the head wall off the left. A new walking path will cut through this area. See Appendix H for more information.**





PHOTO 7

**View from the southeast corner of Portion A with the intersection of Lake Ridge Lane in the background. There will be a strip of land acquired by the City that will allow for the side walk to be widened by a few feet off of the back edge of the existing sidewalk for a new trail system. See Appendix H for ore information.**

# **APPENDIX C**

## **INTERVIEW DOCUMENTATION**



### OWNER ENVIRONMENTAL QUESTIONNAIRE

The checklist **MUST** be completed and signed by the current property owner in the spaces indicated and submitted with the application. In preparing this document, the property owner must make a good faith effort to correctly answer all questions in this checklist. Care should be taken to check the answers against whatever records are in the owner's possession. If any of the following questions are answered in the affirmative, or if answers are unknown and/or qualified, the environmental consultant must determine whether further inquiry is warranted. The property owner must fully document the reason for any affirmative answer, and provide the environmental consultant with all appropriate supporting information.

Purchaser:	_____
(Phone)	_____
Owner/seller:	<u>Dekalb-Lake Ridge, LLC</u>
(Phone)	<u>770-952-1400</u>
Subject property:	<u>Columns at Lake Ridge Apartments</u>
(Phone)	<u>770-986-0788</u>



1. Land use: Is the property, or any adjacent property, used for commercial, industrial or manufacturing purposes including, but not limited to dry cleaners and gas stations? Adjacent properties include those that border the site and include properties across the street from the site.

☐ Yes ☒ No ☐ Don't Know      Please describe:

Provide the name and describe the type of business operating at the property:

Apartment Leasing

Name and type of business operating at the adjacent property to the **north:**

Strip mall: Rite Aid, restaurants, coin laundry, food mart, and hair salon

**south:**

Empty Lot, previous hospital site

**east:**

Subdivision

**west:**

Perimeter Point Apartments

2. Has the property or any adjacent property been used in the past for commercial, industrial or manufacturing purposes including, but not limited to, dry cleaners and gasoline stations?

☐ Yes ☐ No ☒ Don't Know Please describe:

Owner:

Date(s)

Current Use of property:

Previous use of property:

Previous use of property to **north:**

**south:**

**east:**

**west:**

2. Are there any pesticides, automotive or industrial batteries, paints or other chemicals stored on the property or at the facility?  
\_\_\_Yes \_\_\_x\_\_\_No \_\_\_Don't Know (If yes, please describe)
3. Are there currently any plastic or metal industrial drums (ranging from 5 to 55-gallons) located on the property or at the facility, or were there in the past?  
\_\_\_Yes \_\_\_x\_\_\_No \_\_\_Don't Know (If yes, please describe)
4. How and where were items identified in Questions #3 & #4 disposed of (and if you do not know all the specifics, provide names and present employers of people who might be able to provide additional information)?
5. Has fill dirt ever been brought onto the site?  
\_\_\_Yes \_\_\_No \_\_\_x\_\_\_Don't Know (If yes, please describe)
6. Have any substances identified as hazardous, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials, including construction debris, been dumped above grade, buried and/or burned on the site (where and what disposal took place)?  
\_\_\_Yes \_\_\_x\_\_\_No \_\_\_Don't Know (If yes, please describe)

7. Is there any obviously stained soil, or other evidence of past waste disposal on the property (where)?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

8. a) Are there any above or underground storage tanks located on the property now (Identify location)?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

- b) How long have the tanks been in place?

- c) Are the existing storage tanks empty, out of service, or closed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

- d) Have any tanks been removed? (If 'yes' provide information on when, give the name of the contractor used, and provide a copy of any report generated).

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

9. Provide names and addresses and telephone numbers of any prospective buyers in the past that may have conducted an environmental assessment of the subject property. Provide the name, address and telephone number of **your** Lender on this property. Attach any past environmental reports you have, or provide information on how to locate a copy of the report(s) if you do not have them.

LENDER: Walker & Dunlop, 7501 Wisconsin Ave, Suite 1200, Bethesda, MD 20814

Writer's direct #: 404-832-7601

Rindt-McDuff Associates, Inc.  
334 Cherokee Street  
Marietta, GA 30060

Page 5 of 5  
P(770) 427-8123  
F(770) 425-8930



10. Does the property discharge waste water (other than storm water) directly to a ditch or stream on or adjacent to the property?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

11. Is the property located near or in an area where conventional fuels (e.g., petroleum products) hazardous gases, (e.g. propane) or chemicals (e.g. benzene or hexane) of a flammable nature are stored?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

12. Have there been any health complaints related to the indoor or outdoor air at the property or any building located on the property?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

13. Does the owner of the property or operator of the facility have any knowledge of environmental liens or governmental notification (including information requests) relating to violations or potential violations of environmental laws with respect to the property or any facility located on the property?

☐ Yes ☒ No ☐ Don't Know (If yes, please describe)

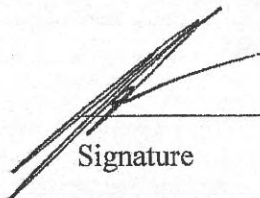
14. Has the owner of the property or operator of the facility been informed of the presence of hazardous substances or environmental violations with respect to the property or any facility located on the property?  
\_\_Yes ☒ No \_\_Don't Know (If yes, please describe)
15. Are you aware of any environmental assessment of the property that indicated the presence of hazardous substances or petroleum products on, in, at, or under the site?  
\_\_Yes ☒ No \_\_Don't Know (If yes, please describe)
16. Are you aware of any environmental assessment of the subject property that has recommended further assessment or testing of the property?  
\_\_Yes ☒ No \_\_Don't Know (If yes, please describe)
17. Are there any past, current, or pending lawsuits or administrative proceedings for alleged damages related to environmental issues or problems involving the property or any owner or tenant of the property?  
\_\_Yes ☒ No \_\_Don't Know (If yes, please describe)
18. Have pesticides, herbicides or other agricultural chemicals ever been stored, mixed on or applied to the property?  
\_\_Yes ☒ No \_\_Don't Know (If yes, please describe)

## CERTIFICATION

This questionnaire above was completed by:

Owner/Developer/ Name: Dekalb-Lake Ridge, LLC – Harris Carlock  
Relationship to Site: Owner  
Address: 2700 Delk Road, Suite 100  
Marietta, GA 30067  
E-mail Address: harris@ecigroups.com  
Phone Number: 770-952-1400

I certify to the best of my knowledge and belief that the above statements and facts submitted are true, accurate and complete.

  
\_\_\_\_\_  
Signature

12/19/13  
\_\_\_\_\_  
Date



## USER QUESTIONNAIRE

Site address: 4601 North Shallowford Road

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

☒ No / Yes

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?

☒ No / Yes

As the user of this Environmental Site Assessment (ESA) 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? If yes, what specialized knowledge do you have?

☒ No / Yes

*The user (City of Dunwoody) owns property directly south and adjacent to the property in question. We had a Phase I Environmental Site Assessment completed for our land in January 2012. The site assessment, also conducted by RMA (project R2012-006) did not uncover any issues.*

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of release or threatened releases? Please specify. For example, as user,

- a) Do you know the past uses of the property? ☒ No / Yes
- b) Do you know of specific chemicals that are present or once were present at the property? ☒ No / Yes
- c) Do you know of spills or other chemical releases that have taken place at the property? ☒ No / Yes
- d) Do you know of any environmental cleanups that have taken place at the property? ☒ No / Yes

As the user of this ESA, 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 / Yes



Do you have any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition)? If yes, please attach.

No / Yes

If the property is being purchased, is the purchase price of the property:

Less than the fair market value

More than the fair market value

The same as the fair market value

Relationship is unknown

If the purchase price is *less than* the fair market value, is the user aware of any reason, environmental or otherwise, which would explain the differential?

No / Yes – N/A

If yes, please provide information below.

What is the user's reason for having this Phase I site assessment performed?

Purchase

Lease

Loan

Pre-Sale Assessment

Tax Credits

Other (explain)

Name: Kimberly Greer

Signature: Kimberly Greer

Organization/Company City of Dunwoody

Date: December 16, 2013

# **APPENDIX D**

## **TITLE REVIEW**

CHAIN OF OWNERSHIP REVIEW  
(for Environmental Phase 1 purposes)

**Job #:** R2013-124

**Date:** 12/18/13

**Tax Parcel #:** 18-353-03-007

**Owner:** DeKalb-Lake Ridge, LLC

**Address:** 4601 North Shallowford Rd.

**Location:** Land Lots 353 & 345 of the 18<sup>th</sup> District of DeKalb County

++++Tax Assessors records indicated the site is part of a larger tract composed of 27.02 acres and is currently reported to be occupied by an apartment complex constructed in 1979.

++The deed record indicated the site(s) were part of a larger tract which was owned by W. C. Marchman from the 1920's/30's until it was sold to Marett Associates, Inc. in 1973 along with other tracts along N. Shallowford Rd. (Record B2). The two tracts were foreclosed in 1976 and sold to Noble Ridge, Ltd. in 1978. The two tracts became one tract and was owned by various entities until it was sold to the current owner in 2005.

— Note sewer easements which were granted and run along or over Nancy Creek.

— Power easements and other associated documents indicated the large tract was/is utilized as an apartment complex.

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

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

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

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

Chain of Ownership for Tax Parcel 18-353-03-007						
Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A1	8/30/1922	WD	The Heirs at Law of W.E. Marchman	W.C. Marchman	25 acres in LL 353	152/401
A2	3/14/1929	WD	E.D. Marchman	W.C. Marchman	2 acres in LL 345	324/85
A3	9/1/1936	WD	J.C. Ball, W.H. Ball & Mrs. H.M. Council	W.C. Marchman	51 acres in LL 353	438/24
B1	1/4/1973	WD	W.C. Marchman	Marett Associates, Inc.	21.956 acres in LL's 352, 353 & 345	2940/87
B2	1/4/1973	WD	Dorothy C. Phillips, Herbert L. Johnson and John J. Elliott	Marett Associates, Inc.	5.116 acres in LL 352, 353 & 345	2940/85
C	1/6/1976	DUPS	Marett Associates, Inc. n/k/a Construction Ventures, Inc. by its Attorney in Fact	The Citizens & Southern National Bank	Tract 1 = 21.956 acres Tract 2 = 5.116 acres In LL's 352, 353 & 345	3444/594
D	12/29/1978	WD	The Citizens & Southern National Bank	Noble Ridge, Ltd.	Tract 1 = 21.956 acres Tract 2 = 5.116 acres In LL's 352, 353 & 345	3960/83
E	6/23/1982	WD	Noble Ridge, Ltd.	Jobert Properties, Ltd.	27.02 acres in LL's 345, 352 & 353	4631/340
F	6/1/1982	WD	Jobert Properties, Ltd.	Balcor Realty Investors Ltd.-32	27.02 acres in LL's 345, 352 & 353	4631/358
G	7/8/1992	WD	Balcor Realty Investors Ltd.-32	Shallowford Ridge, L.P.	27.02 acres in LL's 345, 352 & 353	7329/357



Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
H	9/1/1992	DUPS	Noble Ridge, Ltd. By its Attorney in Fact	Aetna Life Insurance Company	27.02 acres in LL's 345, 352 & 353	7400/443
I	12/22/1993	WD	Aetna Life Insurance Company	Security Capital Atlantic, Inc.	Tract in LL's 345, 352 & 353	7990/106
J	7/7/1998	Trustee's	Security Capital Atlantic, Inc. through the Trustees of Archstone Communities Trust	Trustees of Archstone Communities Trust	27.06 acres in LL's 352, 353 & 345	10754/481
K	7/20/2000	Trustee's	Trustees of Archstone Communities Trust successor by merger to Security Capital Atlantic, Inc.	SFC Properties II, Inc.	27.06 acres in LL's 352, 353 & 345	11492/494
L	7/12/2005	WD	SFC Properties II, Inc.	Dekalb-Lake Ridge, LLC	27.06 acres in LL's 352, 353 & 345	17650/759

Deed Book 17650 Pg. 759  
 Filed and Recorded Jul-13-2005 03:48pm  
 2005-0135192  
 Real Estate Transfer Tax \$23,200.00  
**Linda Carter**  
 Clerk of Superior Court  
 DeKalb County, Georgia

## RETURN TO:

C. Amee  
 Chicago Title Ins. Co.  
 Suite 460  
 4170 Ashford Dunwoody Road  
 Atlanta, GA 30319

55075

SPACE ABOVE THIS LINE FOR RECORDER'S USE

After Recording, Return to:

AJ Block  
 Fine and Block  
 Paran Place  
 2060 Mt. Paran Road  
 Atlanta, GA 30339

## GEORGIA LIMITED WARRANTY DEED

THIS INDENTURE, is made as of this 12<sup>th</sup> day of July, 2005, between SFC PROPERTIES II INC., a Delaware corporation (herein called "**Grantor**") and in favor of DEKALB-LAKE RIDGE, LLC, a Georgia limited liability company (herein called "**Grantee**").

WITNESSETH: That Grantor, for and consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"); subject, however, to each item identified on **Exhibit B** attached hereto (the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Land, together with all buildings, structures and improvements thereon and with all singular the rights, easements, members and appurtenances thereof, and all right, title and interest of Grantor in and to the alleys, streets, and right-of-way adjacent to or abutting the Land (the Land, together with the foregoing, is hereinafter referred to as the "**Property**") to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behalf of Grantee, forever, IN FEE SIMPLE.

This deed and the warranty of title contained herein are made expressly subject to the Permitted Encumbrances.

-CHGO2:20223789.v1

#J.9.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

[signature page follows]

IN WITNESS WHEREOF, Grantor has caused this indenture to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

SFC PROPERTIES II INC., a Delaware corporation

CTB  
Christopher T. Burt, Unofficial Witness

By: [Signature]  
Name: Michelle Moezzi  
Title: Vice President

Cat Sassano  
Notary Public

My Commission Expires:

CATHERINE A. SASSANO  
NOTARY PUBLIC, State of New York  
No. 01SA6105838  
Qualified in Westchester County  
Certificate filed in New York County  
Commission Expires February 23rd 2008



**EXHIBIT A**

## Identification of the Land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 352, 353 AND 345, 18TH DISTRICT, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" CRIMP TOP PIPE) MARKING THE INTERSECTION OF THE COMMON LAND LOT CORNERS 352, 353, 345 AND 344, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 275.41 FEET TO AN IRON PIN FOUND (3/8" REBAR) LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY OF NORTH SHALLOWFORD ROAD (HAVING A 80' R/W); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1940.00 FEET AND AN ARC LENGTH OF 61.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52 DEGREES 18 MINUTES 53 SECONDS WEST, A DISTANCE OF 61.34 FEET TO A POINT; THENCE NORTH 49 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 498.56 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 40 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 188.49 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 83 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 169.02 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 83 DEGREES 49 MINUTES 15 SECONDS EAST, A DISTANCE OF 439.95 FEET TO AN IRON PIN FOUND (BOLT); THENCE NORTH 00 DEGREES 29 MINUTES 30 SECONDS WEST, A DISTANCE OF 364.42 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 66 DEGREES 25 MINUTES 35 SECONDS EAST, A DISTANCE OF 912.00 FEET TO A POINT LOCATED IN THE CENTERLINE OF A CREEK (A TRIBUTARY OF NANCY CREEK); THENCE ALONG THE CENTERLINE OF SAID CREEK IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 1162 FEET, MORE OR LESS, TO A POINT INTERSECTING THE SOUTHERN LINE OF LAND LOT 353 AND CENTERLINE OF SAID CREEK; TO LOCATE THE PREVIOUSLY MENTIONED POINT FOLLOW A TRAVERSE LINE BEGINNING AT THE FIRST POINT LOCATED IN THE CENTERLINE OF THE CREEK; THENCE SOUTH 47 DEGREES 45 MINUTES 05 SECONDS EAST, A DISTANCE OF 163.34 FEET TO A POINT; THENCE SOUTH 23 DEGREES 26 MINUTES 15 SECONDS EAST, A DISTANCE OF 769.95 FEET TO A POINT; THENCE SOUTH 11 DEGREES 26 SECONDS 56 MINUTES EAST, A DISTANCE OF 219.86 FEET TO A POINT, BEING THAT POINT INTERSECTING SOUTHERN LINE OF LAND LOT 353 AND CENTERLINE OF SAID CREEK; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST, A DISTANCE OF 752.03 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 89 DEGREES 26 MINUTES 01 SECONDS WEST, A DISTANCE OF 838.08 FEET TO AN IRON PIN FOUND (1/2" CRIMP TOP PIPE), AND THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.06 ACRES.

A-1

--CHGO2:20223789.v1



TOGETHER WITH THAT EASEMENT DESCRIBED AND CONVEYED IN SEWER EASEMENT FROM CITIZENS AND SOUTHERN FINANCIAL CORPORATION TO NOBLE RIDGE, LTD, DATED JANUARY 22, 1979, RECORDED IN DEED BOOK 3992, PAGE 215, DEKALB COUNTY RECORDS; AS MODIFIED BY INSTRUMENT DATED MARCH 5, 1981, RECORDED IN DEED BOOK 4430, PAGE 45, DEKALB COUNTY RECORDS.

Name of Line Metro North - 93Account No. FILE 801 - 97-0000**Easement**

Oct 1 2 50 PM '93

STATE OF GEORGIA,

DeKalb COUNTY.

Received of GEORGIA POWER COMPANY, hereinafter called the Company, the sum of

One dollar and 00/100 Dollars (\$ 1.00), in consideration of whichthe undersigned, Noble Ridge Apartments whose Post Office Address isDunwoody, Ga., do as hereby grant and convey to said Company, its successors

and assigns, the right, privilege and easement to go in, upon, along and across that tract of land owned by the undersigned in

Land Lot Number 352 & 353 of the 18th District, Sectionof DeKalb County, State of Georgia, said lands being bounded as follows:~~XXXXXXXXXXXX~~ Known as: 4601 N. Shallowford Road~~XXXXXXXXXXXX~~ Dunwoody, Ga. 30338~~XXXXXXXXXXXX~~~~XXXXXXXXXXXX~~

together with the right to construct, operate and maintain continuously upon and under said land, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures and appliances, including the right to stretch communication wires on said poles, or under said lands with necessary appliances; with the right to permit the attachment of the wires and appliances of any other company, or person, to said poles; together with the right at all times to enter upon said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures and appliances, all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures and appliances; also the right of ingress and egress over said land to and from said lines. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

This easement covers the installation of facilities to provide area lighting for the above address and location.

Said Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said Undersigned has

hereunto set Her hand and seal, this 27th day of April, 19 93.

Noble Ridge Apartments (SEAL)

Signed, sealed and delivered in the presence of

BY: [Signature] (SEAL)

TITLE: [Signature] (SEAL)

TYPED

SIGNATURE

E. J. Patterson

Witness

Notary Public

(This document is to be signed in the presence of two (2) witnesses, one of which should be a Notary Public.)

000558 1244

BOOK 7890 PAGE 042

Name of Line North Perimeter 92  
 Account No. 801 - 256 DEKALB COUNTY, GA.

## Easement

FEB 3 8 30 AM '93

CLERK OF SUPERIOR COURT  
 DEKALB COUNTY, GA.

STATE OF GEORGIA,  
 DeKalb COUNTY.

Received of GEORGIA POWER COMPANY, hereinafter called the Company, the sum of

One and no/100 ----- Dollars (\$ 1.00 ) in consideration of which  
 the undersigned, Aetna Life Insurance Company whose Post Office Address is

Dumwoody, Ga.

do AS hereby grant and convey to said Company, its successors  
 and assigns, the right, privilege and easement to go in, upon, along and across that tract of land owned by the undersigned in  
 Land Lot Number 344 & 353 of the 18th District Section  
 of DeKalb County, State of Georgia, said lands being bounded as follows:

on the North by lands of Known As - Noble Ridge Apartments

on the South by lands of 4601 N. Shallowford Rd.

on the East by lands of Dumwoody, Georgia 30338

and on the West by lands of

together with the right to construct, operate and maintain continuously upon and under said land, its lines for transmitting electric  
 current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures and appliances, including the  
 right to stretch communication wires on said poles, or under said lands with necessary appliances; with the right to permit the attach-  
 ment of the wires and appliances of any other company, or person, to said poles; together with the right at all times to enter upon  
 said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder,  
 thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures  
 and appliances, all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper  
 operation of said overhead or underground lines, transformers, fixtures and appliances; also the right of ingress and egress over  
 said land to and from said lines. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.  
 The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

This easement covers the installation of facilities to provide security lighting  
 at the above address and location.

Said Company shall not be liable for, or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said Undersigned has  
 hereunto set h/ER hand and seal, this 30th day of September, 1992

Aetna Life Insurance Company (SEAL)

Signed, sealed and delivered to the presence of

BY: X (SEAL)

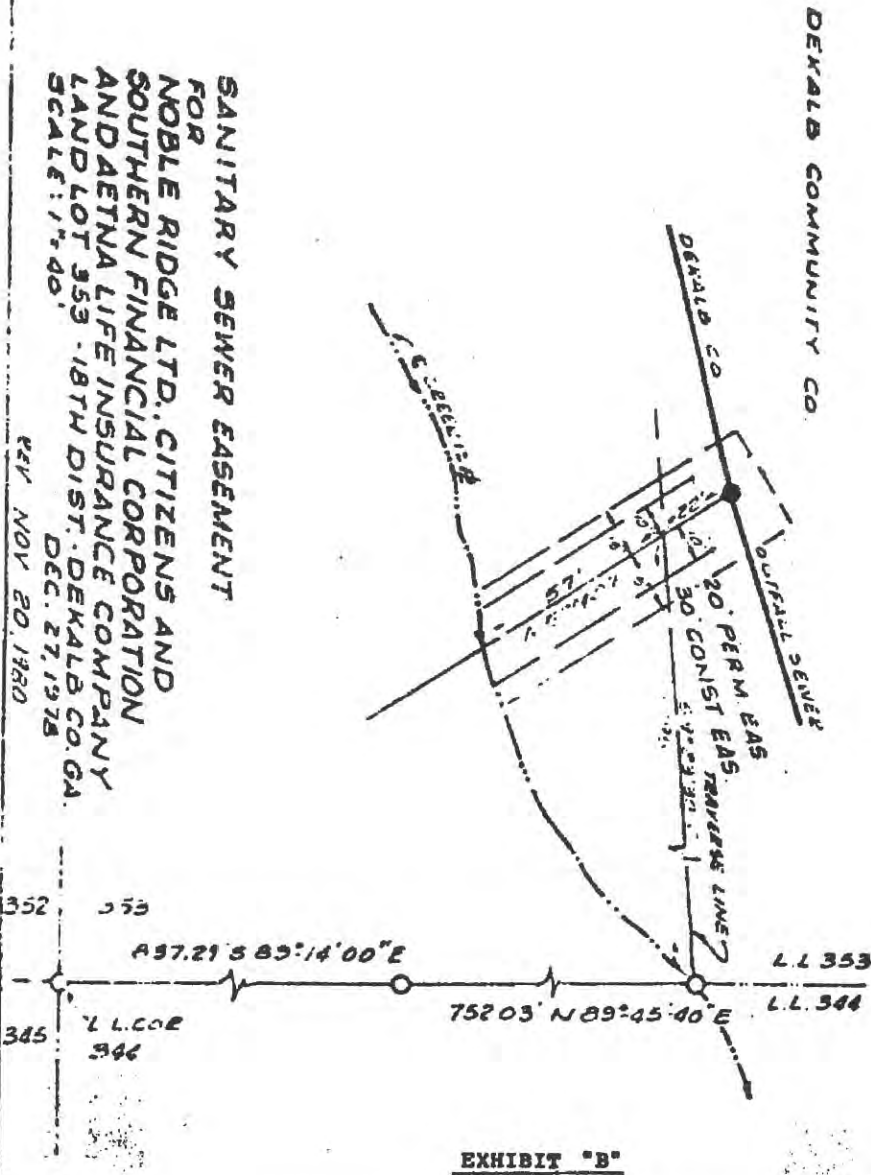
TITLE: Attn: [Signature] (SEAL)

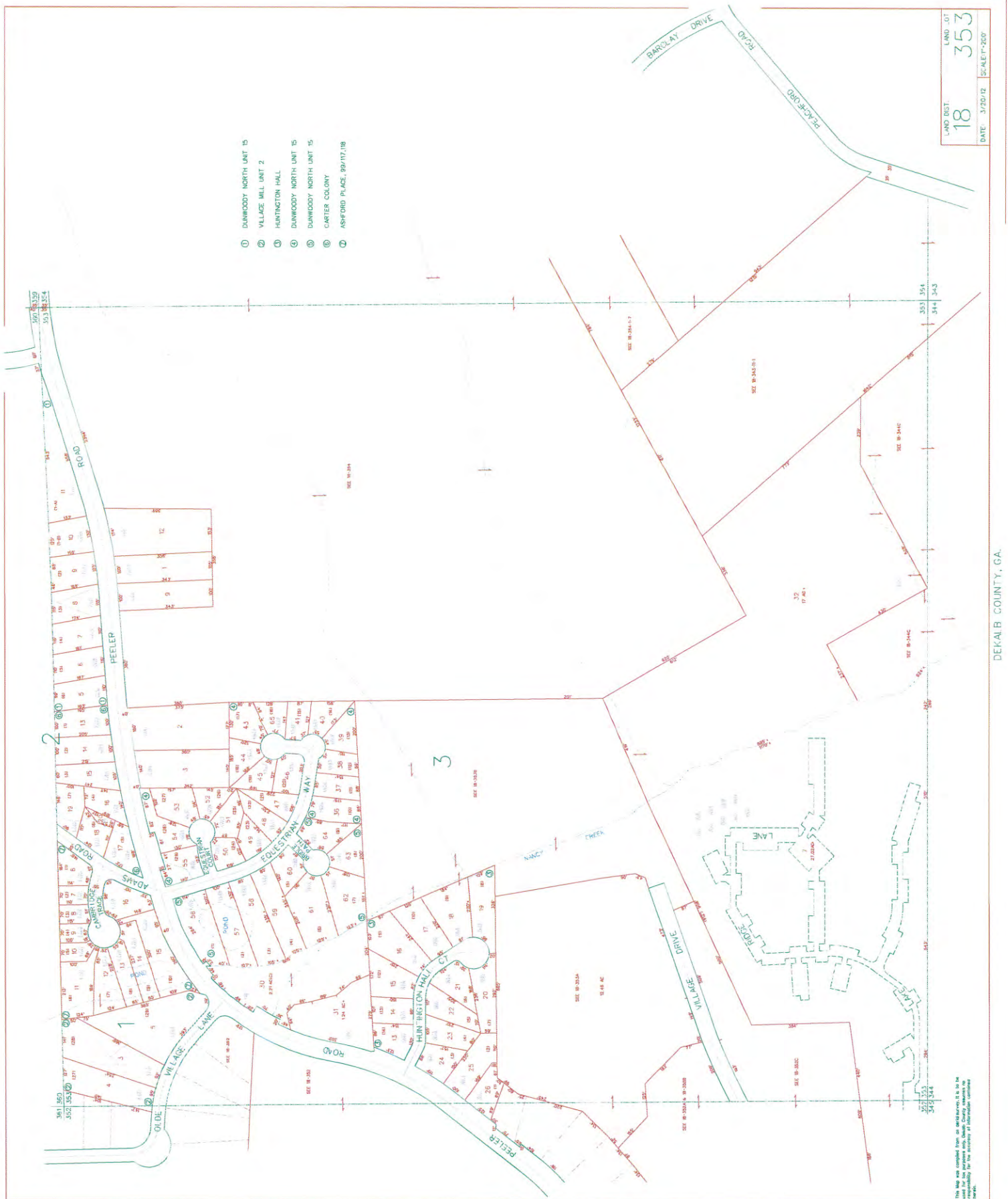
WITNESSES: [Signature] (SEAL)

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

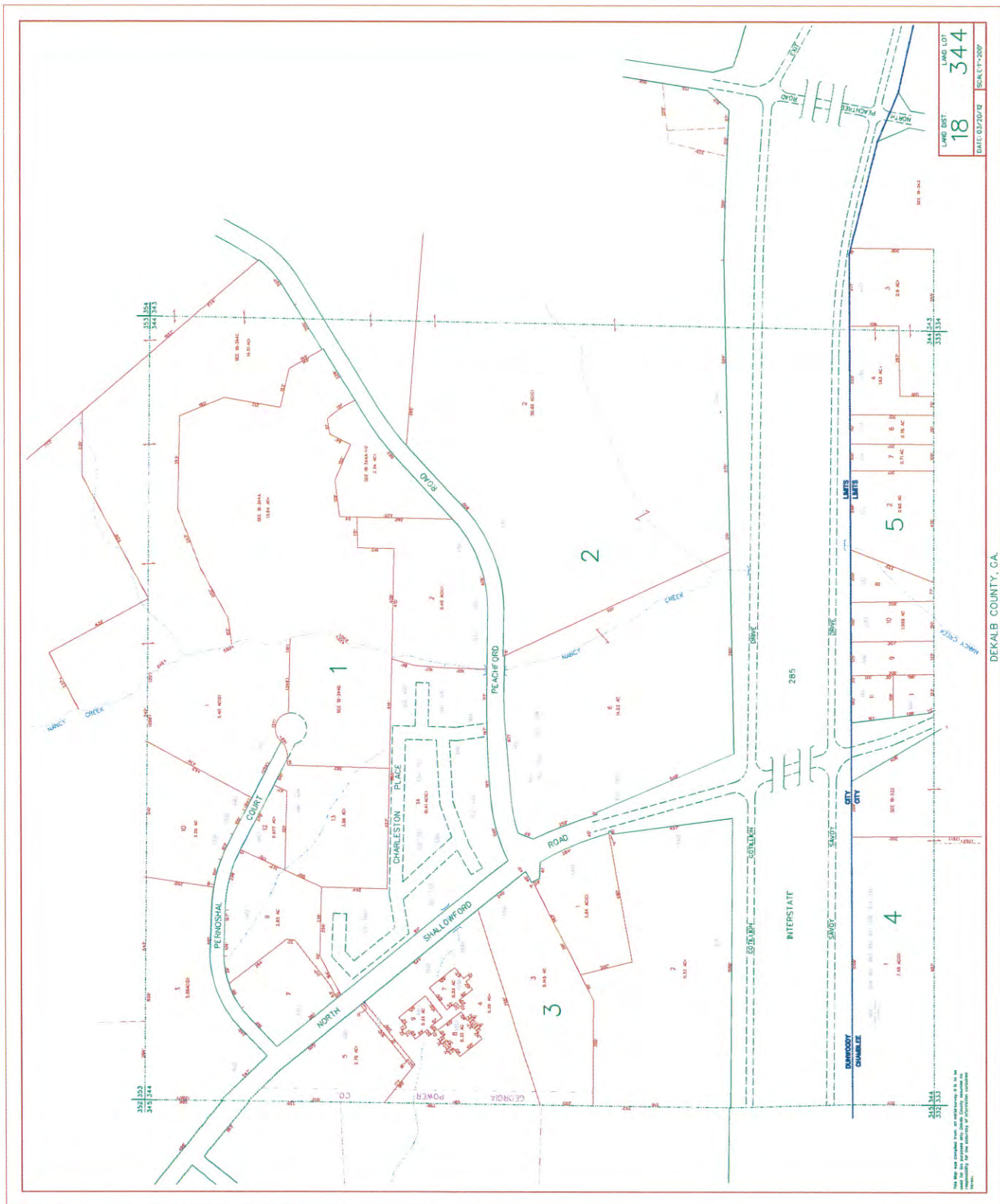
700055A 1244

BDC 7559 PAGE 651















**APPENDIX E**

REGULATORY SEARCH  
INFORMATION

**Dunwoody**

North Shallowford Road  
Atlanta, GA 30338

Inquiry Number: 03806278.2r  
December 09, 2013

## FirstSearch Area/Linear Report with Topo



## Search Summary Report

**TARGET SITE      NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338**

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	-	3	3
<i>NFRAP</i>	Y	0	0	0	0	-	1	1
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	1	1
<i>RCRA TSD</i>	Y	0	0	0	0	-	1	1
<i>RCRA GEN</i>	Y	0	1	0	-	-	1	2
<i>Federal IC / EC</i>	Y	0	0	0	0	-	1	1
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal CERCLIS</i>	Y	0	1	0	2	0	3	6
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	9	9
<i>State/Tribal LTANKS</i>	Y	0	1	1	4	-	2	8
<i>State/Tribal Tanks</i>	Y	0	1	1	-	-	0	2
<i>State/Tribal VCP</i>	Y	0	0	0	1	-	0	1
<i>ST/Tribal Brownfields</i>	Y	0	0	0	1	-	2	3
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	-	-	-	-	0	0
<i>Spills</i>	Y	0	-	-	-	-	0	0
<i>Other</i>	Y	0	-	-	-	-	3	3
- Totals --		0	4	2	8	0	27	41

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## Search Summary Report

**TARGET SITE:    NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>NPL</b>	NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
<b>NPL Delisted</b>	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
<b>CERCLIS</b>	CERCLIS	04/26/2013	0.500	0	0	0	0	-	3	3
<b>NFRAP</b>	CERC-NFRAP	04/26/2013	0.500	0	0	0	0	-	1	1
<b>RCRA COR ACT</b>	CORRACTS	07/11/2013	1.000	0	0	0	0	0	1	1
<b>RCRA TSD</b>	RCRA-TSDF	07/11/2013	0.500	0	0	0	0	-	1	1
<b>RCRA GEN</b>	RCRA-LQG	07/11/2013	0.250	0	0	0	-	-	1	1
	RCRA-SQG	07/11/2013	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	07/11/2013	0.250	0	1	0	-	-	0	1
<b>Federal IC / EC</b>	US ENG CONTROLS	06/17/2013	0.500	0	0	0	0	-	1	1
	US INST CONTROL	06/17/2013	0.500	0	0	0	0	-	0	0
<b>ERNS</b>	ERNS	09/30/2013	TP	0	-	-	-	-	0	0
<b>State/Tribal CERCLIS</b>	SHWS	07/01/2013	1.000	0	0	0	1	0	0	1
	GA NON-HSI	09/30/2013	1.000	0	1	0	1	0	3	5
<b>State/Tribal SWL</b>	SWF/LF	08/21/2013	0.500	0	0	0	0	-	9	9
<b>State/Tribal LTANKS</b>	LUST	05/24/2013	0.500	0	1	1	4	-	2	8
	INDIAN LUST	02/01/2013	0.500	0	0	0	0	-	0	0
<b>State/Tribal Tanks</b>	UST	07/01/2013	0.250	0	1	1	-	-	0	2
	AST	06/04/2012	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
<b>State/Tribal VCP</b>	VCP	06/01/2013	0.500	0	0	0	1	-	0	1
<b>ST/Tribal Brownfields</b>	BROWNFIELDS	07/25/2013	0.500	0	0	0	1	-	2	3
<b>US Brownfields</b>	US BROWNFIELDS	09/24/2013	0.500	0	0	0	0	-	0	0

## Search Summary Report

**TARGET SITE:**    NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<b>Other Haz Sites</b>	US CDL	08/06/2013	TP	0	-	-	-	-	0	0
<b>Spills</b>	HMIRS	12/31/2012	TP	0	-	-	-	-	0	0
	SPILLS	09/30/2013	TP	0	-	-	-	-	0	0
	SPILLS 90	10/04/2012	TP	0	-	-	-	-	0	0
<b>Other</b>	RCRA NonGen / NLR	07/11/2013	TP	0	-	-	-	-	0	0
	TRIS	12/31/2011	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0
	PADS	06/01/2013	TP	0	-	-	-	-	0	0
	MLTS	07/22/2013	TP	0	-	-	-	-	0	0
	RADINFO	09/30/2013	TP	0	-	-	-	-	0	0
	FINDS	03/08/2013	TP	0	-	-	-	-	3	3
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	DRYCLEANERS	09/18/2009	0.250	0	0	0	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	US AIRS	10/23/2013	TP	0	-	-	-	-	0	0
	PRP	04/15/2013	TP	0	-	-	-	-	0	0
- Totals --				0	4	2	8	0	27	41

## Site Information Report

**Request Date:** DECEMBER 9, 2013  
**Request Name:** COREY HAGEMANN

**Search Type:** COORD  
**Job Number:** R2013-124

**Target Site:** NORTH SHALLOWFORD ROAD  
 ATLANTA, GA 30338

### Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	84.307500	84.3075000 - 84° 18' 27.00"	Easting: 748900.6
Latitude:	33.926600	33.9266000 - 33° 55' 35.76"	Northing: 3757089.0
Elevation:	979 ft. above sea level		Zone: Zone 16

### Demographics

**Sites:** 14                      **Non-Geocoded:** 27                      **Population:** N/A

#### **RADON**

Federal EPA Radon Zone for DEKALB County: 1

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

Federal Area Radon Information for Zip Code: 30338

Number of sites tested: 3

<u>Area</u>	<u>Average Activity</u>	<u>% &lt;4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% &gt;20 pCi/L</u>
Living Area - 1st Floor	1.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.233 pCi/L	100%	0%	0%

## Target Site Summary Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

TOTAL: 41

GEOCODED: 14

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
--------	------------------------	-----------	---------	----------	----------	----------

No sites found for target address



## Sites Summary Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

TOTAL: 41

GEOCODED: 14

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	UST --Closed --9044192 --Installed --Removed From Ground --Upgrade Repair Not Marked --Currently In Use *Additional key fields are available in the Map Findings section	EMORY DUNWOODY MEDICAL CENTER	4575 NORTH SHALLOWFORD RD ATLANTA, GA 30338	0.00 WSW	+ 12	1
A2	LUST --09044192 --NFA - No Further Action	SHALLOWFORD COMMUNITY	4575 NORTH SHALLOWFORD ATLANTA, GA 30338	0.00 WSW	+ 12	3
B3	RCRA-CESQG --GAR000070151	RITE AID #11799	4621 NORTH SHALLOWFORD DUNWOODY, GA 30338	0.06 West	+ 14	4
B4	GA NON-HSI	NORTH SHALLOWFORD PLAZA	4639 NORTH SHALLOWFORD RO DUNWOODY, GA 30338	0.10 WNW	+ 20	6
5	UST --Closed --9044211 --Installed --Removed From Ground --Upgrade Repair Not Marked --Closed In Ground *Additional key fields are available in the Map Findings section	CHARTER PEACHFORD HOSPITAL	2151 PEACHFORD RD ATLANTA, GA 30338	0.24 ESE	- 8	7
5	LUST --09044211 --NFA - No Further Action	CHARTER PEACHFORD HOSPITAL	2151 PEACHFORD RD ATLANTA, GA 30338	0.24 ESE	- 8	9
6	LUST --04440234 --NFA - No Further Action	NORTH SHALLOWFORD OPER HQ	4404 N SHALLOWFORD RD ATLANTA, GA 30338	0.30 SSE	- 17	10
C7	GA NON-HSI	GEORGETOWN SHOPPING CENTER	4498 CHAMBLEE DUNWOODY RO DUNWOODY, GA 30338	0.37 SW	+ 43	11
C8	LUST --04440209 --NFA - No Further Action	BP #24027	4476 CHAMBLEE DUNWOODY RD ATLANTA, GA 30338	0.39 SW	+ 43	12
C9	BROWNFIELDS	4470 CHAMBLEE DUNWOODY ROAD	4470 CHAMBLEE DUNWOODY RD DUNWOODY, GA	0.40 SW	+ 42	13

## Sites Summary Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

TOTAL: 41

GEOCODED: 14

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
D10	LUST --00601085 --NFA - No Further Action --NFA - Suspected Release	BP	4485 CHAMBLEE DUNWOODY RD DUNWOODY, GA 30338	0.41 SW	+ 42	14
D11	LUST --04440501 --In Remediation	SHELL ROYAL FOODMART	4479 CHAMBLEE DUNWOODY RD DUNWOODY, GA 30338	0.42 SW	+ 42	15
E12	VCP		2211 SAVOY DRIVE CHAMBLEE, GA	0.44 SE	- 32	16
E13	SHWS --10786	FASHION CARE/EXECUTIVE CARE	2211 SAVOY DRIVE CHAMBLEE, GA 30341	0.44 SE	- 32	17

## Sites Summary Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

TOTAL: 41

GEOCODED: 14

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	CERCLIS --GAN000410707	TANYARD CREEK PAINT SPILL	129 26TH STREET & 130 ARD ATLANTA, GA	NON GC	N/A	N/A
	SWF/LF	DEKALB PEACHTREE AIRPORT INERT	ADJACENT TO THE DEKALB PE ATLANTA, GA 30341	NON GC	N/A	N/A
	BROWNFIELDS	CROSSROADS VILLAGE PROPERTY	3927 3965 AND 3979 BUFORD ATLANTA, GA	NON GC	N/A	N/A
	LUST --09060246 --NFA - No Further Action	FOODMART/CHEVRON	2795 BANKHEAD HWY ATLANTA, GA 30330	NON GC	N/A	N/A
	FINDS	FOODMART/CHEVRON	2795 BANKHEAD HWY ATLANTA, GA 30330	NON GC	N/A	N/A
	SWF/LF	BROCK CONSTRUCTION COMPANY INE	BROOKHAVEN VILLAGE PHASE ATLANTA, GA *	NON GC	N/A	N/A
	CERCLIS --GAN000410524	FULTON INDUSTRIAL TANK ROLLOVE	CORNER OF BANKHEAD HWY & ATLANTA, GA	NON GC	N/A	N/A
	GA NON-HSI	DUNWOODY VILLAGE PARKWAY PROPE	DUNWOODY VILLAGE PKWY. ATLANTA, GA 30338	NON GC	N/A	N/A
	BROWNFIELDS	PROPOSED LOWE'S HOME IMPROVEME	GEORGIA HIGHWAY 85 ATLANTA, GA	NON GC	N/A	N/A
	US ENG CONTROLS	DELTA AIR LINES INC	1775 M. H. JACKSON SERVIC ATLANTA, GA	NON GC	N/A	N/A
	RCRA-LQG --GAD006924872	DELTA AIR LINES INC	1775 M. H. JACKSON SERVIC ATLANTA, GA	NON GC	N/A	N/A
	CORRACTS	DELTA AIR LINES INC	1775 M. H. JACKSON SERVIC ATLANTA, GA	NON GC	N/A	N/A
	RCRA-TSDF --GAD006924872	DELTA AIR LINES INC	1775 M. H. JACKSON SERVIC ATLANTA, GA	NON GC	N/A	N/A
	SWF/LF	D.C. WOODLEY AND ASSOC., INC.	2748 LOGAN CIRCLE ATLANTA, GA 30319	NON GC	N/A	N/A
	SWF/LF	JOHN WIELAND HOMES INERT LANDF	LOT 28A REGENCY PARK S/D ATLANTA, GA *	NON GC	N/A	N/A
	GA NON-HSI	LAKEWOOD BATTERY	162 MILTON AVENUE ATLANTA, GA	NON GC	N/A	N/A

## Sites Summary Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

TOTAL: 41

GEOCODED: 14

NON GEOCODED: 27

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	FINDS	LAKEWOOD BATTERY	162 MILTON AVENUE ATLANTA, GA	NON GC	N/A	N/A
	CERCLIS --GA0001870534	LAKEWOOD BATTERY	162 MILTON AVENUE ATLANTA, GA	NON GC	N/A	N/A
	SWF/LF	D.C. WOODLEY AND ASSOC., INC.	OAKHILL PLACE LOT 7 ATLANTA, GA 30319	NON GC	N/A	N/A
	LUST --00600518 --NFA - No Further Action	SOUTH ECONOMY PARKING LOT	PARKING LOTS/DEPT OF AVIA ATLANTA, GA 30320	NON GC	N/A	N/A
	FINDS	SOUTH ECONOMY PARKING LOT	PARKING LOTS/DEPT OF AVIA ATLANTA, GA 30320	NON GC	N/A	N/A
	SWF/LF	JOHN WIELAND HOMES, INC. INERT	REGENCY PARK S/D LOT 38A ATLANTA, GA *	NON GC	N/A	N/A
	SWF/LF	BROCK CONSTRUCTION COMPANY, IN	SUMMERSET S/D LOTS 1&2 ATLANTA, GA 30319	NON GC	N/A	N/A
	SWF/LF	BROCK CONSTRUCTION COMPANY, IN	SUMMERSET LANE, SUMMERSET ATLANTA, GA 30319	NON GC	N/A	N/A
	SWF/LF	JULIO HERNANDEZ US HIGHWAY 41	US HIGHWAY 41 AND BELLS F CHAMBLEE, GA 30341	NON GC	N/A	N/A
	GA NON-HSI	INTERNATIONAL VILLAGE CULTURAL	INTERSECTION OF CHAMBLEE CHAMBLEE, GA 30341	NON GC	N/A	N/A
	CERC-NFRAP --GAD980848287	MURPHY CANDLER PARK	E CANDLER LAKE CIR @ NANC DORAVILLE, GA 30319	NON GC	N/A	N/A

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

UST

**EDR ID:** U003295987      **DIST/DIR:** 0.004 WSW      **ELEVATION:** 991      **MAP ID:** A1

**NAME:** EMORY DUNWOODY MEDICAL CENTER

**Rev:** 07/01/2013

**ADDRESS:** 4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: Closed

ID/Status: 9044192

ID/Status: Installed

ID/Status: Removed From Ground

ID/Status: Upgrade Repair Not Marked

**SOURCE:** GA Environmental Protection Division

**Facility:**

Facility Id: 9044192

Facility Status: Closed

Facility Type: Hospital

District: PIRT 3

Contact Id: 3990

Owner Name: EMORY DUNWOODY MEDICAL CENTER

Owner Address: 4575 N SHALLOWFORD RD

Owner City: ATLANTA

Owner State: GA

Owner Zip: 30338

Owner City,St,Zip: ATLANTA, GA 30338

Owner Telephone: 770-454-2017

**Tanks:**

Tank ID: 1

Status: Installed

Status Date: Not reported

Tank ID: 1

Status: Upgrade Repair Not Marked

Status Date: Not reported

Tank ID: 1

Status: Removed From Ground

Status Date: 01/05/1998

Tank ID: 1

Product1: Diesel

Material: Not Marked/Unknown

Capacity: 10000

Pipe Material: Not Marked

Pipe Type: Not Marked

Overfill Protection: Not reported

Overfill Installed: Not reported

Tank Exempt From Spill: Not reported

Date Spill Device Installed: Not reported

Tank ID: 2

Status: Upgrade Repair Not Marked

Status Date: Not reported

Tank ID: 2

Status: Removed From Ground

Status Date: 01/21/1998

- Continued on next page -



## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

UST

**EDR ID:** U003295987      **DIST/DIR:** 0.004 WSW      **ELEVATION:** 991      **MAP ID:** A1

**NAME:** EMORY DUNWOODY MEDICAL CENTER

**Rev:** 07/01/2013

**ADDRESS:** 4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: Closed  
ID/Status: 9044192  
ID/Status: Installed  
ID/Status: Removed From Ground  
ID/Status: Upgrade Repair Not Marked

**SOURCE:** GA Environmental Protection Division

Tank ID: 2  
Status: Installed  
Status Date: 02/28/1974

Tank ID: 2  
Product1: Diesel  
Material: Bare Steel  
Capacity: 560  
Pipe Material: Not Marked  
Pipe Type: Suction: Valve At The Tank  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

Tank ID: 3  
Status: Removed From Ground  
Status Date: 07/10/2008

Tank ID: 3  
Status: Currently In Use  
Status Date: 05/03/1998

Tank ID: 3  
Status: Installed  
Status Date: 05/03/1998

Tank ID: 3  
Product1: Diesel  
Material: Composite Double Walled  
Capacity: 10000  
Pipe Material: Double Walled Flex  
Pipe Type: Suction: Valve At The Tank  
Overfill Protection: Not reported  
Overfill Installed: 03/05/1998  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: 03/05/1998

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

## LUST

EDR ID:	S107751827	DIST/DIR:	0.004 WSW	ELEVATION:	991	MAP ID:	A2
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NAME: SHALLOWFORD COMMUNITY

Rev: 05/24/2013

ADDRESS: 4575 NORTH SHALLOWFORD  
ATLANTA, GA 30338  
FULTON

ID/Status: 09044192

ID/Status: NFA - No Further Action

SOURCE: GA Environmental Protection Division

## LUST:

Facility ID: 09044192

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 08/26/1992

Project Officer: Gottschalk, Marlin R

Facility ID: 09044192

Leak ID: 2

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 11/12/1996

Project Officer: Coughlan, Michael F

Facility ID: 09044192

Leak ID: 3

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 08/13/2008

Project Officer: Logan, William E.

Facility ID: 09044192

Leak ID: 3

Description: Suspected Release Received

Cleanup Status: NFA - No Further Action

Date Received: 07/23/2008

Project Officer: Logan, William E.

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### RCRA-CESQG

**EDR ID:** 1015753579      **DIST/DIR:** 0.057 West      **ELEVATION:** 993      **MAP ID:** B3

**NAME:** RITE AID #11799      **Rev:** 07/11/2013  
**ADDRESS:** 4621 NORTH SHALLOWFORD  
DUNWOODY, GA 30338  
FULTON  
**SOURCE:** US Environmental Protection Agency  
**ID/Status:** GAR000070151

#### RCRA-CESQG:

Date form received by agency: 02/01/2013  
Facility name: RITE AID #11799  
Facility address: 4621 NORTH SHALLOWFORD  
DUNWOODY, GA 30338  
EPA ID: GAR000070151  
Mailing address: HUNTER LANE  
CAMP HILL, PA 17011  
Contact: STEPHANIE A CAIATI  
Contact address: HUNTER LANE  
CAMP HILL, PA 17011  
Contact country: US  
Contact telephone: (717) 730-8225  
Contact email: SS CAIATI@RITEAID.COM  
EPA Region: 04

Classification: Conditionally Exempt Small Quantity Generator

Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

#### Owner/Operator Summary:

Owner/operator name: RITE AID CORP  
Owner/operator address: Not reported  
Not reported  
Owner/operator country: US  
Owner/operator telephone: Not reported  
Legal status: Private  
Owner/Operator Type: Operator  
Owner/Op start date: 04/02/2008  
Owner/Op end date: Not reported

Owner/operator name: ECKERD CORPORATION  
Owner/operator address: HUNTER LANE

- Continued on next page -

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### RCRA-CESQG

**EDR ID:** 1015753579      **DIST/DIR:** 0.057 West      **ELEVATION:** 993      **MAP ID:** B3

**NAME:** RITE AID #11799

**Rev:** 07/11/2013

**ADDRESS:** 4621 NORTH SHALLOWFORD  
DUNWOODY, GA 30338  
FULTON

**ID/Status:** GAR000070151

**SOURCE:** US Environmental Protection Agency

CAMP HILL, PA 17011

Owner/operator country: US

Owner/operator telephone: (717) 761-2633

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 04/02/2008

Owner/Op end date: Not reported

#### Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

#### Hazardous Waste Summary:

Waste code: D026

Waste name: CRESOL

Waste code: P075

Waste name: NICOTINE, & SALTS

Violation Status: No violations found

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### GA NON-HSI

**EDR ID:** S111074358      **DIST/DIR:** 0.102 WNW      **ELEVATION:** 999      **MAP ID:** B4

**NAME:** NORTH SHALLOWFORD PLAZA

**Rev:** 09/30/2013

**ADDRESS:** 4639 NORTH SHALLOWFORD ROAD  
DUNWOODY, GA 30338  
DEKALB

**SOURCE:** GA Rindt-McDuff Associates, Inc.

#### NON HSI:

Latitude: 33.92694

Longitude: 84.311943

Ground Water Pathway Score: 6.50

On-Site Pathway Score: 16.80

Report Date: 06/08/2011

Additional Info: Not reported

Contamination: tetrachloroethene



## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

UST

<b>EDR ID:</b> 1000507912	<b>DIST/DIR:</b> 0.236 ESE	<b>ELEVATION:</b> 971	<b>MAP ID:</b> 5
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**NAME:** CHARTER PEACHFORD HOSPITAL

**Rev:** 07/01/2013

**ADDRESS:** 2151 PEACHFORD RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: Closed

ID/Status: 9044211

ID/Status: Installed

ID/Status: Removed From Ground

ID/Status: Upgrade Repair Not Marked

**SOURCE:** GA Environmental Protection Division

**Facility:**

Facility Id: 9044211

Facility Status: Closed

Facility Type: Hospital

District: PIRT 3

Contact Id: 4022

Owner Name: CHARTER PEACHFORD BEHAVIORAL HEALTH

Owner Address: 2151 PEACHFORD RD

Owner City: ATLANTA

Owner State: GA

Owner Zip: 30338

Owner City,St,Zip: ATLANTA, GA 30338

Owner Telephone: 770-455-3200

**Tanks:**

Tank ID: 2151-1

Status: Upgrade Repair Not Marked

Status Date: Not reported

Tank ID: 2151-1

Status: Removed From Ground

Status Date: 02/05/1997

Tank ID: 2151-1

Status: Installed

Status Date: 10/02/1988

Tank ID: 2151-1

Product1: Gas

Material: Marked Unknown

Capacity: 500

Pipe Material: Not Marked

Pipe Type: Pressure

Overfill Protection: Not reported

Overfill Installed: Not reported

Tank Exempt From Spill: Not reported

Date Spill Device Installed: Not reported

Tank ID: 2151-2

Status: Upgrade Repair Not Marked

Status Date: Not reported

Tank ID: 2151-2

Status: Closed In Ground

Status Date: 02/05/1997

- Continued on next page -

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

UST

<b>EDR ID:</b> 1000507912	<b>DIST/DIR:</b> 0.236 ESE	<b>ELEVATION:</b> 971	<b>MAP ID:</b> 5
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**NAME:** CHARTER PEACHFORD HOSPITAL

**Rev:** 07/01/2013

**ADDRESS:** 2151 PEACHFORD RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: Closed  
ID/Status: 9044211  
ID/Status: Installed  
ID/Status: Removed From Ground  
ID/Status: Upgrade Repair Not Marked

**SOURCE:** GA Environmental Protection Division

Tank ID: 2151-2  
Status: Installed  
Status Date: 06/01/1975

Tank ID: 2151-2  
Product1: Gas  
Material: Marked Unknown  
Capacity: 1000  
Pipe Material: Not Marked  
Pipe Type: Pressure  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

## LUST

EDR ID: 1000507912 DIST/DIR: 0.236 ESE ELEVATION: 971 MAP ID: 5

NAME: CHARTER PEACHFORD HOSPITAL

Rev: 05/24/2013

ADDRESS: 2151 PEACHFORD RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: 09044211

ID/Status: NFA - No Further Action

SOURCE: GA Environmental Protection Division

## LUST:

Facility ID: 09044211

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 05/14/1997

Project Officer: McAllister, Amy J

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### LUST

**EDR ID:** 1006785365      **DIST/DIR:** 0.303 SSE      **ELEVATION:** 962      **MAP ID:** 6

**NAME:** NORTH SHALLOWFORD OPER HQ

**Rev:** 05/24/2013

**ADDRESS:** 4404 N SHALLOWFORD RD  
ATLANTA, GA 30338  
DEKALB

**ID/Status:** 04440234

**ID/Status:** NFA - No Further Action

**SOURCE:** GA Environmental Protection Division

#### LUST:

Facility ID: 04440234

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 09/19/2003

Project Officer: Wallace, Ronald J

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### GA NON-HSI

**EDR ID:** S110648066      **DIST/DIR:** 0.370 SW      **ELEVATION:** 1022      **MAP ID:** C7

**NAME:** GEORGETOWN SHOPPING CENTER

**Rev:** 09/30/2013

**ADDRESS:** 4498 CHAMBLEE DUNWOODY ROAD  
DUNWOODY, GA 30338  
DEKALB

**SOURCE:** GA Rindt-McDuff Associates, Inc.

#### NON HSI:

Latitude: 33.92194

Longitude: 84.314999

Ground Water Pathway Score: 6.50

On-Site Pathway Score: 8.89

Report Date: 12/10/2010

Additional Info: Not reported

Contamination: PCE



## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### LUST

**EDR ID:** U001488552      **DIST/DIR:** 0.391 SW      **ELEVATION:** 1022      **MAP ID:** C8

**NAME:** BP #24027

**Rev:** 05/24/2013

**ADDRESS:** 4476 CHAMBLEE DUNWOODY RD  
ATLANTA, GA 30338  
DEKALB

ID/Status: 04440209

ID/Status: NFA - No Further Action

**SOURCE:** GA Environmental Protection Division

#### LUST:

Facility ID: 04440209

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 04/02/2002

Project Officer: Burris, Stephen B

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### BROWNFIELDS

**EDR ID:** S112834574      **DIST/DIR:** 0.403 SW      **ELEVATION:** 1021      **MAP ID:** C9

**NAME:** 4470 CHAMBLEE DUNWOODY ROAD

**Rev:** 07/25/2013

**ADDRESS:** 4470 CHAMBLEE DUNWOODY RD.  
DUNWOODY, GA  
DEKALB

**SOURCE:** GA Department of Natural Resources

#### BROWNFIELD:

Type: N-HSI

Type 2: Response Actions (NonHSI and HSI Properties)

Cleanup Plan Date: 10/15/2012

Cleanup Completed: Not reported

Acreage: 3.8

Risk: Non Residential

Restricted: Restricted

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### LUST

**EDR ID:** U001478736      **DIST/DIR:** 0.408 SW      **ELEVATION:** 1021      **MAP ID:** D10

**NAME:** BP

**Rev:** 05/24/2013

**ADDRESS:** 4485 CHAMBLEE DUNWOODY RD  
DUNWOODY, GA 30338  
DEKALB

ID/Status: 00601085  
ID/Status: NFA - No Further Action  
ID/Status: NFA - Suspected Release

**SOURCE:** GA Environmental Protection Division

**LUST:**

Facility ID: 00601085

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 03/13/2000

Project Officer: Hall, Saquilla

Facility ID: 00601085

Leak ID: 1

Description: Suspected Release Received

Cleanup Status: NFA - No Further Action

Date Received: 01/28/2000

Project Officer: Hall, Saquilla

Facility ID: 00601085

Leak ID: 2

Description: Suspected Release Received

Cleanup Status: NFA - Suspected Release

Date Received: 05/02/2000

Project Officer: Muhanna, Shaheer L

Facility ID: 00601085

Leak ID: 3

Description: Confirmed Release Received

Cleanup Status: NFA - No Further Action

Date Received: 11/13/2001

Project Officer: Mayila, Ferdinand

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### LUST

**EDR ID:** U001488765      **DIST/DIR:** 0.422 SW      **ELEVATION:** 1021      **MAP ID:** D11

**NAME:** SHELL ROYAL FOODMART

**Rev:** 05/24/2013

**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY, GA 30338  
DEKALB

**ID/Status:** 04440501

**ID/Status:** In Remediation

**SOURCE:** GA Environmental Protection Division

#### LUST:

Facility ID: 04440501

Leak ID: 1

Description: Confirmed Release Received

Cleanup Status: In Remediation

Date Received: 01/08/1992

Project Officer: Adams, Kelly B

## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### VCP

<b>EDR ID:</b> S109505386	<b>DIST/DIR:</b> 0.440 SE	<b>ELEVATION:</b> 947	<b>MAP ID:</b> E12
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<b>NAME:</b>	<b>Rev:</b> 06/01/2013
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**ADDRESS:** 2211 SAVOY DRIVE  
CHAMBLEE, GA  
DEKALB

**SOURCE:** GA DNR

**VCP:**

Tax Parcel Id#: 18-343-13-002  
Associated with HSI #: 10786  
Date Of Application: 7/9/2010  
Applicant: John F Rowan, Sr, Item IV Trust  
VRP Application #: VRP1088718277  
Latest Progress Report: 12/3/2012; 6/2/2012; 3/29/2012 Response to EPD  
Compliance Status Report: 2/22/2012  
Application Status: 12/2/2010 Approval  
VRP Application Date: 7/9/2010  
Check List Date: Not reported

[Click here for DBF VRP:](#)

[Click here for DBF Comments:](#)

[Click here for DBF Approval:](#)

[Click here for DBF Progress Report:](#)

[Click here for Compliance Status Report:](#)



## Site Detail Report

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

### SHWS

**EDR ID:** S107133882      **DIST/DIR:** 0.440 SE      **ELEVATION:** 947      **MAP ID:** E13

**NAME:** FASHION CARE/EXECUTIVE CARE

**Rev:** 07/01/2013

**ADDRESS:** 2211 SAVOY DRIVE  
CHAMBLEE, GA 30341  
DEKALB COUNTY

**ID/Status:** 10786

**SOURCE:** GA Department of Environmental Protection

#### SHWS:

Facility Id: 10786

Regulated Substances(RS): Cis-1,2-Dichloroethene-GW/Soil, Tetrachloroethene-GW/Soil,  
trans-1,2-Dichloroethene-Soil, Trichloroethene-GW/Soil, Vinyl  
chloride-GW/Soil

RS Released/Threats to Health Env: This site has a known release of Vinyl chloride 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.

Status of Cleanup Activities: Cleanup activities are being conducted for source materials, soil, and  
groundwater.

GA EPD Dir Determination Re Correction Action: The Director has determined that this site requires corrective action.

Owner Name: John F. Rowan, Sr. Item IV Trust

Owner Address: 1270 Hestertown Road

Owner City,St,Zip: Madison, GA 30650

Last Known Property Owner NAME B: Not reported

Last Known Property Owner ADDRESS B: Not reported

Last Known Property Owner CITY B: Not reported

Last Known Property Owner STATE B: Not reported

Last Known Property Owner ZIP B: Not reported

Last Known Property Owner NAME C: Not reported

Last Known Property Owner ADDRESS C: Not reported

Last Known Property Owner CITY C: Not reported

Last Known Property Owner STATE C: Not reported

Last Known Property Owner ZIP C: Not reported

Latitude: 33 55' 9 " N

Longitude: 84 17 ' 52 " W

## Database Descriptions

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

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

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

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

**RCRA COR ACT:** CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

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

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

**Federal IC / EC:** US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

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

## Database Descriptions

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

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

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - List of Leaking Underground Storage Tanks INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank Database AST - Above Ground Storage Tanks. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land.

State/Tribal VCP: VCP Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties. VCP - Voluntary Cleanup Program site

ST/Tribal Brownfields: BROWNFIELDS The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed. BROWNFIELDS - Brownfields Public Record List

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

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

## Database Descriptions

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System SPILLS - Spills Information. SPILLS 90 - SPILLS90 data from FirstSearch.

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. DRYCLEANERS - Drycleaner Database. INDIAN RESERV - Indian Reservations. FEDLAND - Federal and Indian Lands. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. PRP - Potentially Responsible Parties.

**Database Sources**

NPL: EPA	Updated Quarterly
NPL Delisted: EPA	Updated Quarterly
CERCLIS: EPA	Updated Quarterly
NFRAP: EPA	Updated Quarterly
RCRA COR ACT: EPA	Updated Quarterly
RCRA TSD: Environmental Protection Agency	Updated Quarterly
RCRA GEN: Environmental Protection Agency	Updated Quarterly
Federal IC / EC: Environmental Protection Agency	Varies
ERNS: National Response Center, United States Coast Guard	Updated Annually
State/Tribal CERCLIS: Department of Environmental Protection	Updated Annually
State/Tribal SWL: Department of Natural Resources	Updated Semi-Annually
State/Tribal LTANKS: Environmental Protection Division	Updated Quarterly
State/Tribal Tanks: Environmental Protection Division	Updated Annually



**Database Sources**

State/Tribal VCP: DNR

Varies

ST/Tribal Brownfields: Department of Natural Resources

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

**Street Name Report for Streets near the Target Property**

Target Property: NORTH SHALLOWFORD ROAD  
ATLANTA, GA 30338

JOB: R2013-124

Street Name	Dist/Dir	Street Name	Dist/Dir
Azalea Garden Dr	0.12 WSW		
Charleston Pl	0.13 South		
Chowning Way	0.24 ESE		
Driveway	0.18 West		
Dunwoody Park	0.16 West		
Lake Ridge Ln	0.06 NW		
N Shallowford Rd	0.10 SW		
Parking Lot	0.21 WSW		
Peachford Rd	0.25 SSE		
Pernoshal Ct	0.03 South		
Ramp	0.25 SSE		
Simsbury Ln	0.23 East		
Village Dr	0.19 NNW		
Village Oaks Dr	0.19 NNW		
Village Oaks Ln	0.14 NW		
Village Oaks Rdg	0.19 NW		
Village Oaks Trl	0.19 NNW		
Village Oaks Way	0.24 North		

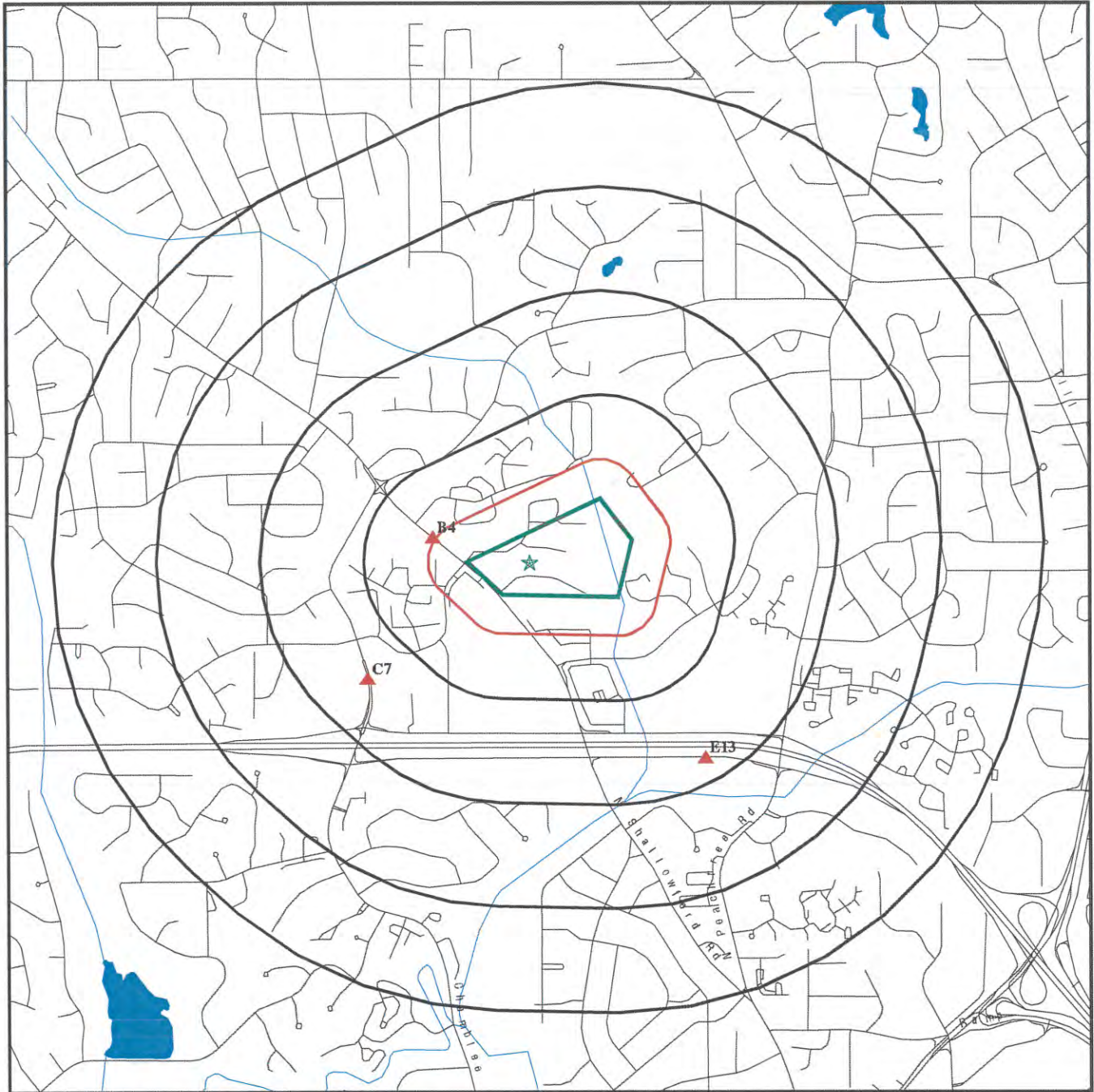
**Environmental FirstSearch**

1,000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites



NORTH SHALLOWFORD ROAD ATLANTA, GA 30338



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9266 Longitude: 84.3075)
- ▲ Identified Sites
- ▨ Indian Reservations BIA
- National Priority List Sites

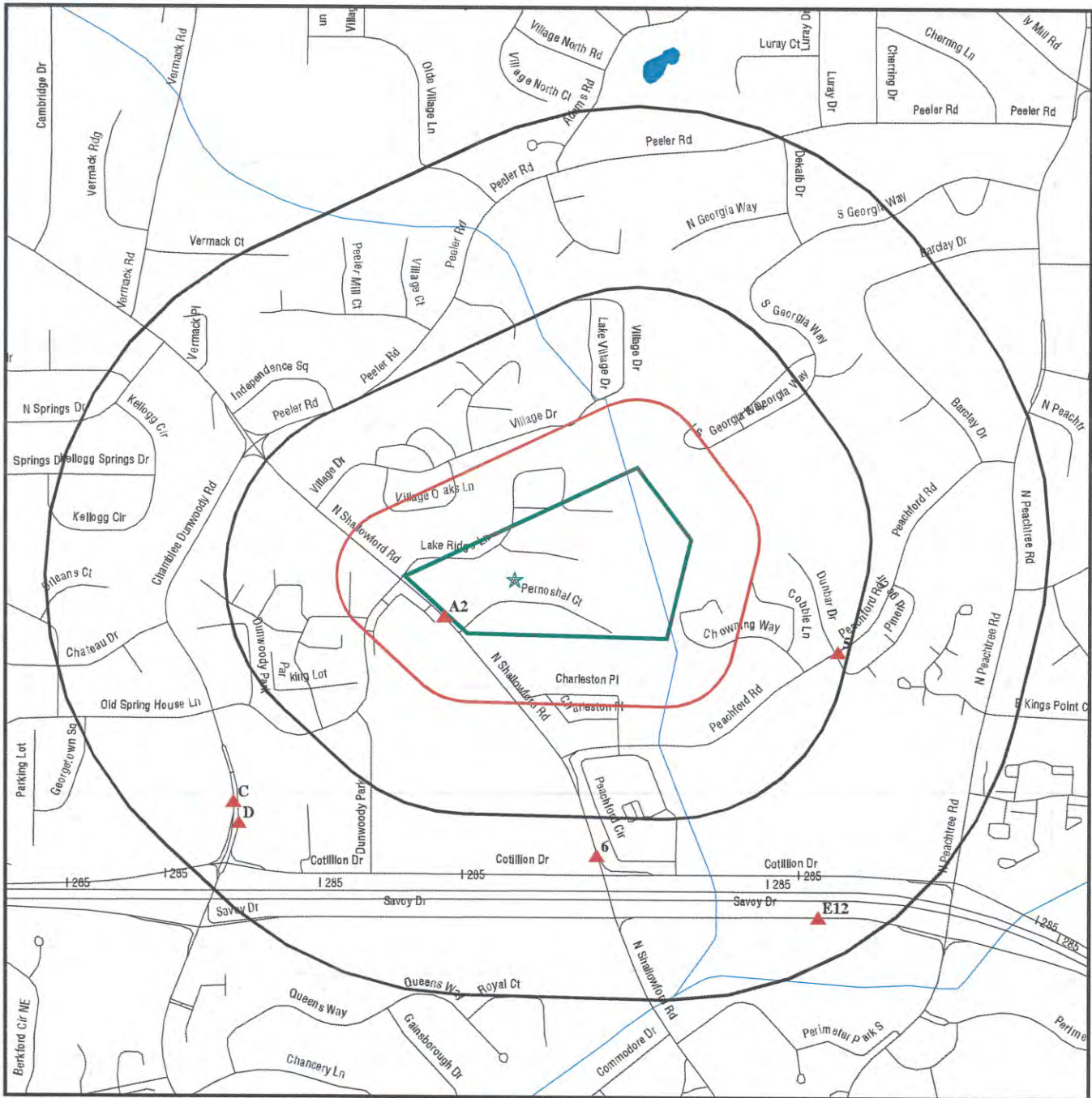


# Environmental FirstSearch

0.500 Mile Radius  
ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



NORTH SHALLOWFORD ROAD ATLANTA, GA 30338



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9266 Longitude: 84.3075)
- ▲ Identified Sites
- Indian Reservations BIA
- National Priority List Sites

# Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



NORTH SHALLOWFORD ROAD ATLANTA, GA 30338



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9266 Longitude: 84.3075)
- ▲ Identified Sites
- Indian Reservations BIA
- ☐ National Priority List Sites

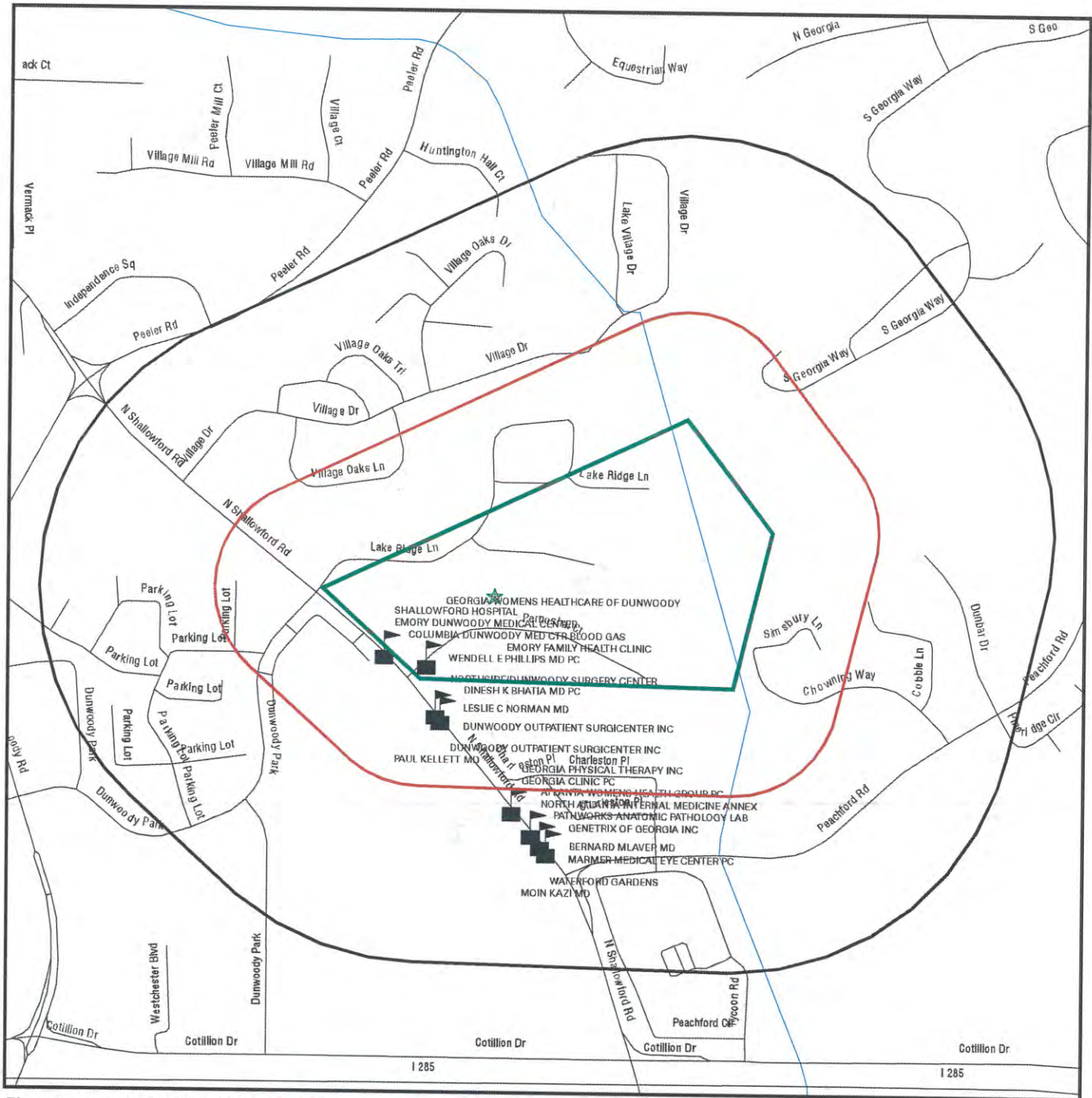


## Environmental FirstSearch

0.25 Mile Radius  
Non ASTM Map, Spills, FINDS



NORTH SHALLOWFORD ROAD ATLANTA, GA 30338



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ Target Property (Latitude: 33.9266 Longitude: 84.3075)
- ▲ Identified Sites
- Sensitive Receptors
- National Priority List Sites
- Indian Reservations BIA

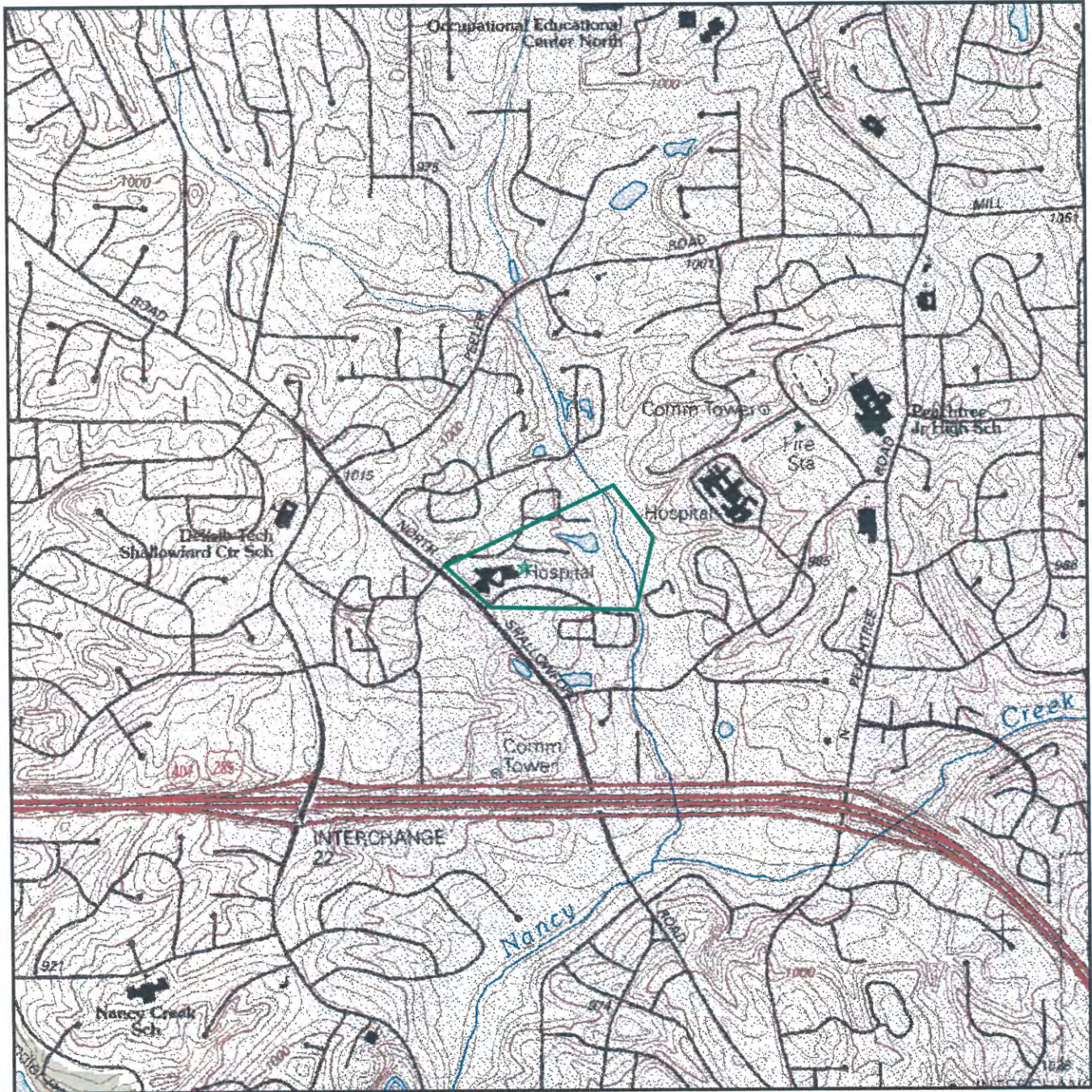


**Site location Map**

Topo: 0.75 Mile Radius



NORTH SHALLOWFORD ROAD ATLANTA, GA 30338



Map Image Position: TP  
 Map Reference Code & Name: 33084-H3 Chamblee  
 Map State(s): GA  
 Modified Date: 1995



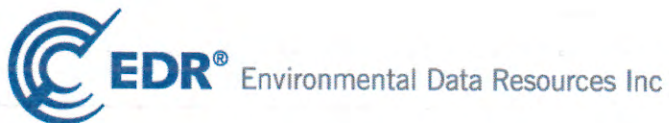
**Dunwoody**

North Shallowford Road  
Atlanta, GA 30338

Inquiry Number: 3806278.4

December 09, 2013

## FirstSearch Fire Insurance Map Abstract Report



440 Wheelers Farms Road  
Milford, CT 06461  
800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

**FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS**

12/09/13

**Site Name:**

Dunwoody  
North Shallowford Road  
Atlanta, GA 30338

**Client Name:**

Rindt-McDuff Associates  
334 Cherokee Street  
Marietta, GA 30060

EDR Inquiry # 3806278.4

Contact: Corey Hagemann

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**Search Results**

**Site Name:** Dunwoody  
**Address:** North Shallowford Road  
**City, State, Zip:** Atlanta, GA 30338  
**Cross Street:**  
**P.O. #** R2013-124  
**Project:** Dunwoody N. Shallowford Rd

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

Collections Searched in this report:

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

**UNMAPPED PROPERTY**

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

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# **Report of Phase I Environmental Site Assessment**

**4553, 4555 & 4575 N. Shallowford Road  
Dunwoody, Georgia  
DeKalb County**

Prepared for:

**City of Dunwoody  
41 Perimeter Center East  
Suite # 250  
Dunwoody, Georgia 30346-1902**

**January 30, 2012**

R2012-006



Rindt-McDuff Associates, Inc. • 334 Cherokee Street, Marietta, GA 30060 • t: (770) 427-8123 • f: (770) 425-8930  
www.rindt-mcduff.com • e-mail: info@rindt-mcduff.com





Rindt-McDuff Associates, Inc.  
Engineering and Environmental Consulting

January 30, 2012

Mr. Warren Hutmacher  
City of Dunwoody  
41 Perimeter Center East  
Dunwoody, Georgia 30346-1902

Subject: Report of Phase I Environmental Site Assessment  
4553, 4555 & 4575 North Shallowford Road  
Dunwoody, Georgia  
DeKalb County

Dear Mr. Hutmacher:

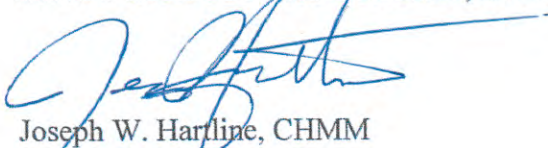
Rindt-McDuff Associates, Inc. (RMA) is pleased to submit this report of our Phase I Environmental Site Assessment (ESA) on the subject property (Site). The purpose of our service was to identify conditions indicative of releases and threatened releases of hazardous substances and petroleum products, as defined in CERCLA Section 101.

This report is intended for the exclusive use of the City of Dunwoody, subject to RMA's standard contract conditions. The report shall not be relied upon by any other parties without the express written consent of RMA. The findings are relevant to the dates of our Site work and should not be relied upon to represent conditions in excess of 180 days as set forth in 40 CFR Part 312.

We appreciate the opportunity to be of service. Please call us at if you have any questions or need additional information on this report.

Sincerely,

**RINDT-MCDUFF ASSOCIATES, INC.**



Joseph W. Hartline, CHMM  
Manager, EHS Services

Enclosure

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**Three Parcel Tract****N. Shallowford Road, Dunwoody, Georgia****January 30, 2012**

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## 1.0 EXECUTIVE SUMMARY

Rindt-McDuff Associates, Inc. (RMA) has completed a Phase I Environmental Site Assessment (ESA) for the properties located at the intersection of N Shallowford Road and Pernoshal Ct, in Dunwoody, GA (Site). RMA was authorized to proceed with the Phase I ESA by Mr. Warren Hutmacher on January 12, 2012. Mark Tramonte of RMA visited the Site on January 18, 2012. The Phase I ESA is part of an environmental due diligence effort prior to the City of Dunwoody purchasing the Site. This report is intended for the exclusive use of the City of Dunwoody, subject to RMA's standard contract conditions.

### 1.1 Location

The legal description for the Site is Land Lot 344 of the 18<sup>th</sup> District of DeKalb County, Georgia. This may be found in Appendix D, Title Review, as part of the Environmental Lien Search Report provided by Frank May. The Site is located approximately ½ a mile to the north of I-285 at the intersection of N. Shallowford Road and Pernoshal Court. The property is privately owned and composed of three adjacent parcels: 4553 N. Shallowford Road, 4555 N. Shallowford Road, and 4575 N. Shallowford Road.

### 1.2 Recognized Environmental Conditions

#### 1.2.1 On-Site

RMA identified no recognized environmental conditions (RECs) on the Site that would warrant environmental concern.

#### 1.2.2 Off-Site

RMA identified no recognized environmental conditions from surrounding properties that warrant environmental concern.

### 1.3 Recommendations

#### 1.3.1 On-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present on-Site activities.

#### 1.3.2 Off-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present off-Site activities.



## 2.0 INTRODUCTION

### 2.1 Purpose

Mr. Rich Hampton of the City of Dunwoody requested that RMA conduct environmental due diligence to determine if there may be any environmental liabilities associated with the Site. To this end, our service was to identify recognized environmental conditions (RECs)(conditions indicative of releases and/or threatened releases of hazardous substances and/or petroleum products to the Site, as defined in CERCLA Section 101).

### 2.2 Detailed Scope of Services

The Phase I ESA is a general characterization of recognized environmental conditions based on a review of readily available information and observations made at the Site and surrounding properties. To meet these objectives, our services generally consisted of the following tasks:

- A Site reconnaissance, by one of our professionals, to look for surface indications of past or present activities that may be deemed potential sources of environmental contamination.
- A review of readily available information from ASTM-recommended federal, state, local, and tribal environmental regulatory agencies to help determine whether the Site and/or nearby properties are included on any of the regulated lists. A listing of all databases researched as part of this Phase I ESA is provided in Appendix F of this report.
- A vehicular reconnaissance of the surrounding area to verify the location of listed facilities and to help assess if the adjacent land use has a potential to environmentally impact the subject Site.
- A review of historical property use information such as aerial photographs, topographic maps, Sanborn Fire Insurance Maps, previous environmental reports, interviews, and an environmental lien search for consideration of past usage of the Site and surrounding properties.
- A review of various geologic publications to evaluate and interpret the surface and subsurface hydrologic characteristics of the Site.
- A written report of our findings, conclusions, and recommendations.

### 2.3 Significant Assumptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.



**2.4 Limitations and Exceptions**

Environmental site assessments (ESAs) may be performed to different levels of confidence, using varying levels of effort. This ESA was conducted according to the standards set forth in 40 CFR Part 312 and ASTM E 1527-05 with the following exceptions to the standards: The medical office building at 4553 North Shallowford Road was observed from the exterior only since the leasee would not allow interior viewing. RMA does not believe that a REC is likely to exist within the building. Certain pockets of impenetrable vegetation limited RMA's viewing ability. Such thickets were carefully observed from the periphery. The objective of this assessment was to perform a sufficient scope of work consistent with good commercial industry practice to identify potential sources of contamination associated with the real property. Naturally, the findings are relevant to the dates of our Site work and should not be relied upon to represent conditions at the Site for more than 180 days per EPA rules as set forth in 40 CFR Part 312.

**2.5 User Reliance**

This report is intended for the exclusive use of the City of Dunwoody, subject to RMA's standard contract conditions. The report shall not be relied upon by any other parties without the express written consent of RMA. The findings are relevant to the dates of our Site work and should not be relied upon to represent conditions in excess of 180 days as set forth in 40 CFR Part 312.

**2.6 Special Terms and Conditions**

No special terms or conditions are included within the scope of this report.

**3.0 SITE DESCRIPTION****3.1 Location and Legal Description**

The legal description for the Site is Land Lot 344 of the 18<sup>th</sup> District of DeKalb County." This may be found in Appendix D, Title Review, as part of the Environmental Lien Search Report provided by Frank May. The Site is located approximately 0.5 miles north of I-285 at the intersection of North Shallowford Road and Pernoshal Court.

**3.2 Site and Vicinity General Characteristics**

The Site is situated in a primarily commercial area along with some mixed use properties. Further to the north and to the southeast there are pockets of residential homes. Surface water flows onto the northwest corner of the 4575 parcel and continues in a southeasterly orientation. The 4553 and 4555 parcels receive no runoff from adjacent parcels due to their location on the high ground of a paved intersection.

### 3.3 Current Use and Description of Property

The 14.28 acre parcel at 4575 N. Shallowford Road was formerly occupied by the Emory Dunwoody Medical Center and is now an open expanse of grass dotted with a few islands of trees. The hospital was built in 1978, demolished in 2011, and is not currently being used. The southern driveways and one parking lot along Pernoshal Ct are still intact.

The 2.04 acre parcel at 4555 N. Shallowford Road is composed of mostly un-wooded land and contains a 2 story medical office building situated at the center of the property. The building was built in 1972 and is currently vacant.

The 2.83 acre parcel at 4553 N. Shallowford Road is composed of mostly un-wooded land and contains 8 small medical office buildings situated at the center of the property. The buildings are 1 story and are arranged in two linear clusters of 4 buildings each. The buildings were built in 1979 and are currently being used by Dr. Bill Silver and his associates.

### 3.4 Current Uses of Nearby Properties

Refer to the Figures in Appendix A..

Direction	Adjacent Property Type	Area Property Type	Gradient	REC
North	Residential	Wooded	Cross-Gradient	No
West	Commercial	Non-Wooded	Up-Gradient	No
South	Residential	Wooded	Down-Gradient	No
East	Residential	Wooded	Down-Gradient	No

## 4.0 USER PROVIDED INFORMATION

### 4.1 Reason for Performing Phase I

RMA was authorized to proceed with the Phase I ESA by Mr. Warren Hutmacher of the City of Dunwoody, on January 12, 2012. The Phase I ESA is part of an environmental due diligence effort prior to purchase of the Site by the City of Dunwoody.

### 4.2 Environmental Liens or Activity and Use Limitations (AULs)

Activity and Use Limitations (AULs) include both institutional controls and engineering controls. Institutional controls are legal or administrative restrictions (e.g., zoning restrictions, restrictive covenants, drilling prohibitions, or easements) on the use of, or access to, a site or facility to reduce or eliminate

potential exposure to hazardous substances in the soil or groundwater on the property. 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, 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.

Engineering controls encompass a variety of engineered remedies to contain and/or reduce exposure to contamination and/or physical barriers intended to limit access to property. Engineering controls are measures, such as capping, containment, slurry walls, extraction wells, or treatment methods that are capable of managing environmental and health risks by reducing contamination levels or limiting exposure pathways.

The environmental lien search did not identify any environmental liens or AULs filed against the property by federal, state, local or tribal levels of government. The user did not identify any environmental liens or AULs for the Site and none were identified in the regulatory database search.

#### 4.3 Specialized Knowledge

The user did not indicate any specialized knowledge with regard to environmental concerns at the Site.

#### 4.4 Commonly Known or Reasonably Ascertainable Information

The user indicated being unaware of any commonly known or reasonably ascertainable information that might indicate environmental concerns at the Site.

#### 4.5 Valuation Reduction for Environmental Issues

The user indicated that the relationship between purchase price and fair market value was that the purchase price is higher than fair market value.

RMA has not found any environmental conditions that would lower the value of the Site.

### 5.0 RECORDS REVIEW

RMA reviewed Federal, State, Local, and Tribal environmental regulatory listings at radii specified in EPA's AAI Phase I standard to determine if regulated facilities exist on the Site or within the near vicinity. (One quarter mile was added to the AAI search distances to compensate for the quarter mile distance from the midpoint of the Site to the outlying edges.)

## 5.1 Standard Environmental Record Sources

### FEDERAL RECORDS

NPL	National Priority List
NPL Delisted	National Priority List Deletions
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
NFRAP	CERCLIS No Further Remedial Action Planned
RCRA COR ACT	Resource Conservation and Recovery Act
Corrective Action	
RCRA TSD	Resource Conservation and Recovery Act Treatment, Storage or Disposal Facilities
RCRA GEN	Resource Conservation and Recovery Act Generators
RCRA NLR	Resource Conservation and Recovery Act No Longer Regulated
Federal IC/EC	Superfund Sites with Engineering & Institutional Controls
ERNS	Emergency Response Notification System

### STATE AND TRIBAL RECORDS

Tribal Lands	Indian Lands of the United States
State/Tribal Sites	Hazardous Site Inventory
State/Tribal SWL	Solid Waste Disposal/Transfer Facilities
State/Tribal LUST	Georgia Leaking Underground Storage Tanks
State/Tribal UST/AST	Georgia Underground Storage Tanks
State/Tribal EC/IC	Superfund Sites with Controls
State/Tribal VCP	Voluntary Cleanup Program
State/Tribal Brownfields	Brownfields Public Record List

The Site was listed on the database report. Georgia EPD records indicate that one or possibly two diesel spills were reported for Dunwoody Medical Center on November 8, 1996. The callers reported the address as unknown, therefore, the spill was likely due to a traffic accident near the medical center in which case the callers would not be likely to know the address. Also, the report indicates the action of the duty officer only, which indicates that the spill was either already cleaned up or being cleaned up and no further attention was needed by the state. It could have been one spill called in by two different individuals or it could have been two separate spills. Since the spill(s) did not merit further attention per the on-call duty officer at the Georgia Emergency Response Center and since no exact location is given, RMA does not consider this a REC.

The Site was also listed as having three registered Underground Storage Tanks (USTs) used to store diesel fuel. One of the three, a 10,000-gallon UST, was removed from the ground in 1998. A second tank (560-gallon UST) was closed in place in 1998. The database incorrectly reports that this tank was removed from the ground at the time. However, the report documenting the removal of the third UST from the ground in 2008, also mentions that the 560-gallon UST that had been closed in place by filling with concrete was removed from the ground at the same time in 2008 as the 10,000-gallon third tank was removed. Impacts to soil and groundwater were detected below remedial action levels. Georgia EPD issued a No Further Action letter (NFA) on August 21, 2008 for the

**Three Parcel Tract**  
**N. Shallowford Road, Dunwoody, Georgia**

January 30, 2012

active tank. The closed tank had been issued a NFA in 1998. Also, the database indicates that releases for the UST system were reported in 1992 and in 1996. NFAs were subsequently issued for both incidents. Due to EPD issuing NFAs in all cases of reported releases, RMA does not consider any of the releases to be a REC for the Site.

The database identified eighteen regulated locations (some with multiple entries) within the ASTM/AAI-recommended search distances. The facilities located within one half mile of the Site are summarized below. The complete database report is included in Appendix E.

ID	Facility Name/Address	Distance	Direction	Field Located	Regulatory Database	Gradient	Comments	REC
1	EMORY DUNWOODY MEDICAL CENTER 4575 N SHALLOWFORD ROAD ATLANTA GA 30338	<1/8 mile	N/A	Yes	SPILLS LUST UST	N/A	NFAs issued for each release.	N
2	AERO EXTERMINATORS 4330 VILLAGE OAKS LN ATLANTA GA 30338	1/8-1/4 mile	NW	Yes	SPILLS	Cross-Gradient	Drainage way would direct flow away from Site.	N
3	ONE HOUR MARTINIZING#2 / ALPINE CLEANERS 4639 N SHALLOWFORD ROAD DUNWOODY GA 30338	¼ mile	NW	Yes	RCRAGN RCRANLR DRYCLEAN	Up-Gradient	See paragraph below.	N
4	NORTH SHALLOWFORD OPERATIONS HQ 4404 N SHALLOWFORD ROAD DUNWOODY GA 30338	1/4-1/2 mile	SE	Yes	UST LUST	Down-Gradient	NFA	N
5	BP / BP/AMOCO # 7022 4485 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	NFAs	N
6	GEORGETOWN CLEANERS 4490 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	1/4-1/2 mile	SW	Yes	DRYCLEAN	*Not Applicable		N
7	SUMMIT CLEANERS 4530 CHAMBLEE DUNWOODY RD DUNWOODY GA 30341	1/4-1/2 mile	SW	Yes	DRYCLEAN	*Not Applicable		N
8	BP # 24027 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	NFA	N
9	BROOKHAVEN CHEVRON / SHELL ROYAL FOODMART 4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30328	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	In remediation	N
10	CHARTER PEACHFORD HOSPITAL 2151 PEACHFORD RD ATLANTA GA 30338	1/4-1/2 mile	SE	Yes	LUST	*Not Applicable	NFA	N

\*Not hydrologically connected to the site.



One Hour Martinizing #2 (previously Alpine Cleaners) is located a quarter mile from the Site. Surface water drainage from that location would pass to the north of the Site and it is assumed that groundwater would do the same. Due to the distance from the Site and the topography, RMA does not consider this facility to be a REC to the Site.

The regulatory search database includes a category of sites that are non-geo-coded or "Orphan Sites". These are facilities that appear on one or more regulatory lists, but very little information is available. Due to poor or inadequate address information, these facilities are not mapped. Sixty one orphan sites were shown in the environmental database report. Further investigation into the location of the orphan sites revealed that all of the orphan sites are either not locateable or are beyond the ASTM/AAI-recommended search distance for their respective database listing.

No recognized environmental conditions (RECs) were identified from a review of standard environmental record sources.

## 5.2 Additional Environmental Record Sources

### FEDERAL RECORDS

US Brownfields	Brownfields
TRIS	Toxic Release Inventory System
Federal Other	Section Seven Tracking System (pesticide manufacturers)
SETS PRP	Potentially Responsible Parties (CERCLIS or NPL)

### STATE AND LOCAL RECORDS

State Spills 90	Spill Locations
AIRS	Aerometric Information Retrieval System
State Other	Non-Hazardous Site Inventory

Due to distance from the Site, regulatory status, and/or topographic location, none of the facilities on the database report are considered RECs.

## 5.3 Physical Setting Source(s)

### 5.3.1 Hydrogeology

The term "hydrogeology" as used in this report, refers to the occurrence and distribution of surface and groundwater. Knowledge of the flow direction of surface water and from that, the reasonable interpretation of groundwater flow direction is important from an environmental standpoint because groundwater is often the controlling factor of contaminant migration.

### 5.3.2 Geologic Setting

The Site is located in the Piedmont physiographic province of Georgia. The historical replacement of old-growth forests with plantations

contributed to widespread loss of topsoil across the Piedmont region. Today, the Piedmont's upper geologic strata is primarily composed of saprolite, kaolinite, halloysite, and iron oxides. This mixture is commonly referred to as Georgia clay. The Piedmont's lower strata is characterized as metamorphic rock, such as granite. Plutons of granite that extrude above the surface are weathered and become saprolite. Georgia clay dominates the Site's geology and greatly influences the region's flow of groundwater. The Site is situated at an approximate elevation of 980 feet above mean sea level, with the property having a slope toward the east.

#### 5.3.3 Surface Drainage/Surface Waters

The attached U.S. Geological Survey 7.5 Minute Quadrangle (topography map) indicates surface drainage generally flows east or southeast from the Site. See Appendix A, Figure 1.

#### 5.3.4 Groundwater

Groundwater occurs due to the infiltration of surface waters through the somewhat permeable overburden in this region. Fractures and other discontinuities in the underlying bedrock can affect groundwater conditions. However, in this geologic setting, the shape of the groundwater table is expected to be a subdued replica of the ground surface, with groundwater interpreted to flow in the same direction as the surface water. Therefore, groundwater is interpreted generally to flow in an easterly to southeasterly direction from the Site.

### 5.4 Historical Use Information on the Property

#### 5.4.1 Aerial Photographs and Topographic Maps

The earliest useful photographs and maps readily accessible for the subject property include an aerial photograph dated 1938 and a historical topographic map dated 1954. All aerial pictures and topographic maps are included in Appendix F.

##### Historical Aerial Photographs

Historical aerial photographs for the years 1938, 1952, 1968, 1988, 1993, and 2007 were obtained from FirstSearch Technology Corporation as a means of determining major changes to the subject property and surrounding areas. The 1938 and 1952 photographs show all three parcels of the Site as cultivated. Both 1938 and 1952 photos show primarily wooded areas surrounding the Site. The 1968 photograph shows five structures built on an adjacent parcel to the south of the Site along the east side of N. Shallowford Road. The 1968 photograph also shows the 4575 parcel as gradually becoming more vegetated. The 1988, 1993, and 2007 aerial photographs show the 4553 and 4555 Sites as they

appear today. The 1988, 1993, and 2007 aerial photographs show the former hospital at the 4575 Site, which was demolished in 2011.

#### Historical Topographic Maps

Historical topographic maps for 1882, 1892, 1895, 1954, 1968, 1973, 1982, and 1993 were obtained from FirstSearch Technology Corporation as a means of determining major changes to the subject property and surrounding areas. The 1882, 1892m and 1895 topographic maps only contain contour lines, railroad tracks, streams, and half a dozen roads. The 1954 map shows the entire Site as non-wooded. Wooded land borders the property to the north and the east. The 1968 map shows the entire Site as non-wooded and shows five small buildings clustered together on an adjacent parcel to the south of the Site. The 1973 map shows part of the hospital on the 4575 parcel of the Site and the medical building on the 4555 parcel of the Site. The 1973 map also shows numerous other structures built to the southeast and southwest of the Site. The 1982 appears to exactly mirror the 1973 map except for the increase in overall urbanization of the region surrounding the Site. The 1993 map shows the hospital on the 4575 parcel of the Site but no longer depicts the smaller structures in the region, including the medical office buildings on the 4553 and 4555 parcels of the Site, due to the shading feature that USGS uses for urban areas.

#### 5.4.2 Sanborn Fire Insurance Maps

Historic fire insurance maps were not available for the Site or surrounding properties.

#### 5.4.3 Deed Records

RMA contracted Mr. Frank May, a title professional, to review the chain of ownership for the Site (see Appendix D, Title Review). No environmental liens or Activity and Use Limitations were found filed in the deed record.

The deed record shows that the 4553 Site and 4555 Site were owned by the Donaldson family in 1914, then sold to Steve Owen, Inc. in 1967, then sold to Prenoshal -39 Company in 1968, then sold to Charter Medical Corporation in 1971, then sold to Atlanta MOB, Inc. in 1992, then sold to Dunwoody MOB, Inc. in 1993, and finally sold to American Medicorp Development Co. in 1994.

The deed record shows that the 4575 Site was owned by the Donaldson family in 1914, then sold to Steve Owen, Inc. in 1967, then sold to Prenoshal -39 Company in 1968, then sold to Four Seasons Equity Corporation (by trustee in bankruptcy) in 1969, then sold to Charter Medical Corporation in 1971, then sold to Shallowford Community

Hospital, Inc. in 1973, then sold to NC-SCHI, Inc. in 1993, then sold to Galen Hospital of Texas, Inc., Galen Medical Corporation, & American Medicorp Development, Co. in 1994, and finally sold to Atlanta Healthcare Management, LP in 1999.

The tax assessor's records indicate that a medical office building was built on the 4553 Site in 1979, a medical office building was built on the 4555 Site in 1972, and a hospital was built on the 4575 Site in 1978.

#### 5.4.4 City Directories

RMA contracted FirstSerach Technology Corporation to provide city directories for the Site (see Appendix F, Historical References). Coverage for the general area was available from 1960 through 2007. Beginning in 1974, the 4555 Site was listed as a medical office building and the 4575 Site was listed as a community hospital. Beginning in 1984, the 4553 Site was listed as a medical office building.

#### 5.4.5 Previous Environmental Reports

The Emory Dunwoody Medical Center, located at 4575 North Shallowford Road, Dunwoody, Georgia was inspected in February 2007 and found to contain Asbestos Containing Materials (ACM) by The Breland Group, LLC. Counsel for the City of Dunwoody provided RMA with two documents concerning abatement of said ACM. One document was a Change Order in the demolition contract between Atlanta Demolition and Atlanta Healthcare Management, LP for asbestos abatement and disposal. The second document was a clearance letter from One Consulting Group, dated March 17, 2011, stating that the ACM had been abated from the Site structures. Lead walls were mentioned in the 2007 Breland report, located in the radiology and nuclear medicine areas. Justin Wingo, foreman for Atlanta Demolition, reported to RMA that the lead walls were removed from the Site and the lead was sold to a metal recycler. The Breland report also mentioned fluorescent bulbs and possible PCB ballasts. Justin Wingo reported to RMA that the light ballasts were inspected by One Consulting Group at the time of asbestos removal. It was discovered that during a previous renovation all old ballasts had been removed and all of the current ballasts were PCB-free. Mr. Wingo did not recall the fluorescent bulbs, but it would appear that the bulbs were properly removed prior to demolition as RMA did not observe any evidence of broken bulbs in the soil. See Appendix F.

One Consulting Group also completed the removal of two Underground Storage Tanks (USTs) at the Site on July 10, 2008. One UST was an active 10,000-gallon diesel tank and the other was a closed-in-place 560-gallon diesel tank. Impacts to soil and groundwater were detected below remedial action levels. Georgia EPD issued a No Further Action letter

(NFA) on August 21, 2008 for the active tank. The closed tank had been issued a NFA in 1998. See Appendix F.

#### 5.5 Historical Use Information on Adjoining Properties

Direction	Adjoining Property Type	Source	Date	Comments
North	Wooded	Aerial Photo	1938	
West	Farm Land	Aerial Photo	1938	
South	Wooded and Cultivated	Aerial Photo	1938	
East	Wooded	Aerial Photo	1938	

No RECs were identified in the review of historical sources.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

The methodology for conducting the Site reconnaissance of this ESA includes conducting interviews, a walking reconnaissance of the Site, and a vehicular reconnaissance of surrounding properties.

### 6.2 Assessment of Commonly Known/Reasonably Ascertainable Information

RMA conducted research on sources of commonly known or reasonably ascertainable information via an internet search, and no RECs were identified from this information.

### 6.3 Site Observations

RMA conducted an on-site Environmental Site Assessment of the Site consisting of a walk-through observation of the entire property.

#### 6.3.1 Storage Tanks

None observed.

#### 6.3.2 Hazardous Substance and Petroleum Product Containers/Drums

A five-gallon and a one-gallon pail of paint were observed as well as several small containers of various cleaners. These were located in the vacant 4555 building. All containers were closed and in good condition.



6.3.3 Solid Waste

Discarded food packaging was observed along the border with N. Shallowford Road. Fluorescent bulbs were observed stacked in trash cans in the vacant 4555 building. Also, in the same building, a box of flood lights was observed as well as office equipment such as a computer monitor and keyboard and several telephones.

6.3.4 Sewage Disposal/Septic Tanks

The Site is served by municipal sanitary sewer service.

6.3.5 Hydraulic Equipment

None observed.

6.3.6 Contracted Maintenance Services

C. Anthony Martin of TMG Realty Advisors, LLC, the seller's agent for HCA Holdings, Inc., the parent company of the owner of the 4553 parcel, American Medicorp, did not have knowledge of whether or not there are any contracted maintenance services at the 4553 property. The other two parcels do not have any contracted services at this time.

6.3.7 Electrical Transformers/PCBs

None observed on the Site.

6.3.8 Water Supply and Wells

The Site is served by municipal water supply.

6.3.9 Drains and Sumps

At the 4575 parcel, three drop-inlet drains were observed along the north border of the non-wooded region. All three drains are surrounded by silt fences and stone to trap sediment and prevent degradation of the local stream (Appendix B, Photo 1).

6.3.10 Stressed Vegetation

No stressed vegetation was observed on the Site.

6.3.11 Odors

RMA detected no unusual odors during the Site reconnaissance.

#### 6.3.12 Chemical Use

No current chemical use observed.

#### 6.3.13 Pits, Ponds, Lagoons

None observed.

#### 6.3.14 Surface Waters/State Waters

An un-named tributary of Nancy Creek forms the eastern boundary of the 4575 parcel.

#### 6.3.15 Stains or Spills

A minor amount of paint staining was observed on a patch of English ivy (Appendix B, Photo 2) at the southwestern edge of the former hospital parcel. There was no indication of stressed vegetation. The dried paint encompassed approximately 2 square feet. RMA considers this to be de minimis and does not consider this to be a REC.

No recognized environmental conditions were observed during the Site reconnaissance. The solid waste should, however, be disposed properly.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

Mr. Martin, the seller's agent, said that HCA Holdings declined to complete the Owner's Questionnaire, since they have had no contact or first-hand knowledge of the Site. Mr. Martin stated that the owners bought the Site at a time when environmental due diligence was rarely if ever performed and they bought the property without ever seeing it. Additionally, he stated that they have maintained absentee landlord status and have never visited the Site. Mr. Martin stated that there have not been any other environmental assessments performed on the Site.

### 7.2 Interview with Site Manager

According to Atlanta Demolition foreman, Justin Wingo, two elevators had been present in the former hospital building. Mr. Wingo stated that during excavation of the elevator shaft pits, no staining or hydraulic fluid was observed.

### 7.3 Interviews with Purchaser, Lender, and/or other Users

The City of Dunwoody's outside counsel, Allison Woodrow, of Fisher Broyles, LLP, provided a closure report documenting the removal of the two USTs in 2008 and the subsequent NFA from Georgia EPD. Ms. Woodrow also provided an asbestos study that was completed on the hospital building in 2007, a contract

change order regarding asbestos abatement and disposal during demolition in 2011 and a clearance letter from One Consulting Group stating that all Asbestos Containing Material had been removed from the hospital in 2011.

**7.4 Interviews with Local Government Officials**

RMA contacted the DeKalb County Fire and Rescue Department to inquire about hazardous materials-related releases at the Site or on surrounding properties. DeKalb Fire and Rescue received a call on September 12, 2011 alerting them to a natural gas leak in the central part of the 4575 parcel. According to the report's narrative, they responded to the incident and found no exposure; Atlanta Gas Light turned off the leak upon arrival, and no additional concerns were recognized.

RMA contacted the DeKalb County Environmental Health Department determine if any environmental issues have been reported at the Site address or if there is any record of water well contamination at that location or in its vicinity. No such records were found.

**8.0 DATA GAPS**

**8.1 Identification of Data Gaps**

The earliest useful information for the Site was provided by the aerial photo dated 1938 showing the Site as cultivated with some woods.

RMA understands failure to obtain historical information dating beyond 1940 or the Site's first developed use is a data failure and considered a data gap. Information needed to determine the Site's first developed use was either inconclusive or unavailable.

**8.2 Sources of Information Consulted to Address Data Gaps**

No additional information was available to address the data failure noted in Section 8.1, Identification of Data Gaps.

**8.3 Significant Data Gaps**

RMA does not consider the data gap due to data failure to be significant. It is likely that farming was occurring on the Site prior to 1938. Farming during that time period would not normally produce RECs.

**9.0 RECOGNIZED ENVIRONMENTAL CONDITIONS**

**9.1 On-Site**

RMA identified no recognized environmental conditions on the Site that would warrant environmental concern.

9.2 Off-Site

RMA identified no recognized environmental conditions from surrounding properties that warrant environmental concern.

**10.0 RECOMMENDATIONS**

RMA has identified no recognized environmental conditions in connection with the Site.

10.1 On-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present on-Site activities.

10.2 Off-Site

No further environmental investigation appears to be warranted at this time with regard to the past and present off-Site activities.

**11.0 REFERENCES**

ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 1, 2005

Environmental FirstSearch. Historical Topographic Map Report: January 23, 2012.

EPA Rule, 40 CFR Part 312 "Innocent Landowners, Standards for Conducting All Appropriate Inquiries" (AAI).

FirstSearch Technology Corp., City Directory. January 13, 2012.

FirstSearch Technology Corp., Environmental FirstSearch, (Environmental Database) Report. January 13, 2012.

FirstSearch Technology Corp., Historical Aerial Photos: January 23, 2012.

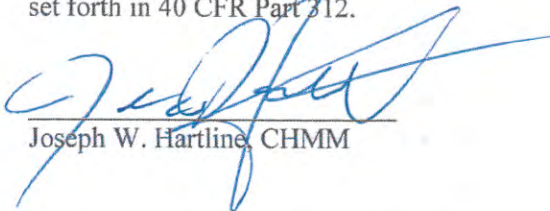
Frank May, Environmental Lien Search Report, January 24, 2012.

USGS. Chamblee Georgia Topographic Map: 2011.

**12.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

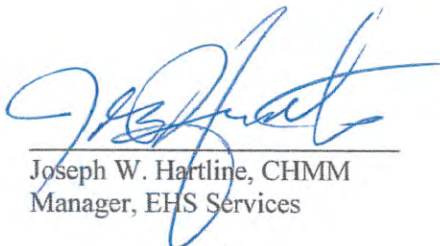
I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312.

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.

  
\_\_\_\_\_  
Joseph W. Hartline, CHMM

1/30/2012  
Date

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 at the property located at 4553, 4555 & 4575 North Shallowford Road, Dunwoody, DeKalb County, Georgia. Any exceptions to, or deletions from, this practice are described in Sections 2.4 and 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

  
\_\_\_\_\_  
Joseph W. Hartline, CHMM  
Manager, EHS Services

1/30/2012  
Date

**13.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)**

Joseph W. Hartline is the Environmental Professional (EP) on this project. Mr. Hartline has over twenty-five years experience in regulatory compliance, permitting, training, and due diligence. Mr. Hartline is a certified hazardous materials manager (CHMM). He holds a Bachelor of Science in Natural Resources Development from Ohio State University. Mr. Hartline manages a team of environmental professionals who conduct due diligence activities and related environmental projects. (See Appendix H for resume)




# APPENDIX A

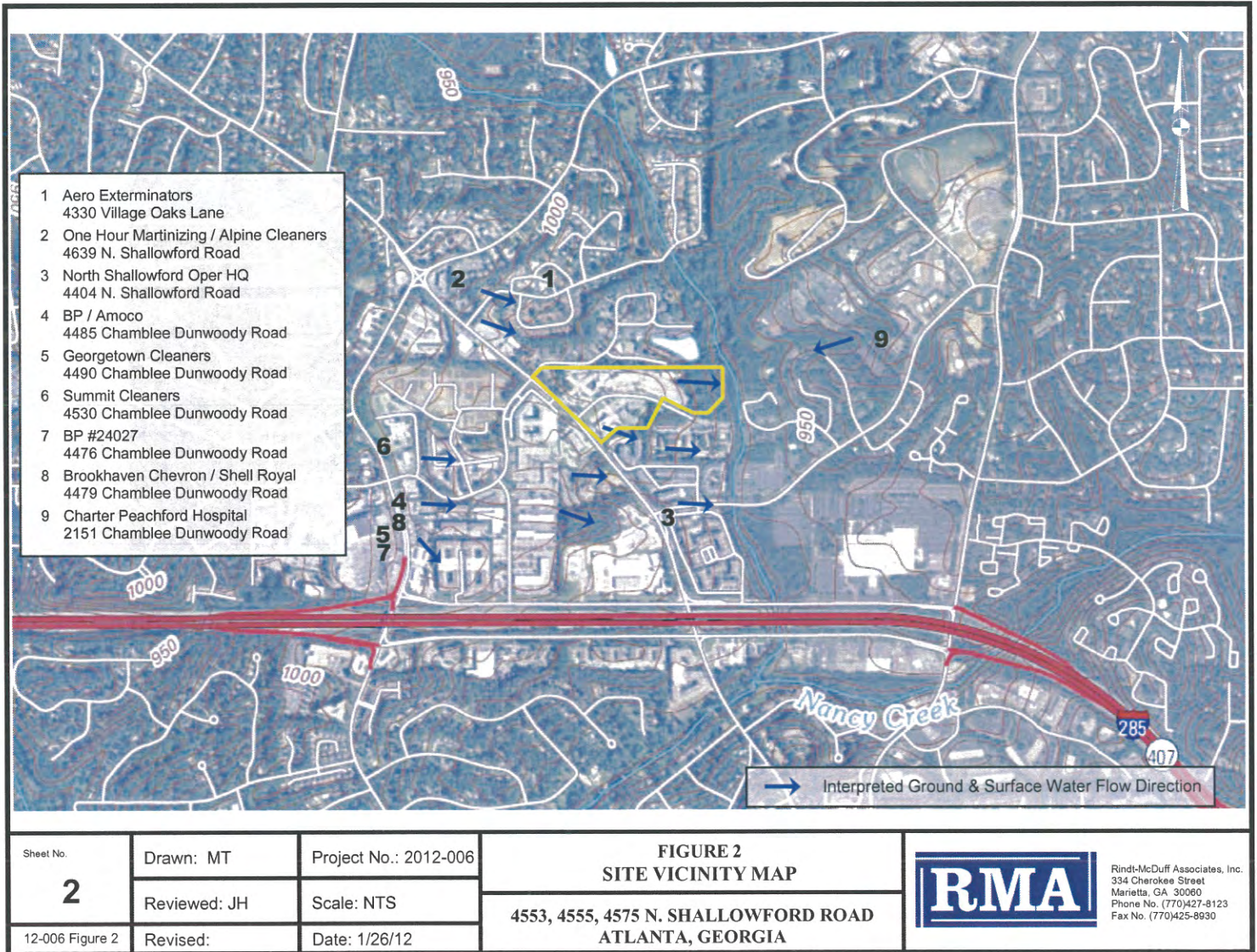
## Figures



USGS 7.5 minute Chamblee, Georgia Topographic Map, dated 2011


Sheet No. <b>1</b>	Drawn: MT	Project No.: 2012-006	<b>FIGURE 1</b> <b>TOPOGRAPHIC MAP</b> <b>4553, 4555, 4575 N. SHALLOWFORD ROAD</b> <b>ATLANTA, GEORGIA</b>	 Rindt-McDuff Associates, Inc. 334 Cherokee Street Marietta, GA 30060 Phone No. (770)427-8123 Fax No. (770)425-8930
12-006 Figure 1	Reviewed: JH	Scale: 1:24000		
	Revised:	Date: 1/126/12		









Sheet No. <b>3</b> 12-006 Figure 3	Drawn: MT	Project No.: 2012-006	<b>FIGURE 3</b> <b>AERIAL IMAGE</b>  4553, 4555, 4575 N. SHALLOWFORD ROAD ATLANTA, GEORGIA	 Rindt-McDuff Associates, Inc. 334 Cherokee Street Marietta, GA 30060 Phone No. (770)427-8123 Fax No. (770)425-8930
	Reviewed: JH	Scale: NTS		
	Revised:	Date: 1/26/12		

## APPENDIX B

### Photographs





PHOTO 1  
Drains and erosion control at the 4575 parcel



PHOTO 2  
Paint staining in English ivy

## APPENDIX C

### Interview Documentation





**DEKALB COUNTY FIRE RESCUE DEPARTMENT**

Edward A. O'Brien, Director/Fire Chief  
1950 West Exchange Place Tucker, Georgia 30084  
Chief, Jerry E Wainright, Fire Marshal  
Phone: 404-371-2776 Fax: 404-687-2430



## FAX COVER PAGE

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**DEKALB COUNTY  
FIRE MARSHAL DIVISION**

330 W. PONCE DE LEON AVENUE  
DECATUR, GA 30030  
PHONE: (404) 371-2776  
FAX: (404) 687-2430

**TO:** Mark Tramonte  
**FROM:** Marcia Chance - C/O Chief, Jerry E. Wainright  
**SUBJECT:** FOIA Request: 4553/4555/4575 N. Shallowford Road

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Number of pages following this cover page: 5

**THIS FAX IS GENERATED FROM:**

Fire Marshal Division

**COMMENTS:**

Attached is the Freedom of Information Request for the above locations. At this time, there are no fire code violations at these addresses. Fire Rescue records found emergency call to the location regarding gas leak, but no release of chemicals or other hazardous materials reports were found. The Georgia EPD maintains records of spills - contact number is 404-656-6905; for Underground Tank information their contact number is 404-362-2687.

If I can be of further assistance, my telephone number is 404-371-2776.

01/24/12

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Chief, Jerry E. Wainright,  
Fire Marshal

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Date

<b>A</b> FDID <u>04405</u> *    State <u>GA</u> *    Incident Date <u>MM 09 DD 12 YYYY 2011</u> Station <u>18</u> Incident Number <u>11-0065363</u> *    Exposure <u>000</u> * <input type="checkbox"/> Delete <input type="checkbox"/> Change <input type="checkbox"/> No Activity    NFIRS -1 Basic			
<b>B Location*</b> <input type="checkbox"/> Check this box to indicate that the address for this incident is provided on the Wildland Fire Census Tract Module in Section B "Alternative Location Specification". Use only for Wildland fires.    Census Tract <u>0212</u> - <u>12</u> <input checked="" type="checkbox"/> Street address <u>4575</u> <u>N</u> <u>SHALLOWFORD</u> <u>RD</u> <u>GA</u> <u>30338</u> - <u>          </u> Number/Milepost    Prefix    Street or Highway    Street Type    Suffix <input type="checkbox"/> Intersection <input type="checkbox"/> In front of <input type="checkbox"/> Rear of <u>Atlanta</u> <u>GA</u> <u>30338</u> - <u>          </u> Apt./Suite/Room    City    State    Zip Code <input type="checkbox"/> Adjacent to <input type="checkbox"/> Directions    Cross street or directions, as applicable			
<b>C Incident Type *</b> <u>412</u> <u>Gas leak (natural gas or LPG)</u> Incident Type	<b>E1 Date &amp; Times</b> Midnight is 0000 Check boxes if dates are the same as Alarm    ALARM always required    Month    Day    Year    Hr    Min    Sec Date.    Alarm * <u>09</u> <u>12</u> <u>2011</u> <u>09:03:00</u> ARRIVAL required, unless canceled or did not arrive <input checked="" type="checkbox"/> Arrival * <u>09</u> <u>12</u> <u>2011</u> <u>09:12:00</u> CONTROLLED Optional, Except for wildland fires <input type="checkbox"/> Controlled    LAST UNIT CLEARED, required except for wildland fires <input checked="" type="checkbox"/> Last Unit <u>09</u> <u>12</u> <u>2011</u> <u>10:00:00</u> <input checked="" type="checkbox"/> Cleared	<b>E2 Shift &amp; Alarms</b> Local Option <u>A</u> <u>01</u> <u>18</u> Shift or Alarms    District Platoon	
<b>D Aid Given or Received*</b> 1 <input type="checkbox"/> Mutual aid received    Their FDID    Their State 2 <input type="checkbox"/> Automatic aid recvd. 3 <input type="checkbox"/> Mutual aid given 4 <input type="checkbox"/> Automatic aid given    Their Incident Number 5 <input type="checkbox"/> Other aid given N <input checked="" type="checkbox"/> None	<b>E3 Special Studies</b> Local Option Special Study ID#    Special Study Value		
<b>F Actions Taken *</b> <u>40</u> <u>Hazardous condition, Other</u> Primary Action Taken (1) <u>00</u> <u>Action taken, Other</u> Additional Action Taken (2) Additional Action Taken (3)	<b>G1 Resources *</b> <input checked="" type="checkbox"/> Check this box and skip this section if an Apparatus or Personnel form is used. Apparatus    Personnel Suppression    EMS    Other <u>0005</u> <u>0013</u> <input type="checkbox"/> Check box if resource counts include aid received resources.	<b>G2 Estimated Dollar Losses &amp; Values</b> LOSSES: Required for all fires if known. Optional for non fires.    None Property \$ <u>          </u> , <u>000</u> , <u>000</u> <input type="checkbox"/> Contents \$ <u>          </u> , <u>000</u> , <u>000</u> <input type="checkbox"/> PRE-INCIDENT VALUE: Optional Property \$ <u>          </u> , <u>000</u> , <u>000</u> <input type="checkbox"/> Contents \$ <u>          </u> , <u>000</u> , <u>000</u> <input type="checkbox"/>	
<b>Completed Modules</b> <input type="checkbox"/> Fire-2 <input type="checkbox"/> Structure-3 <input type="checkbox"/> Civil Fire Cas.-4 <input type="checkbox"/> Fire Serv. Cas.-5 <input type="checkbox"/> EMS-6 <input type="checkbox"/> HazMat-7 <input type="checkbox"/> Wildland Fire-8 <input checked="" type="checkbox"/> Apparatus-9 <input checked="" type="checkbox"/> Personnel-10 <input type="checkbox"/> Arson-11	<b>H1* Casualties</b> <input type="checkbox"/> None Deaths    Injuries Fire <u>          </u> <u>          </u> Service <u>          </u> <u>          </u> Civilian <u>          </u> <u>          </u> <b>H2 Detector</b> Required for Confined Fires. 1 <input type="checkbox"/> Detector alerted occupants 2 <input type="checkbox"/> Detector did not alert them U <input type="checkbox"/> Unknown	<b>H3 Hazardous Materials Release</b> N <input type="checkbox"/> None 1 <input type="checkbox"/> Natural Gas: slow leak, no evacuation or HazMat actions 2 <input type="checkbox"/> Propane gas: <21 lb. tank (as in home BBQ grill) 3 <input type="checkbox"/> Gasoline: vehicle fuel tank or portable container 4 <input type="checkbox"/> Kerosene: fuel burning equipment or portable storage 5 <input type="checkbox"/> Diesel fuel/fuel oil: vehicle fuel tank or portable 6 <input type="checkbox"/> Household solvents: home/office spill, cleanup only 7 <input type="checkbox"/> Motor oil: from engine or portable container 8 <input type="checkbox"/> Paint: from paint cans totaling < 55 gallons 0 <input type="checkbox"/> Other: Special HazMat actions required or spill > 55gal., Please complete the HazMat form	<b>I Mixed Use Property</b> NN <input type="checkbox"/> Not Mixed 10 <input type="checkbox"/> Assembly use 20 <input type="checkbox"/> Education use 33 <input type="checkbox"/> Medical use 40 <input type="checkbox"/> Residential use 51 <input type="checkbox"/> Row of stores 53 <input type="checkbox"/> Enclosed mall 58 <input type="checkbox"/> Bus. & Residential 59 <input type="checkbox"/> Office use 60 <input type="checkbox"/> Industrial use 63 <input type="checkbox"/> Military use 65 <input type="checkbox"/> Farm use 00 <input type="checkbox"/> Other mixed use
<b>J Property Use* Structures</b> 131 <input type="checkbox"/> Church, place of worship 161 <input type="checkbox"/> Restaurant or cafeteria 162 <input type="checkbox"/> Bar/Tavern or nightclub 213 <input type="checkbox"/> Elementary school or kindergarten 215 <input type="checkbox"/> High school or junior high 241 <input type="checkbox"/> College, adult education 311 <input type="checkbox"/> Care facility for the aged 331 <input type="checkbox"/> Hospital	341 <input type="checkbox"/> Clinic, clinic type infirmary 342 <input type="checkbox"/> Doctor/dentist office 361 <input type="checkbox"/> Prison or jail, not juvenile 419 <input type="checkbox"/> 1-or 2-family dwelling 429 <input type="checkbox"/> Multi-family dwelling 439 <input type="checkbox"/> Rooming/boarding house 449 <input type="checkbox"/> Commercial hotel or motel 459 <input type="checkbox"/> Residential, board and care 464 <input type="checkbox"/> Dormitory/barracks 519 <input type="checkbox"/> Food and beverage sales 539 <input type="checkbox"/> Household goods, sales, repairs 579 <input type="checkbox"/> Motor vehicle/boat sales/repair 571 <input type="checkbox"/> Gas or service station 599 <input type="checkbox"/> Business office 615 <input type="checkbox"/> Electric generating plant 629 <input type="checkbox"/> Laboratory/science lab 700 <input type="checkbox"/> Manufacturing plant 819 <input type="checkbox"/> Livestock/poultry storage (barn) 882 <input type="checkbox"/> Non-residential parking garage 891 <input type="checkbox"/> Warehouse	936 <input type="checkbox"/> Vacant lot 938 <input type="checkbox"/> Graded/care for plot of land 946 <input type="checkbox"/> Lake, river, stream 951 <input type="checkbox"/> Railroad right of way 960 <input type="checkbox"/> Other street 961 <input type="checkbox"/> Highway/divided highway 962 <input type="checkbox"/> Residential street/driveway 981 <input type="checkbox"/> Construction site 984 <input type="checkbox"/> Industrial plant yard Lookup and enter a Property Use code only if you have NOT checked a Property Use box: Property Use <u>931</u> <u>Open land or field</u> NFIRS-1 Revision 03/11/99	

#J.9.

<b>K1</b>	<b>Person/Entity Involved</b>	<div style="border: 1px solid black; height: 1.2em; width: 100%;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Local Option	Business name (if applicable)	Area Code	Phone Number	
<input type="checkbox"/>	Check This Box if same address as incident location. Then skip the three duplicate address lines.	<div style="border: 1px solid black; width: 100%; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Mr., Ms., Mrs. First Name	MI	Last Name	Suffix
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Number	Prefix	Street or Highway	Street Type
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Post Office Box	Apt./Suite/Room	City	
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	
		State	Zip Code		
<input type="checkbox"/>	More people involved? Check this box and attach Supplemental Forms (NFIRS-1S) as necessary				

<b>K2</b>	<b>Owner</b>	<div style="border: 1px solid black; height: 1.2em; width: 100%;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Local Option	Business name (if Applicable)	Area Code	Phone Number	
<input type="checkbox"/>	Check this box if same address as incident location. Then skip the three duplicate address lines.	<div style="border: 1px solid black; width: 100%; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Mr., Ms., Mrs. First Name	MI	Last Name	Suffix
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Number	Prefix	Street or Highway	Street Type
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
		Post Office Box	Apt./Suite/Room	City	
		<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	
		State	Zip Code		

<b>L</b>	<b>Remarks</b>	
	Local Option	
	<p>E18 Tk18 E12 Hazmat 19 and Bat 1 Responded to a natural gas leak in @ 4575 N Shallowford RD. Onscene leak was found with no exposures. E18 and 12 stood by at hydrates while Tk18 and Haz 19 monitored leak. Atlanta gas and light arrived onscene and turned off leak. No additional hazards and units returned to service.</p>	

<b>L</b>	<b>Authorization</b>	
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Officer in charge ID	Signature
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Position or rank	Assignment
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Month	Day
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Year	
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Month	Day
	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>	<div style="border: 1px solid black; width: 1.2em; height: 1.2em;"></div>
	Year	



04405 FDID *	GA State *	MM 9	DD 12	YYYY 2011	18 Station	11-0065363 Incident Number *	000 Exposure *	Complete Narrative
<b>Narrative:</b> E18 Tk18 E12 Hazmat 19 and Bat 1 Responded to a natural gas leak in @ 4575 N Shallowford RD. Onscene leak was found with no exposures. E18 and 12 stood by at hydrates while Tk18 and Haz 19 monitored leak. Atlanta gas and light arrived onscene and turned off leak. No additional hazards and units returned to service.								

#J.9.

04405  
FDID

GA  
State

9 12  
Incident Date

201118  
Station

11-0065363  
Incident Number

000  
Exposure

Responding  
Units/Personnel

Unit	Notify Time	Enroute Time	Arrival Time	Cleared Time
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BN1 Battalion Chief	09:03:00	09:03:00	09:12:00	10:00:00
---------------------	----------	----------	----------	----------

Staff ID\Staff Name	Activity	Rank	Position	Role
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Unit Narrative

Canceled enroute to the call.

E12 Engine 12	09:03:00	09:03:00	09:12:00	10:00:00
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Staff ID\Staff Name	Activity	Rank	Position	Role
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1031	YATES, DAVID	Fire At Scene	Fire Appara
1188	ASHCRAFT, ROBERT A	Fire At Scene	FireFighter
858	LINDER, LESLIE P	Fire At Scene	Captain

Unit Narrative

E12 responded by request of command to stand by with HM19 at apartment complex near by.

E18 Engine 18	09:03:00	09:03:00	09:12:00	10:00:00
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Staff ID\Staff Name	Activity	Rank	Position	Role
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1269	HARRINGTON, JONATHAN M	Fire At Scene	FireMedic 1
1498	HOWARD, RAMIAH J	Fire At Scene	FireFighter
394	CARTER, MICHAEL S	Fire At Scene	Fire Appara

HM19 Hazmat	09:03:00	09:03:00	09:12:00	10:00:00
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Staff ID\Staff Name	Activity	Rank	Position	Role
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1332	ANDERSON, ANTWAN N	Fire At Scene	Firefighter
444	DICKENS, ERIC B	Fire At Scene	Fire Appara
517	HOOK, MICHAEL F	Fire At Scene	Captain
894	ROWE, BRIAN A	Fire At Scene	Fire Appara

Unit Narrative

HM19 DISPATCHED TO 4575 N SHALLOWFORD RD ON A GAS LEAK. MONITORED GAS LEAK WITH 4 GAS  
METER. HM 19 WAS POSITIONED A BLD 34 IN APARTMENTS LOCATED DIRECTLY IN THE REAR OF THE GAS  
LEAK .

Reviewed

09/23/2011 13:01:41 jwgorton

TK18 Truck 18	09:03:00	09:03:00	09:12:00	10:00:00
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Staff ID\Staff Name	Activity	Rank	Position	Role
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1426	EVANS, MARK A	Fire At Scene	FireFighter
511	HOGAN, ALBERT W	Fire At Scene	Captain
868	MITCHELL, ROBERT U	Fire At Scene	Fire Appara

04405

FDID

GA

State

9

12

2011

Incident Date

18

Station

11-0065363

Incident Number

000

Exposure

Responding  
Units/Personnel

## Unit Narrative

Tk 18 arrived and assumed command from E 18. Tk18 found that the leak was from an old meter location in the middle of the vacant lot. there were no exposures and no hazard. AGL arrived and deemed the area safe. Tk18 did borrow a 4gas meter from HM19 and took readings. the highest reading was a 4%lel at 3ft from the actual leak on the down wind side all readings zeroed out 5 ft out from the leak. AGL crew arrived and capped leak with out issue.

# APPENDIX D

## Title Review

CHAIN OF OWNERSHIP REVIEW  
(for Environmental Phase 1 purposes)

**Job #** R2012-006

**Date:** 1/24/12

The DeKalb County Tax Assessor's records indicated the site is composed of three tax parcels.

**1.)Tax Parcel #:** 18-344-01-003

**Owner:** Atlanta Healthcare Management, LP

**Address:** 4575 N. Shallowford Rd.

**Location:** Land Lot 344 of the 18<sup>th</sup> District of DeKalb County

++++Tax Assessors records indicated the site is composed of 5.66 acres and is currently occupied by a "hospital" and a storage warehouse constructed in 1978.

**2.)Tax Parcel #:** 18-344-01-007

**Owner:** American Medicorp Development Company

**Address:** 4555 N. Shallowford Rd.

**Location:** Land Lot 344 of the 18<sup>th</sup> District of DeKalb County

++++Tax Assessors records indicated the site is composed of 1.92 acres and is currently occupied by a medical office building constructed in 1972.

**3.)Tax Parcel #:** 18-344-01-009

**Owner:** American Medicorp Development Company

**Address:** 4553 N. Shallowford Rd.

**Location:** Land Lot 344 of the 18<sup>th</sup> District of DeKalb County

++++Tax Assessors records indicated the site is composed of 2.83 acres and is currently occupied by a medical office building constructed in 1979.

++The deed record indicated the sites were part of a larger tract owned by the Donaldson family from the early 1900's until sold for investment/development in 1967. The large tract was sold to Prenoshal-39 (along with other tracts) who subdivided the property and sold the tracts primarily to companies in the medical industry. Please see chains for current owners and when the purchased the sites.

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

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

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

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



## Chain of Ownership for Tax Parcel 18-344-01-003

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
<b>A</b>	1/17/1914	WD	Mrs. A. Z. Burnham; Mrs. T. E. Arnot & Mrs. E. E. Spruill	Thomas Donaldson	50 acres North ¼ of LL 344	83/98
<b>B</b>	xx/xx/1958	Will	Thomas M. Donaldson	J.W. Donaldson		Will Book ---/---
<b>C</b>	1/26/1967	WD	J.W. Donaldson	William T. Donaldson & D.C. Donaldson	2/3 <sup>rd</sup> interest in 38 acres in LL 344	2241/609
<b>D</b>	9/26/1967	WD	J.W. Donaldson, William T. Donaldson & D.C. Donaldson	Steve Owen, Inc.	38 acres in northwest corner of LL 344	2241/608
<b>E</b>	4/29/1968	WD	Steve Owen, Inc.	Prenoshal-39 Company	38 acres NW corner of LL 344	2320/556
<b>F1-a</b>	12/18/1969	WD	Prenoshal-39 Company	Four Seasons Equity Corporation by trustee in bankruptcy	3.005 acres in LL 344 (west part of site)	2493/394
<b>F1-b</b>	4/14/1971	Trustees	Four Seasons Equity Corporation by trustee in bankruptcy	Charter Medical Corporation	Tract west part of site	2635/343
<b>F2</b>	2/26/1971	WD	Prenoshal-39 Company	Charter Medical Corporation	Tract east part of site	2619/677
<b>G</b>	11/1/1973	WD	Charter Medical Corporation	Shallowford Community Hospital, Inc.	5.66 acres in LL 344	3130/272
<b>H</b>	9/30/1993	WD	Shallowford Community Hospital, Inc.	NC-SCHI, Inc.	Tract in deed containing 5.66 acres	7855/490

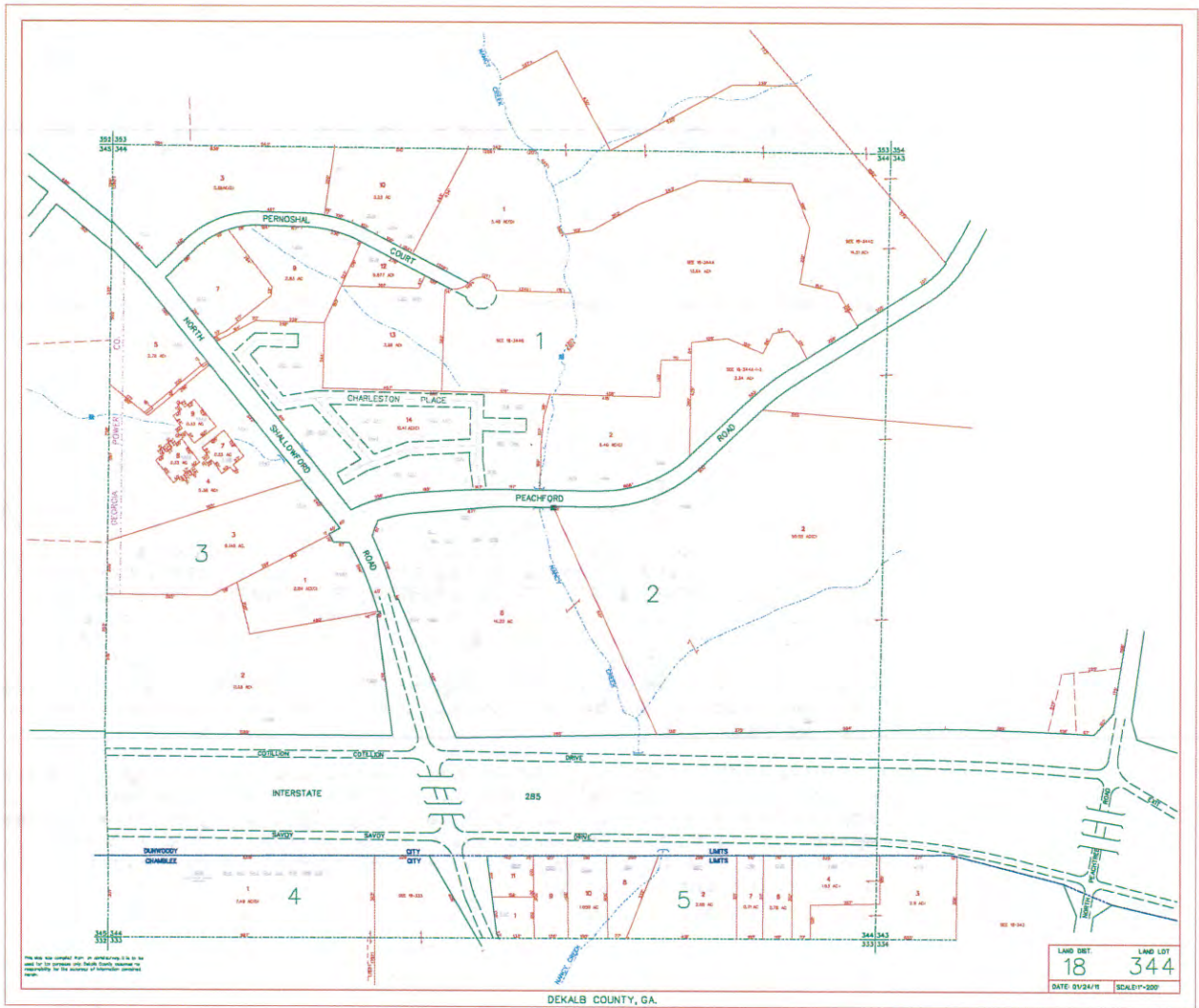
[illegible]

## Chain of Ownership for Tax Parcel 18-344-01-007

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	1/17/1914	WD	Mrs. A. Z. Burnham; Mrs. T. E. Arnot & Mrs. E. E. Spruill	Thomas Donaldson	50 acres north ¼ of LL 344	83/98
B	xx/xx/1958	WD	Thomas M. Donaldson	J.W. Donaldson	Will was not reviewed (see affidavit)	Will Book ---/---
C	1/26/1967	WD	J.W. Donaldson	William T. Donaldson; D.C. Donaldson	2/3 <sup>rd</sup> interest in 38 acres LL 344	2241/609
D	9/26/1967	WD	William T. Donaldson; D.C. Donaldson	Steve Owen, Inc.	38 acres northwest of LL 344	2241/608
E	4/29/1968	WD	Steve Owen, Inc.	Prenoshal -39 Company	38 acres NW corner of LL 344	2320/556
F	2/26/1971	WD	Prenoshal -39 Company	Charter Medical Corporation	Tract 1 in deed All Tax Parcel 7 Part of Tax Parcel 9	2619/677
G	4/2/1992	WD	Charter Medical Corporation	Atlanta MOB, Inc.	4.82 acres (includes site)	7245/495
H	9/30/1993	WD	Atlanta MOB, Inc.	Dunwoody MOB, Inc.	4.82 acres (includes site)	7855/475
I	4/29/1994	WD	NC-SCHI, Inc. Successor by merger of NC-NHI, Inc. & Dunwoody MOB, Inc.	American Mediacorp Development, Co.	4.82 acres (includes site)	8167/145

## Chain of Ownership for Tax Parcel 18-344-01-009

Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	1/17/1914	WD	Mrs. A. Z. Burnham; Mrs. T. E. Arnot & Mrs. E. E. Spruill	Thomas Donaldson	50 acres north ¼ of LL 344	83/98
B	xx/xx/1958	WD	Thomas M. Donaldson	J.W. Donaldson	Will was not reviewed (see affidavit)	Will Book ---/---
C	1/26/1967	WD	J.W. Donaldson	William T. Donaldson; D.C. Donaldson	2/3 <sup>rd</sup> interest in 38 acres LL 344	2241/609
D	9/26/1967	WD	William T. Donaldson; D.C. Donaldson	Steve Owen, Inc.	38 acres northwest of LL 344	2241/608
E	4/29/1968	WD	Steve Owen, Inc.	Prenoshal -39 Company	38 acres NW corner of LL 344	2320/556
F1	7/2/1971	WD	Prenoshal -39 Company	Charter Medical Corporation	Part of Tax Parcel 9 k/a Lot 7 of Prenoshal Prop	2665/450
F2	2/26/1971	WD	Prenoshal -39 Company	Charter Medical Corporation	Tract 1 in deed All Tax Parcel 7 Part of Tax Parcel 9	2619/677
G	4/2/1992	WD	Charter Medical Corporation	Atlanta MOB, Inc.	4.82 acres (includes site)	7245/495
H	9/30/1993	WD	Atlanta MOB, Inc.	Dunwoody MOB, Inc.	4.82 acres (includes site)	7855/475
I	4/29/1994	WD	NC-SCHI, Inc. Successor by merger of NC-NHI, Inc. & Dunwoody MOB, Inc.	American Medicorp Development, Co.	4.82 acres (includes site)	8167/145





FILED & RECORDED  
DEKALB COUNTY, GA.  
MAY 2 12 17 PM '94  
STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

COUNTY: DeKalb  
FACILITY: Dunwoody  
DESCRIPTION: MOB # 1  
PROPERTY: SS  
ADDRESS: 4355 W. Shallowford Rd.  
Atlanta, GA  
DRAFT DATE: 4/27/94  
AND NO.: Bk. 3

DeKalb County, Georgia  
Real Estate Transfer Tax  
Paid \$ 2573.40

Date 5-2-94  
CLERK, SUPERIOR COURT

By Donna Varnado  
Deputy Clerk

## GENERAL WARRANTY DEED

THIS INDENTURE, made this 29th day of April, 1994, to be effective as of 12:01 a.m. on May 1, 1994, by and between NC-SCHI, INC., a Georgia corporation, being the successor by merger pursuant to a Plan and Agreement of Merger of NC-MHI, Inc. and Dunwoody MOB, Inc. With and Into NC-SCHI, Inc. (hereinafter referred to as "Grantor"), and AMERICAN MEDICORP DEVELOPMENT CO., a Delaware corporation (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits);

## W I T N E S S E T H:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the delivery of these presents, and in consideration of the receipt of property of like kind in a transaction intended to qualify under Sec. 1031 of the Internal Revenue Code of 1986, as amended, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto Grantee, its legal representatives, successors and assigns, forever, in FEE SIMPLE, that tract or parcel of land lying and being in DeKalb County, Georgia, the same being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property");

TOGETHER WITH all buildings, structures, and improvements thereon and all and singular the rights, members, easements, and appurtenances thereto, to the same being, belonging or in any wise appertaining to the Property and all right, title, and interest of Grantor in and to alleys, streets, and rights-of-way adjacent to or abutting the Property;

BOOK 8167 PAGE 145

TO HAVE AND TO HOLD the Property with all and singular the rights, members, and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee and its legal representatives, successors and assigns, forever, in FEE SIMPLE, SUBJECT, HOWEVER, to the matters set forth in Exhibit B, attached hereto and incorporated herein by this reference.

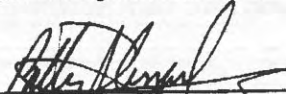
AND GRANTOR will, subject to those matters set forth on Exhibit B attached hereto, warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

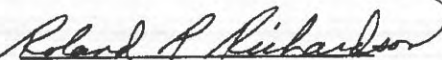
29th IN WITNESS WHEREOF, Grantor has executed this deed on this day of April, 1994, to be effective as of 12:01 a.m. on May 1, 1994.

**GRANTOR:**

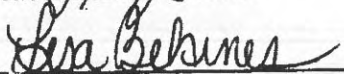
Signed and delivered  
in the presence of:

NC-SCHI, Inc., a Georgia  
corporation

  
\_\_\_\_\_  
Unofficial Witness

By: 

Name: Roland P. Richardson

  
\_\_\_\_\_  
Unofficial Witness

Title: Vice President

BOOK 8167 PAGE 146

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

Before me, Shelly M Calhoun a Notary Public of the state and county aforesaid, personally appeared Roland P. Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of NC-SCHI, Inc., the within named bargainer, a Georgia corporation. and that he as such Vice President, being



Case No. 12283.04

## EXHIBIT A

## TRACT S-8

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 344 of the 18th District, DeKalb County, Georgia, and containing 4.82 acres, more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeast side of Pernoshal Court with the northeast side of North Shallowford Road (which point is also 307.5 feet southeast, as measured along the northeast side of North Shallowford Road, from the west line of Land Lot 344); running thence north 49 degrees 43 minutes 30 seconds east along the southeast side of Pernoshal Court 196.8 feet to a point; thence northeast along the southeast side of Pernoshal Court, and following the curvature thereof, 128.2 feet to an iron pin placed; running thence northeasterly along the southeast side of Pernoshal Court, and following the curvature thereof, 74.54 feet to a point; thence south 87 degrees 16 minutes 30 seconds east along the southerly side of Pernoshal Court 169.19 feet; thence southeasterly along the southwest side of Pernoshal Court, and following the curvature thereof, 236.91 feet to a point; thence south 62 degrees 16 minutes 30 seconds east 436 feet to an iron pin; thence south 26 degrees 18 minutes west a distance of 327.1 feet to an iron pin found; thence north 87 degrees 37 minutes 30 seconds west 260 feet to an iron pin found; thence south 63 degrees 9 minutes west 164.9 feet to an iron pin placed on the northeast side of North Shallowford Road; thence north 37 degrees 56 minutes west 301.6 feet to the point of beginning; as more particularly shown on survey for Charter Medical Corporation dated August 23, 1971 by Watts & Browning, Engineers.

BOOK 8167 PAGE 148

Deed Book 10472 Pg 794  
 Filed and Recorded Feb-06-1999 08:30am  
 1999-0009254  
 Real Estate Transfer Tax \$13,673.10  
 I HAVE NOT PAID THE TAX TO BE PAID TO THE STATE OF GEORGIA

After recording, return to:

RETURN TO:  
 PIEDMONT TITLE INSURANCE AGENCY, INC.  
 150 East Ponce de Leon Avenue  
 Suite 330  
 Decatur, GA 30030

DeKalb County, Georgia  
 Real Estate Transfer Tax

Paid \$ NONE 13,673.10  
 CLERK, SUPERIOR COURT

By Latanya Meedy  
 Deputy Clerk

**LIMITED WARRANTY DEED**

STATE OF TENNESSEE )  
 COUNTY OF DAVIDSON )

THIS INDENTURE, made the 1st day of February in the year one thousand nine hundred ninety-nine (1999) between **GALEN HOSPITALS OF TEXAS, INC.**, a Texas corporation, as to an undivided 60.48% interest, **GALEN MEDICAL CORPORATION**, a Alabama corporation, as to an undivided 24.07% interest, and **AMERICAN MEDICORP DEVELOPMENT CO.**, a Delaware corporation, as to an undivided 15.45% interest, as parties of the first part, hereinafter referred to, individually or collectively, as **GRANTOR**, and **ATLANTA HEALTHCARE MANAGEMENT, L.P.**, a Delaware limited partnership, as party of the second part, hereinafter called **GRANTEE** (the words "Grantor" and "Grantee" to include their respective successors or assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors or assigns, the following described property, to-wit:

(LEGAL DESCRIPTION - See Exhibit A attached hereto)

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

SUBJECT TO all easements and restrictions of record.

Dunwoody Medical Center  
 DeKalb County, GA  
 NY1:654444

EXECUTION



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

Signed, sealed and delivered this 1st day  
of February, 1999, in the presence of:

GALEN HOSPITALS OF TEXAS, INC.,  
a Texas corporation

[Signature]  
Unofficial Witness

By: [Signature]  
Name: Howard K. Patterson  
Title: Vice President

[Signature]  
Notary Public



My commission expires:

July 27, 2002

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

Signed, sealed and delivered this 14 day of February, 1999, in the presence of:

GALEN MEDICAL CORPORATION,  
an Alabama corporation

[Signature]  
Unofficial Witness

By: [Signature]  
Name: Howard K. Patterson  
Title: Vice President

[Signature]  
Notary Public

My commission expires:

July 27, 2002



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

Signed, sealed and delivered this 1st day  
of February, 1999, in the presence of:

AMERICAN MEDICORP  
DEVELOPMENT CO.,  
a Delaware corporation

[Signature]  
Unofficial Witness

By: Howard K. Patterson  
Name: Howard K. Patterson  
Title: Vice President



Helen W. Cook  
Notary Public



My commission expires:

July 27, 2002

EXHIBIT ATRACT 1:

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 344 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the northeastern side of Pernoshal Court (a 60-foot right-of-way) 1,084.00 feet northeasterly and southeasterly, as measured along the northwestern, northern and northeastern side of Pernoshal Court and following the curvature thereof from the intersection of the northwestern side of Pernoshal Court with the northeastern side of North Shallowford Road (an 80-foot right-of-way); thence North 27 degrees 13 minutes 04 seconds East a distance of 433.92 feet to an iron pin on the north line of Land Lot 344 (said iron pin being South 88 degrees 11 minutes 00 seconds East a distance of 1,344.1 feet from the Land Lot corner common to Land Lots 344, 345, 352 and 353); thence South 88 degrees 11 minutes 00 seconds East along the north line of Land Lot 344 a distance of 246.50 feet to an iron pin; thence South 88 degrees 11 minutes 00 seconds East along the north land lot line of Land Lot 344 a distance of 20 feet to a point located in the centerline of a creek (said point being hereinafter referred to as the "Traverse Commencement Point"); thence southeasterly and southerly along the centerline of said creek and following the meanderings thereof a distance of 550.0 feet, more or less, to a point (said point being called the "Traverse Termination Point") (said Traverse Termination Point may also be reached from the Traverse Commencement Point by the following courses and distances: from said Traverse Commencement Point, thence North 88 degrees 11 minutes 00 seconds West a distance of 20 feet to an iron pin; South 22 degrees 14 minutes 12 seconds East a distance of 223.11 feet to a point; South 06 degrees 26 minutes 00 seconds East a distance of 325.00 feet to an iron pin; South 87 degrees 38 minutes 00 seconds East a distance of 16 feet to the Traverse Termination Point); thence North 87 degrees 38 minutes 00 seconds West a distance of 16 feet to an iron pin; thence North 87 degrees 38 minutes 00 seconds West a distance of 349.10 feet to an iron pin located in the cul-de-sac of Pernoshal Court; thence in a northeasterly direction along the arc of a curve to the left, an arc distance of 20.8 feet to an iron pin on the northern side of the cul-de-sac of Pernoshal Court (said point being subtended by a chord bearing North 37 degrees 40 minutes 31 seconds East a distance of 20.72 feet from the last described point); thence North 62 degrees 17 minutes 00 seconds West along the northeastern side of Pernoshal Court a distance of 259.30 feet to the POINT OF BEGINNING, said property containing 5.40 acres as shown on plat of survey prepared for Shallowford Community Hospital, Inc. by Georgia Land Surveying Co., Inc., dated May 9, 1979.

TRACT 2:

ALL THAT TRACT OR PARCEL OF LAND in Land Lot 344 of the 18th District, DeKalb County, Georgia, described as follows:

BEGINNING at an iron pin on the north side of Pernoshal Court (60-foot right-of-way) 704 feet northeast from the intersection of the northwest side of Pernoshal Court with the northeast side of North Shallowford Road (70-foot right-of-way); running thence North 08 degrees 52 minutes 10 seconds east 250.7 feet to a iron pin on the north line of Land Lot 344; thence North 89 degrees 59 minutes 40 seconds East along said land lot line 510 feet to an iron pin; thence South 26 degrees 11 minutes 19 seconds West 443.64 feet to an iron pin on the northeast side of Pernoshal Court; thence along the northeast side of Pernoshal Court, North 63 degrees 08 minutes 28 seconds West 63.75 feet, North 63 degrees 05 minutes 55 seconds West 100.17 feet, North 64 degrees 43 minutes 58 seconds West 103.27 feet, North 73 degrees 20 minutes 56 seconds West 100.1 feet and North 78 degrees 44 minutes 05 seconds West 17.71 feet to the point of beginning.

TRACT 3:

ALL THAT TRACT OR PARCEL OF LAND in Land Lot 344 of the 18th District, DeKalb County, Georgia, described as follows:

BEGINNING at an iron pin on the north side of Pernoshal Court (60-foot right-of-way) 700.7 feet northeast from the intersection of the northwest side of Pernoshal Court with the northeast side of North Shallowford Road (70-foot right-of-way); running thence east along the north side of Pernoshal Court 3.3 feet to an iron pin; thence North 08 degrees 52 minutes 10 seconds East 250.7 feet to an iron pin; thence South 09 degrees 40 minutes 30 seconds West along the east line of property now or formerly owned by Charter Medical Corporation 250.5 feet to the point of beginning.



Deed Book 10472 Pg. 800  
Jeanette Rozier  
Clerk of Superior Court  
DeKalb County, Georgia  
I HEREBY SET FOR RECORD TO BE THE PUBLIC AND FOR THE DEED TO BE RECORDED IN BOOK 10472

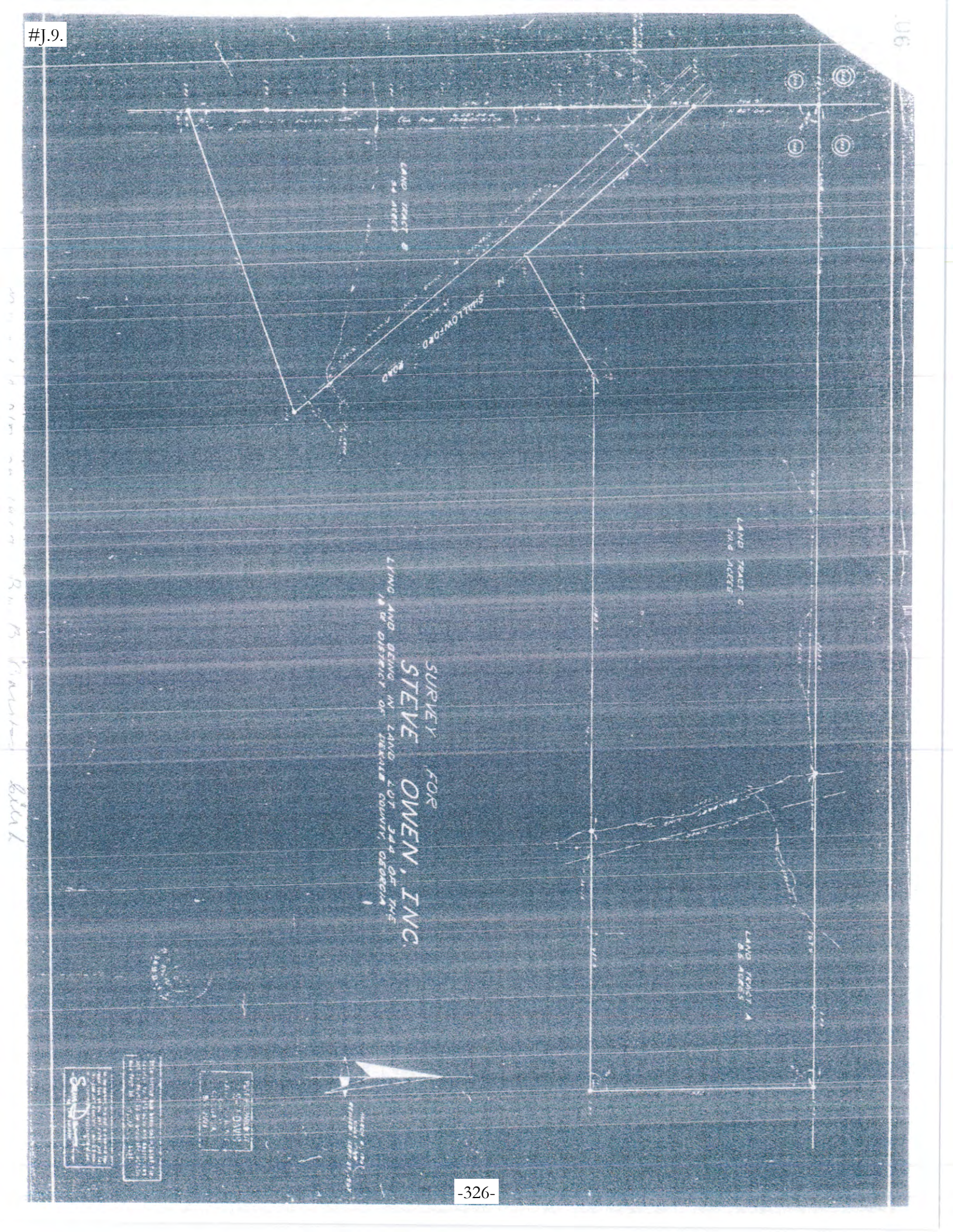
TRACT 4:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 344 of the 18th District, DeKalb County, Georgia, containing 5.66 acres and being more particularly described as follows:

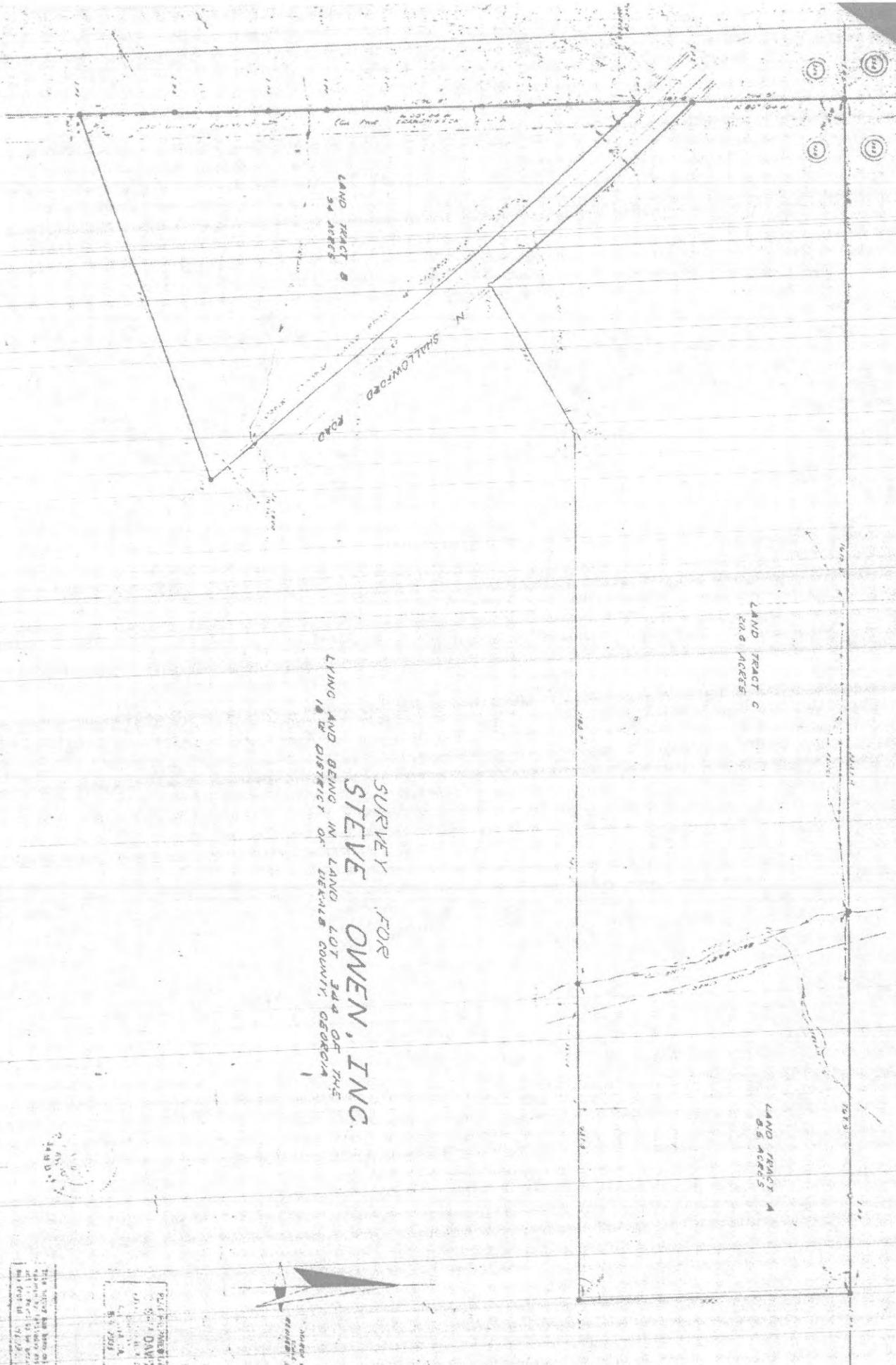
BEGINNING at a point where the northwest right-of-way of Pernoshal Court intersects with the northeast right-of-way of North Shallowford Road; running thence in a northwesterly direction along the northeastern right-of-way of North Shallowford Road a distance of 247.5 feet to the intersection of the northeast right-of-way of North Shallowford Road and the west land lot line of Land Lot 344; running thence North 1 degree 47 minutes East along the west land lot line of Land Lot 344 a distance of 279.6 feet to an iron pin at the corner common to Land Lots 344, 345, 352 and 353; running thence South 88 degrees 11 minutes East along the north land lot line of Land Lot 344 a distance of 838.2 feet to an iron pin placed; running thence South 9 degrees 40 minutes 30 seconds West a distance of 250.5 feet to an iron pin placed on the northern right-of-way of Pernoshal Court; running thence in a northwesterly, westerly and southwesterly direction along the right-of-way of Pernoshal Court a distance of 700.7 feet to the POINT OF BEGINNING; as more particularly described on a survey for Continental Assurance Company and Charter Medical Corporation, dated March 22, 1974, by Watts & Browning, Engineers.

[X:\DOX\12192\EXHA.CLS]











## APPENDIX E

### Regulatory Search Info



# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch<sup>TM</sup> Report**

Target Property:

**4575 NORTH SHALLOWFORD RD**

**ATLANTA GA 30338**

Job Number: R2012-006

### **PREPARED FOR:**

Rindt-McDuff Associates, Inc.

334 Cherokee Street

Marietta, Georgia 30060

01-13-12



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

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# **Environmental FirstSearch Search Summary Report**

**Target Site:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

## **FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-25-11	1.25	0	0	0	0	0	0	0
NPL Delisted	Y	10-25-11	0.75	0	0	0	0	0	0	0
CERCLIS	Y	09-30-11	0.75	0	0	0	0	0	10	10
NFRAP	Y	09-30-11	0.75	0	0	0	0	0	0	0
RCRA COR ACT	Y	09-13-11	1.25	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.75	0	0	0	0	0	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	1	-	-	0	1
RCRA NLR	Y	09-13-11	0.25	0	0	1	-	-	0	1
Federal Brownfield	Y	12-01-11	0.75	0	0	0	0	0	0	0
ERNS	Y	01-11-12	0.33	0	0	0	-	-	3	3
Tribal Lands	Y	12-01-05	1.25	0	0	0	0	0	1	1
State/Tribal Sites	Y	10-07-11	1.25	0	0	0	0	1	0	1
State Spills 90	Y	12-15-11	0.33	0	2	1	-	-	8	11
State/Tribal SWL	Y	03-01-10	0.75	0	0	0	0	0	36	36
State/Tribal LUST	Y	09-01-11	0.75	0	1	0	7	7	0	15
State/Tribal UST/AST	Y	09-14-10	0.33	0	1	0	-	-	0	2
State/Tribal EC	Y	NA	0.75	0	0	0	0	0	0	0
State/Tribal IC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal VCP	Y	05-31-11	0.75	0	0	0	0	1	1	2
State/Tribal Brownfields	Y	10-27-11	0.75	0	0	0	0	0	2	2
State Wells	Y	11-14-96	0.50	0	0	0	0	-	0	0
Federal Wells	Y	02-22-08	0.50	0	0	0	0	-	0	0
TRIS	Y	10-27-11	0.25	0	0	0	-	-	0	0
SETS PRP	Y	03-30-11	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.75	0	0	0	0	0	0	0
Dry Cleaners	Y	09-01-05	0.50	0	0	1	2	-	0	3
Meth Labs	Y	06-08-11	0.12	0	0	-	-	-	0	0
-TOTALS-				0	4	4	10	9	61	88

## **Notice of Disclaimer**

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

## **Waiver of Liability**

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

- Continued on next page -

***Environmental FirstSearch  
Search Summary Report***

**Target Site:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
----------	-----	---------	--------	------	-----	-----	-----	------	-----	--------

**Notice of Disclaimer**

Due to the limitations, constraints, and inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

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## Environmental FirstSearch Site Information Report

**Request Date:** 01-13-12  
**Requestor Name:** JOE HARTLINE  
**Standard:** AAI

**Search Type:** COORD  
**Job Number:** R2012-006  
**Filtered Report**

**Target Site:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

### Demographics

<b>Sites:</b> 88	<b>Non-Geocoded:</b> 61	<b>Population:</b> NA
<b>Radon:</b> 1.2 - 3.2 PCI/L		
<b>Fire Insurance Map Coverage:</b> No		

### Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-84.307995	-84:18:29	<b>Easting:</b> 748862.717
<b>Latitude:</b>	33.926162	33:55:34	<b>Northing:</b> 3757039.115
<b>Elevation:</b>	975		<b>Zone:</b> 16

### Comment

<b>Comment:</b>
-----------------

### Additional Requests/Services

Adjacent ZIP Codes:					Services:		
ZIP Code	City Name	ST	Dist/Dir	Sel		Requested?	Date
					Fire Insurance Maps	No	
					Aerial Photographs	Yes	01-13-12
					Historical Topos	Yes	01-13-12
					City Directories	Yes	01-13-12
					Title Search	No	
					Municipal Reports	No	
					Liens	No	
					Historic Map Works	No	
					Online Topos	Yes	01-13-12

*Environmental FirstSearch*  
*Target Site Summary Report*

**Target Property:** 4575 NORTH SHALLOWFORD RD      **JOB:** R2012-006  
ATLANTA GA 30338

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

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



# *Environmental FirstSearch* *Sites Summary Report*

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	SPILLS	DUNWOODY MEDICAL CENTER GASP-0402-0011774/	UNKNOWN DUNWOODY GA 30338	0.04 NW	+ 5	1
1	SPILLS	DUNWOODY MEDICAL CENTER GASP-0402-0011940/	UNKNOWN DUNWOODY GA 30338	0.04 NW	+ 5	2
1	UST	EMORY DUNWOODY MEDICAL CENTER 9044192/CLOSED	4575 N SHALLOWFORD RD ATLANTA GA 30338	0.04 NW	+ 5	3
1	LUST	EMORY DUNWOODY MEDICAL CENTER 9044192/NFA - NO FURTHER ACTION	4575 N SHALLOWFORD RD ATLANTA GA 30338	0.04 NW	+ 5	5
2	SPILLS	AERO EXTERMINATORS GASP-0402-0006896/	4330 VILLAGE OAKS LN ATLANTA GA 30338	0.17 NW	+ 1	7
3	RCRAGN	ONE HOUR MARTINIZING #2 GAD981216831/SGN	4639 N SHALLOWFORD RD ATLANTA GA 30338	0.25 NW	+ 18	8
3	RCRANLR	ONE HOUR MARTINIZING #2 GAD981216831/NLR	4639 N SHALLOWFORD RD ATLANTA GA 30338	0.25 NW	+ 18	9
3	DRYCLEAN	ALPINE CLEANERS 404234/DRY CLEANERS	4639 N SHALLOWFORD RD DUNWOODY GA 30338	0.25 NW	+ 18	11
4	UST	NORTH SHALLOWFORD OPER HQ 4440234/ACTIVE	4404 N SHALLOWFORD RD ATLANTA GA 30338	0.32 SE	- 2	12
4	LUST	NORTH SHALLOWFORD OPER HQ 4440234/NFA - NO FURTHER ACTION	4404 N SHALLOWFORD RD ATLANTA GA 30338	0.32 SE	- 2	14
5	LUST	BP 0601085/NFA - NO FURTHER ACTION	4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.44 SW	+ 46	16
5	LUST	BP/AMOCO #7022 00601085/	4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.44 SW	+ 46	19
6	DRYCLEAN	GEORGETOWN CLEANERS 404229/DRY CLEANERS	4490 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.44 SW	+ 47	22
7	DRYCLEAN	SUMMIT CLEANERS 405432/DRY CLEANERS	4530 CHAMBLEE DUNWOODY RD DUNWOODY GA 30341	0.45 SW	+ 46	23
8	LUST	BP #24027 04440209/NFA - NO FURTHER ACTION	4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	0.46 SW	+ 48	24
9	LUST	BROOKHAVEN CHEVRON 4440501/	4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.47 SW	+ 42	27
9	LUST	SHELL ROYAL FOODMART 04440501/IN REMEDIATION	4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.47 SW	+ 42	29
10	LUST	CHARTER PEACHFORD HOSPITAL 9044211/NFA - NO FURTHER ACTION	2151 PEACHFORD RD ATLANTA GA 30338	0.48 SE	- 4	31
11	LUST	DEKALB CO/FIRE STATION #18 4444025/NFA - NO FURTHER ACTION	4588 BARCLAY DR CHAMBLEE GA 30341	0.63 NE	+ 44	32
12	LUST	BROOK RUN/GA DEPT HUMAN RES 4440092/NFA - NO FURTHER ACTION	4770 N PEACHTREE RD DUNWOODY GA 30338	0.64 NE	+ 15	34

## Environmental FirstSearch Sites Summary Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
13	LUST	EXXON FOOD MART 4440823/NFA - NO FURTHER ACTION	4401 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341	0.65 SW	+ 47	36
13	LUST	EXXON FOOD MART 04440823/	4401 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341	0.65 SW	+ 47	38
14	LUST	PETRO BANGLA INC 09044163/IN REMEDIATION	4400 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341	0.66 SW	+ 49	41
15	LUST	HOLIDAY INN PERIMETER MALL/DUNWO 9044176/NFA - NO FURTHER ACTION	4386 CHAMBLEE DUNWOODY RD ATLANTA GA 30341	0.67 SW	+ 47	43
16	LUST	NORTH PEACHTREE BP 0601183/SUSPECTED RELEASE	4368 N PEACHTREE RD ATLANTA GA 30338	0.71 SE	+ 4	44
17	VCP	JOHN F. ROWAN, SR, ITEM IV TRUST 18-343-13-005/UNKNOWN	4306 N PEACHTREE RD CHAMBLEE GA	0.74 SE	- 42	46
18	STATE	FASHION CARE/EXECUTIVE CARE 10786/CLASS II	2211 SAVOY DR CHAMBLEE GA 30341	0.76 SE	- 38	47

# Environmental FirstSearch

## Sites Summary Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	CERCLIS	ATLANTA TECHNICAL COLLEGE GAN000410330/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	CSX DERAILMENT GAN000407544/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	CSX DERAILMENT GAN000409726/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	CSX TRAIN DERAILMENT GAN000407848/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	FULTON INDUSTRIAL TANK ROLLOVER GAN000410524/NOT PROPOSED	CORNER OF BANKHEAD HWY & F ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	GAS METER CORROSIVE GAN000407437/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	HENRY CHANIN/MARTEL MANUFACTURING GAN000410388/NOT PROPOSED	CALHOUN AVE EAST POINT GA	NON GC	N/A	N/A
	CERCLIS	INDIAN CREEK SHEEN GAN000409803/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	MT. PARAN ACID SPILL GAN000409868/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	CERCLIS	NORTH GEORGIA TORNADO RESPONSE GAN000410198/NOT PROPOSED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	ERNS	85 NORTH BOUND OF THE CD RAMP TO L NRC-933379/MOBILE	85 N BOUND OF THE CD RAMP T ATLANTA GA	NON GC	N/A	N/A
	ERNS	85 SOUTHBOUND ON THE EXIT RAMP (TO NRC-931864/MOBILE	85 SOUTHBOUND ON THE EXIT R COLLEGE PARK GA	NON GC	N/A	N/A
	ERNS	ATLANTA-HARTSFIELD AIRPORT (OPERAT NRC-854493/MOBILE	IN THE RAMP AREA ATLANTA GA	NON GC	N/A	N/A
	SPILLS	A.V.M. EXPRESS GASP-0507-43840/	I-20 EB AT THE EXIT RAMP T ATLANTA GA	NON GC	N/A	N/A
	SPILLS	GEORGIA POWER GASP-0402-0017937/	ASHFORD DUNWOODY RD CHAMBLEE GA 30338	NON GC	N/A	N/A
	SPILLS	MILAN EXPRESS GASP-0909-59116/	CLEVELAND AVE ON RAMP & I- ATLANTA GA	NON GC	N/A	N/A
	SPILLS	ROTO-ROOTER GASP-0503-0000038/	DUNWOODY & ROSWELL RD ATLANTA GA 30338	NON GC	N/A	N/A
	SPILLS	UNKNOWN GASP-1007-48031/	I-285 SB RAMP TO 20 WB, ON ATLANTA GA	NON GC	N/A	N/A
	SPILLS	WALL STREET SYSTEMS GASP-1209-59999/	EXIT RAMP OFF I-85 SOUTH T ATLANTA GA	NON GC	N/A	N/A
	SPILLS	WERNER ENTERPRISES GASP-0909-57642/	I85 SOUTH BOUND ON RAMP TO ATLANTA GA	NON GC	N/A	N/A

## Environmental FirstSearch Sites Summary Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SPILLS	GASP-0507-45664/	I-20 EASTBOUND AT RAMP TO ATLANTA GA	NON GC	N/A	N/A
	SWL	ATLANTA SAND & SUPPLY CO., CRAWFO PBR-039-01IL/NOT REPORTED	CRAWFORD COUNTY ATLANTA GA	NON GC	N/A	N/A
	SWL	BILL GRANT, INC. INERT LANDFILL PBR-044-119IL/NOT REPORTED	STEPHENS WALK SUBDIVISION DUNWOODY GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-079IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-077IL-A/NOT REPORTED	SUMMERSET S/D LOTS 1&2 ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-078IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-084IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-082IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-080IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-081IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	BROCK CONSTRUCTION COMPANY, INC. PBR-044-083IL/NOT REPORTED	SUMMERSET LANE, SUMMERSET ATLANTA GA	NON GC	N/A	N/A
	SWL	CHARLES WILL FRAZIER BRUMBELOW RD PBR-060-005IL/	BRUMBELOW RD S ATLANTA GA	NON GC	N/A	N/A
	SWL	CITY - WIDE RECYCLING, INC. PBR-060-011TS/OPERATING	UNKNOWN GA	NON GC	N/A	N/A
	SWL	EQUIS ATLANTA T&P PBR-060-202TS/OPERATING	UNKNOWN GA	NON GC	N/A	N/A
	SWL	GA POWER - PLANT HATCH (LI) 001-004D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GA POWER - PLANT SHERER PH 3 (LI) 102-007D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GA POWER - PLANT VOGTLE #2 (LI) 017-006D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GA POWER - PLANT VOGTLE #3 (LI) 017-007D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GA POWER - PLANT YATES (LI) 038-011D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GEORGIA PACIFIC CORP. SR99 063-026D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A

# Environmental FirstSearch

## Sites Summary Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SWL	GEORGIA PACIFIC HARDWOOD PLYWOOD P 025-071D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GEORGIA PACIFIC PLYWOOD MILL, SR83 079-006D/NOT REPORTED	UNKNOWN ATLANTA GA	NON GC	N/A	N/A
	SWL	GEORGIA POWER -PLANT ARKWRIGHT PRI 011-025D/NOT REPORTED	UNKNOWN MACON GA	NON GC	N/A	N/A
	SWL	GEORGIA POWER COMPANY PBR-060-012IL/	900 BLOCK OF MARIETTA BOUL ATLANTA GA	NON GC	N/A	N/A
	SWL	GLEN DEVON DEVELOPMENT, INC. INERT PBR-044-040IL/NOT REPORTED	ASHFORD CHASE S/D, LOT 27, DUNWOODY GA	NON GC	N/A	N/A
	SWL	GLEN DEVON DEVELOPMENT, INC. INERT PBR-044-042IL/NOT REPORTED	ASHFORD CHASE S/D, LOT 13 DUNWOODY GA	NON GC	N/A	N/A
	SWL	GLEN DEVON DEVELOPMENT, INC. INERT PBR-044-043IL/NOT REPORTED	ASHFORD CHASE S/D, LOT 45 DUNWOODY GA	NON GC	N/A	N/A
	SWL	GLEN DEVON DEVELOPMENT, INC. INERT PBR-044-041IL/NOT REPORTED	ASHFORD CHASE S/D, LOT 11 DUNWOODY GA	NON GC	N/A	N/A
	SWL	GLEN DEVON DEVELOPMENT, INC. INERT PBR-044-044IL/NOT REPORTED	ASHFORD CHASE S/D, LOT 6 B DUNWOODY GA	NON GC	N/A	N/A
	SWL	HARTSFIELD ATLANTA INTERNATIONAL A PBR-060-013IL/NOT REPORTED	SITE NO.1 LOCATED AT SOUTH ATLANTA GA	NON GC	N/A	N/A
	SWL	JOHN WIELAND HOMES, INC. PBR-067-627IL/NOT REPORTED	CHATTAHOOCHEE RUN S/D , LOT ATLANTA GA	NON GC	N/A	N/A
	SWL	JOHN WIELAND HOMES, INC. PBR-067-592IL/NOT REPORTED	CHATTAHOOCHEE RUN S/D , LOT ATLANTA GA	NON GC	N/A	N/A
	SWL	JOHN WIELAND HOMES, INC. PBR-067-681IL/NOT REPORTED	CHATTAHOOCHEE RUN S/D, LOT ATLANTA GA	NON GC	N/A	N/A
	SWL	JOHN WIELAND HOMES, INC. PBR-067-668IL/NOT REPORTED	CHATTAHOOCHEE RUN S/D , LOT ATLANTA GA	NON GC	N/A	N/A
	SWL	THE WESTVIEW CEMETERY, INC. N.LAKE PBR-060-002IL/NOT REPORTED	N.LAKE PALMYRA ATLANTA GA	NON GC	N/A	N/A
	SWL	WHITFORD REAL ESTATE ANVILBLOCK R PBR-031-051IL/NOT REPORTED	ANVILBLOCK RD./MORELAND AV DUNWOODY GA	NON GC	N/A	N/A
	SWL	WINDWARD PROPERTIES INERT LANDFILL PBR-060-009IL/NOT REPORTED	OFF WINDWARD PARKWAY, .75 ATLANTA GA	NON GC	N/A	N/A
	BROWNIE	BUCKHEAD VILLAGE SOUTH GABF-0111-015/PLANNED	18 PEACHTREE AVE N ATLANTA GA	NON GC	N/A	N/A
	BROWNIE	PEACHTREE PORTAL PROJECT GABF-1007-036/N HSI	W PEACHTREE & ALEXANDER ST ATLANTA GA	NON GC	N/A	N/A
	TRIBALLA	BUREAU OF INDIAN AFFAIRS CONTACT I BIA-30338/	UNKNOWN GA 30338	NON GC	N/A	N/A



***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD      **JOB:** R2012-006  
ATLANTA GA 30338

**TOTAL:** 88      **GEOCODED:** 27      **NON GEOCODED:** 61      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	VCP	JOHN F. ROWAN, SR, ITEM IV TRUST 18-333-02-023/UNKNOWN	N SHALLOWFORD RD CHAMBLEE GA	NON GC	N/A	N/A

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**SPILLS**

**SEARCH ID:** 5      **DIST/DIR:** 0.04 NW      **ELEVATION:** 980      **MAP ID:** 1

**NAME:** DUNWOODY MEDICAL CENTER

**REV:** 3/31/02

**ADDRESS:** UNKNOWN  
DUNWOODY GA 30338  
DEKALB

**ID1:** GASP-0402-0011774

**ID2:** 04

**STATUS:**

**PHONE:**

**CONTACT:**

**SOURCE:** GA EPD

**SITE INFORMATION**

DATE : 11/08/1996

MATERIAL: DIESEL

WATERWAY IMPACTED: NONE

ACTION: DDO ONLY

REFERRED TO:

NATURE OF INCIDENT:

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**SPILLS**

**SEARCH ID:** 6      **DIST/DIR:** 0.04 NW      **ELEVATION:** 980      **MAP ID:** 1

**NAME:** DUNWOODY MEDICAL CENTER  
**ADDRESS:** UNKNOWN  
DUNWOODY GA 30338  
DEKALB

**REV:** 3/31/02  
**ID1:** GASP-0402-0011940  
**ID2:** 04  
**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

**SITE INFORMATION**

DATE : 11/08/1996  
MATERIAL: DIESEL  
WATERWAY IMPACTED: NONE  
ACTION: DDO ONLY  
REFERRED TO:  
NATURE OF INCIDENT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

UST

**SEARCH ID:** 7      **DIST/DIR:** 0.04 NW      **ELEVATION:** 980      **MAP ID:** 1

<b>NAME:</b> EMORY DUNWOODY MEDICAL CENTER <b>ADDRESS:</b> 4575 N SHALLOWFORD RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> EMORY DUNWOODY MEDICAL CENTER <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/14/10 <b>ID1:</b> 9044192 <b>ID2:</b> 9044192.00 <b>STATUS:</b> CLOSED <b>PHONE:</b> 770-454-2017
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**SITE INFORMATION**

FACILITY ID: 9044192  
 FACILITY TYPE: HOSPITAL

OWNER INFORMATION NAME: EMORY DUNWOODY MEDICAL CENTER  
 4575 N SHALLOWFORD RD  
 ATLANTA GA 30338  
 PHONE: 770-454-2017

**TANK INFORMATION**

NUMBER OF TANKS: 3

TANK ID: 1  
 REMOVED FROM GROUND: YES DATE: 1/5/1998  
 PRODUCT: DIESEL  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: NOT MARKED/UNKNOWN  
 PIPE CONSTRUCTION MATERIAL: NOT MARKED  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:

OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 2  
 REMOVED FROM GROUND: YES DATE: 1/21/1998  
 PRODUCT: DIESEL  
 CAPACITY: 560  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: NOT MARKED  
 PIPE TYPE: SUCTION: VALVE AT THE TANK  
 OVERFILL EXEMPT:

OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 3  
 REMOVED FROM GROUND: YES DATE: 7/10/2008  
 PRODUCT: DIESEL  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: COMPOSITE DOUBLE WALLED  
 PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED FLEX  
 PIPE TYPE: SUCTION: VALVE AT THE TANK  
 OVERFILL EXEMPT:

- Continued on next page -

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

UST

<b>SEARCH ID:</b> 7	<b>DIST/DIR:</b> 0.04 NW	<b>ELEVATION:</b> 980	<b>MAP ID:</b> 1
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**NAME:** EMORY DUNWOODY MEDICAL CENTER

**REV:** 9/14/10

**ADDRESS:** 4575 N SHALLOWFORD RD

**ID1:** 9044192

ATLANTA GA 30338

**ID2:** 9044192.00

DEKALB

**STATUS:** CLOSED

**CONTACT:** EMORY DUNWOODY MEDICAL CENTER

**PHONE:** 770-454-2017

**SOURCE:** GA EPD

OVERFILL DATE: 3/5/1998

SPILL EXEMPT:



# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

## **LUST**

**SEARCH ID:** 16      **DIST/DIR:** 0.04 NW      **ELEVATION:** 980      **MAP ID:** 1

**NAME:** EMORY DUNWOODY MEDICAL CENTER

**REV:** 9/1/11

**ADDRESS:** 4575 N SHALLOWFORD RD

**ID1:** 9044192

ATLANTA GA 30338

**ID2:** 09044192

DEKALB

**STATUS:** NFA - NO FURTHER ACTION

**CONTACT:**

**PHONE:**

**SOURCE:** GA EPD

### **SITE INFORMATION**

FACILITY ID: 09044192

LEAK ID: 3

DATE RECEIVED: 7/23/2008

PROJECT OFFICER: LOGAN, WILLIAM E.

DESCRIPTION: SUSPECTED RELEASE RECEIVED

CLEANUP STATUS: NFA - NO FURTHER ACTION

FACILITY ID: 09044192

LEAK ID: 1

DATE RECEIVED: 8/26/1992

PROJECT OFFICER: GOTTSCHALK, MARLIN R

DESCRIPTION: CONFIRMED RELEASE RECEIVED

CLEANUP STATUS: NFA - NO FURTHER ACTION

FACILITY ID: 09044192

LEAK ID: 2

DATE RECEIVED: 11/12/1996

PROJECT OFFICER: COUGHLAN, MICHAEL F

DESCRIPTION: CONFIRMED RELEASE RECEIVED

CLEANUP STATUS: NFA - NO FURTHER ACTION

FACILITY ID: 09044192

LEAK ID: 3

DATE RECEIVED: 8/13/2008

PROJECT OFFICER: LOGAN, WILLIAM E.

DESCRIPTION: CONFIRMED RELEASE RECEIVED

CLEANUP STATUS: NFA - NO FURTHER ACTION

### **TANK INFORMATION**

NUMBER OF TANKS: 3

TANK ID: 1

REMOVED FROM GROUND: YES DATE: 1/5/1998

PRODUCT: DIESEL

CAPACITY: 10000

TANK CONSTRUCTION MATERIAL: NOT MARKED/UNKNOWN

PIPE CONSTRUCTION MATERIAL: NOT MARKED

PIPE TYPE: NOT MARKED

OVERFILL EXEMPT:

OVERFILL DATE:

SPILL EXEMPT:

SPILL DATE:

TANK ID: 2

REMOVED FROM GROUND: YES DATE: 1/21/1998

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 16      **DIST/DIR:** 0.04 NW      **ELEVATION:** 980      **MAP ID:** 1

**NAME:** EMORY DUNWOODY MEDICAL CENTER  
**ADDRESS:** 4575 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 9/1/11  
**ID1:** 9044192  
**ID2:** 09044192  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

PRODUCT: DIESEL  
CAPACITY: 560  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: NOT MARKED  
PIPE TYPE: SUCTION: VALVE AT THE TANK  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND: YES DATE: 7/10/2008  
PRODUCT: DIESEL  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: COMPOSITE DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED FLEX  
PIPE TYPE: SUCTION: VALVE AT THE TANK  
OVERFILL EXEMPT:  
OVERFILL DATE: 3/5/1998  
SPILL EXEMPT:

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**SPILLS**

**SEARCH ID:** 4      **DIST/DIR:** 0.17 NW      **ELEVATION:** 976      **MAP ID:** 2

**NAME:** AERO EXTERMINATORS  
**ADDRESS:** 4330 VILLAGE OAKS LN  
ATLANTA GA 30338  
DEKALB

**REV:** 3/31/02  
**ID1:** GASP-0402-0006896  
**ID2:** 08  
**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

**SITE INFORMATION**

DATE : 06/21/1994  
MATERIAL: DURSBAN  
WATERWAY IMPACTED: DRAINAGE DITCH  
ACTION: OTHER  
REFERRED TO:  
NATURE OF INCIDENT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

RCRAGN

<b>SEARCH ID:</b> 1	<b>DIST/DIR:</b> 0.25 NW	<b>ELEVATION:</b> 993	<b>MAP ID:</b> 3
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**NAME:** ONE HOUR MARTINIZING #2  
**ADDRESS:** 4639 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 9/14/10  
**ID1:** GAD981216831  
**ID2:**  
**STATUS:** SGN  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

SITE INFORMATION

CONTACT INFORMATION: HARRY M HOCK  
4639-I N SHALLOWFORD RD  
ATLANTA GA 30338

PHONE: 4044514543

UNIVERSE INFORMATION:

NAIC INFORMATION

81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

The following spent halogenated solvents: Tetrachloroethylene, methylene chloride, trichloroethylene, 1,1,1-trichloroethane, chlorobenzene, 1,1,2-trichloro-1,2,2-trifluoroethane, ortho-dichlorobenzene, trichlorofluoromethane

# Environmental FirstSearch Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

RCRANLR

**SEARCH ID:** 2      **DIST/DIR:** 0.25 NW      **ELEVATION:** 993      **MAP ID:** 3

**NAME:** ONE HOUR MARTINIZING #2  
**ADDRESS:** 4639 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 11/9/11  
**ID1:** GAD981216831  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

## SITE INFORMATION

CONTACT INFORMATION: CHAN CHENG  
N SHALLOWFORD RD  
ATLANTA GA 30338

PHONE: 4044094692

OWNER NAME: HARRY HOCK SR  
OWNER TYPE: P-PRIVATE  
OPERATOR: CHAN CHENG  
OPERATOR TYPE: P-PRIVATE  
MAILING ADDRESS: 4639-N SHALLOWFORD RD  
ATLANTA, GA 30338

## UNIVERSE INFORMATION:

RECEIVED DATE: 09/13/2010

## SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA: N - NO  
SUBJCA TSD 3004: N - NO  
SUBJCA NON TSD: N - NO  
SIGNIFICANT NON-COMPLIANCE(SNC): N - NO  
BEGINNING OF THE YEAR SNC:  
PERMIT WORKLOAD: ----  
CLOSURE WORKLOAD: ----  
POST CLOSURE WORKLOAD: ----  
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS: ----  
CORRECTIVE ACTION WORKLOAD: N - NO  
GENERATOR STATUS: N

INSTITUTIONAL CONTROL: N-NO ENGINEERING CONTROL: N  
HUMAN EXPOSURE: N-NO GW CONTROLS: N- NO  
LAND TYPE: P-PRIVATE SHORT TERM GEN: N  
TRANS FACILITY: N REC WASTE FROM OFF SITE: N

IMPORTER ACTIVITY: N - NO MIXED WASTE GEN: N - NO  
TRANS ACTIVITY: N - NO TSD ACTIVITY: N - NO  
RECYCLER ACTIVITY: N - NO ONSITE BURNER EXEMPT: N - NO  
FURNACE EXEMPTION: N - NO UNDER INJECT ACTIVITY: N - NO  
REC WASTE FROM OFF SITE: N - NO UNIV WASTE DEST FAC: N  
USED OIL TRANS: N - NO USED OIL PROCESSOR: N - NO  
USED OIL REFINER: N - NO USED OIL FUEL BURNER: N - NO  
UO FUEL MARKETER TO BURNER: N USED OIL SPEC MARKETER: N - NO

## NAIC INFORMATION

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

RCRANLR

**SEARCH ID:** 2      **DIST/DIR:** 0.25 NW      **ELEVATION:** 993      **MAP ID:** 3

**NAME:** ONE HOUR MARTINIZING #2  
**ADDRESS:** 4639 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 11/9/11  
**ID1:** GAD981216831  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

- DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

VIOLATION NUMBER: 1 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: GENERATORS - PRE-TRANSPORT

VIOLATION NUMBER: 2 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: GENERATORS - PRE-TRANSPORT

VIOLATION NUMBER: 3 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: GENERATORS - RECORDS/REPORTING

VIOLATION NUMBER: 4 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: TSD IS-CONTAINER USE AND MANAGEMENT

VIOLATION NUMBER: 5 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: GENERATORS - PRE-TRANSPORT

VIOLATION NUMBER: 6 RESPONSIBLE: S - STATE  
DETERMINED: 10/20/2010 DETERMINED BY: S - STATE  
CITATION: RESOLVED: 10/23/2010  
TYPE: LDR - GENERAL

HAZARDOUS WASTE INFORMATION:

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**DRYCLEANERS**

**SEARCH ID:** 25      **DIST/DIR:** 0.25 NW      **ELEVATION:** 993      **MAP ID:** 3

<b>NAME:</b> ALPINE CLEANERS	<b>REV:</b> 9/1/05
<b>ADDRESS:</b> 4639 N SHALLOWFORD RD	<b>ID1:</b> 404234
DUNWOODY GA 30338	<b>ID2:</b>
DEKALB	<b>STATUS:</b> DRY CLEANERS
<b>CONTACT:</b> SUN D. KIM	<b>PHONE:</b> 404/451-4543
<b>SOURCE:</b> GA DNR	

**SITE INFORMATION**

PICK UP STORE:  
NO PERC:  
CHEMICAL:  
PICKUP STORE SENDS CLOTHS TO:  
ANNUAL PERC USAGE(GAL): 70  
PREC TRACKING METHOD: 1  
NUM OF DRY TO DRY MACHINES: 1  
NUM OF TRANSFER MACHINES: 0  
FORM USED: 3  
RESP OFFICIAL: SUN D. KIM  
TITLE RESP OFFICIAL: OWNER  
GENERIC PERMIT NO: 1  
MACHINE 1 INSTALLED: Jun-05

## Environmental FirstSearch Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

### UST

**SEARCH ID:** 8      **DIST/DIR:** 0.32 SE      **ELEVATION:** 973      **MAP ID:** 4

<b>NAME:</b> NORTH SHALLOWFORD OPER HQ <b>ADDRESS:</b> 4404 N SHALLOWFORD RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> GEORGIA POWER COMPANY <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/14/10 <b>ID1:</b> 4440234 <b>ID2:</b> 4440234.00 <b>STATUS:</b> ACTIVE <b>PHONE:</b> 478-784-5832
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#### SITE INFORMATION

FACILITY ID: 4440234  
FACILITY TYPE: UTILITIES

OWNER INFORMATION NAME: GEORGIA POWER COMPANY  
960 KEY ST BIN 75013  
MACON GA 31204  
PHONE: 478-784-5832

#### TANK INFORMATION

NUMBER OF TANKS: 5

TANK ID: 1  
REMOVED FROM GROUND: YES DATE: 11/1/1988  
PRODUCT: DIESEL  
CAPACITY: 6000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: UNKNOWN  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:

OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2  
REMOVED FROM GROUND: YES DATE: 9/15/1992  
PRODUCT: USED OIL  
CAPACITY: 560  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: GRAVITY FED  
OVERFILL EXEMPT: Y

OVERFILL DATE:  
SPILL EXEMPT: Y  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND: YES DATE: 11/1/1988  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: UNKNOWN  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

UST

**SEARCH ID:** 8      **DIST/DIR:** 0.32 SE      **ELEVATION:** 973      **MAP ID:** 4

**NAME:** NORTH SHALLOWFORD OPER HQ  
**ADDRESS:** 4404 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB  
**CONTACT:** GEORGIA POWER COMPANY  
**SOURCE:** GA EPD

**REV:** 9/14/10  
**ID1:** 4440234  
**ID2:** 4440234.00  
**STATUS:** ACTIVE  
**PHONE:** 478-784-5832

OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 4  
CURRENTLY IN USE: YES DATE: 11/1/1988  
PRODUCT: DIESEL  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:

OVERFILL DATE: 11/1/1988  
SPILL EXEMPT:  
SPILL DATE: 11/1/1988

TANK ID: 5  
CURRENTLY IN USE: YES DATE: 11/1/1988  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:

OVERFILL DATE: 11/1/1988  
SPILL EXEMPT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 21      **DIST/DIR:** 0.32 SE      **ELEVATION:** 973      **MAP ID:** 4

<b>NAME:</b> NORTH SHALLOWFORD OPER HQ <b>ADDRESS:</b> 4404 N SHALLOWFORD RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 4440234 <b>ID2:</b> 04440234 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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SITE INFORMATION

FACILITY ID: 04440234  
LEAK ID: 1  
DATE RECEIVED: 9/19/2003  
PROJECT OFFICER: WALLACE, RONALD J  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: NFA - NO FURTHER ACTION

TANK INFORMATION

NUMBER OF TANKS: 5

TANK ID: 1  
REMOVED FROM GROUND: YES DATE: 11/1/1988  
PRODUCT: DIESEL  
CAPACITY: 6000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: UNKNOWN  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2  
REMOVED FROM GROUND: YES DATE: 9/15/1992  
PRODUCT: USED OIL  
CAPACITY: 560  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: GRAVITY FED  
OVERFILL EXEMPT: Y  
OVERFILL DATE:  
SPILL EXEMPT: Y  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND: YES DATE: 11/1/1988  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: UNKNOWN  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

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***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**LUST**

**SEARCH ID:** 21      **DIST/DIR:** 0.32 SE      **ELEVATION:** 973      **MAP ID:** 4

<p><b>NAME:</b> NORTH SHALLOWFORD OPER HQ  <b>ADDRESS:</b> 4404 N SHALLOWFORD RD          ATLANTA GA 30338          DEKALB  <b>CONTACT:</b>  <b>SOURCE:</b> GA EPD</p>	<p><b>REV:</b> 9/1/11  <b>ID1:</b> 4440234  <b>ID2:</b> 04440234  <b>STATUS:</b> NFA - NO FURTHER ACTION  <b>PHONE:</b></p>
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TANK ID: 4  
 CURRENTLY IN USE: YES DATE: 11/1/1988  
 PRODUCT: DIESEL  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: FIBERGLASS DOUBLE WALLED  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 11/1/1988  
 SPILL EXEMPT:  
 SPILL DATE: 11/1/1988

TANK ID: 5  
 CURRENTLY IN USE: YES DATE: 11/1/1988  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: FIBERGLASS DOUBLE WALLED  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 11/1/1988  
 SPILL EXEMPT:

## Environmental FirstSearch Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

### LUST

**SEARCH ID:** 9      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1021      **MAP ID:** 5

<b>NAME:</b> BP <b>ADDRESS:</b> 4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 0601085 <b>ID2:</b> 00601085 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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#### SITE INFORMATION

FACILITY ID: 00601085  
 LEAK ID: 2  
 DATE RECEIVED: 5/2/2000  
 PROJECT OFFICER: MUHANNA.SHAHEER L  
 DESCRIPTION: SUSPECTED RELEASE RECEIVED  
 CLEANUP STATUS: NFA - SUSPECTED RELEASE

FACILITY ID: 00601085  
 LEAK ID: 1  
 DATE RECEIVED: 1/28/2000  
 PROJECT OFFICER: HALL.SAQUILLA  
 DESCRIPTION: SUSPECTED RELEASE RECEIVED  
 CLEANUP STATUS: NFA - NO FURTHER ACTION

FACILITY ID: 00601085  
 LEAK ID: 1  
 DATE RECEIVED: 3/13/2000  
 PROJECT OFFICER: HALL.SAQUILLA  
 DESCRIPTION: CONFIRMED RELEASE RECEIVED  
 CLEANUP STATUS: NFA - NO FURTHER ACTION

FACILITY ID: 00601085  
 LEAK ID: 3  
 DATE RECEIVED: 11/13/2001  
 PROJECT OFFICER: MAYILA.FERDINAND  
 DESCRIPTION: CONFIRMED RELEASE RECEIVED  
 CLEANUP STATUS: NFA - NO FURTHER ACTION

#### TANK INFORMATION

NUMBER OF TANKS: 11

TANK ID: 1  
 REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 10  
 CURRENTLY IN USE: YES DATE: 7/31/2001

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# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## **LUST**

**SEARCH ID:** 9      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1021      **MAP ID:** 5

<b>NAME:</b>	BP	<b>REV:</b>	9/1/11
<b>ADDRESS:</b>	4485 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	0601085
	DUNWOODY GA 30338	<b>ID2:</b>	00601085
	DEKALB	<b>STATUS:</b>	NFA - NO FURTHER ACTION
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 10/1/2001  
SPILL EXEMPT:  
SPILL DATE: 8/30/2001

TANK ID: 11  
CURRENTLY IN USE: YES DATE: 7/31/2001  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 10/1/2001  
SPILL EXEMPT:  
SPILL DATE: 8/30/2001

TANK ID: 2  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 4  
REMOVED FROM GROUND: YES DATE: 7/5/2001

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**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 9      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1021      **MAP ID:** 5

<b>NAME:</b> BP	<b>REV:</b> 9/1/11
<b>ADDRESS:</b> 4485 CHAMBLEE DUNWOODY RD	<b>ID1:</b> 0601085
DUNWOODY GA 30338	<b>ID2:</b> 00601085
DEKALB	<b>STATUS:</b> NFA - NO FURTHER ACTION
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> GA EPD	

PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 2/20/1989  
SPILL EXEMPT:  
SPILL DATE: 2/20/1989

TANK ID: 5  
REMOVED FROM GROUND: YES DATE: 7/5/2001  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 2/20/1989  
SPILL EXEMPT:  
SPILL DATE: 2/20/1989

TANK ID: 6  
REMOVED FROM GROUND: YES DATE: 7/5/2001  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 2/20/1989  
SPILL EXEMPT:  
SPILL DATE: 2/20/1989

TANK ID: 7  
REMOVED FROM GROUND: YES DATE: 7/5/2001  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 2/20/1989  
SPILL EXEMPT:  
SPILL DATE: 2/20/1989

TANK ID: 8  
CURRENTLY IN USE: YES DATE: 7/31/2001

- More Details Exist For This Site; Max Page Limit Reached -

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

### LUST

**SEARCH ID:** 11      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1021      **MAP ID:** 5

<p><b>NAME:</b> BP/AMOCO #7022  <b>ADDRESS:</b> 4485 CHAMBLEE DUNWOODY RD  DUNWOODY GA 30338  DEKALB  <b>CONTACT:</b>  <b>SOURCE:</b> GA EPD</p>	<p><b>REV:</b> 9/1/03  <b>ID1:</b> 00601085  <b>ID2:</b> 00601085  <b>STATUS:</b>  <b>PHONE:</b></p>
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#### SITE INFORMATION

MAJOR CODE: CONFIRMED RELEASE  
MINOR CODE: RECEIVED  
DATE RECEIVED: 11/13/2001  
PROJECT OFFICER: MAYILA, FERDINAND

MAJOR CODE: SUSPECTED RELEASE  
MINOR CODE: RECEIVED  
DATE RECEIVED: 1/28/2000  
PROJECT OFFICER: MCDONALD, JASON

MAJOR CODE: CONFIRMED RELEASE  
MINOR CODE: RECEIVED  
DATE RECEIVED: 3/13/2000  
PROJECT OFFICER: MCDONALD, JASON

MAJOR CODE: SUSPECTED RELEASE  
MINOR CODE: RECEIVED  
DATE RECEIVED: 5/2/2000  
PROJECT OFFICER: MUHANNA, SHAHEER L

#### TANK INFORMATION

NUMBER OF TANKS: 11

TANK ID: 1  
INSTALLED: 4/24/1981  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 10  
INSTALLED: 7/31/2001  
CURRENTLY IN USE: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED

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# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## LUST

<b>SEARCH ID:</b> 11	<b>DIST/DIR:</b> 0.44 SW	<b>ELEVATION:</b> 1021	<b>MAP ID:</b> 5
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<b>NAME:</b> BP/AMOCO #7022	<b>REV:</b> 9/1/03
<b>ADDRESS:</b> 4485 CHAMBLEE DUNWOODY RD	<b>ID1:</b> 00601085
DUNWOODY GA 30338	<b>ID2:</b> 00601085
DEKALB	<b>STATUS:</b>
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> GA EPD	

PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 10/1/2001  
SPILL EXEMPT:  
SPILL DATE: 8/30/2001

TANK ID: 11  
INSTALLED: 7/31/2001  
CURRENTLY IN USE: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 10/1/2001  
SPILL EXEMPT:  
SPILL DATE: 8/30/2001

TANK ID: 2  
INSTALLED: 4/24/1981  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
INSTALLED: 4/24/1981  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

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# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## **LUST**

**SEARCH ID:** 11      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1021      **MAP ID:** 5

<b>NAME:</b>	BP/AMOCO #7022	<b>REV:</b>	9/1/03
<b>ADDRESS:</b>	4485 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	00601085
	DUNWOODY GA 30338	<b>ID2:</b>	00601085
	DEKALB	<b>STATUS:</b>	
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

TANK ID: 4  
 INSTALLED: 2/20/1989  
 REMOVED FROM GROUND: YES DATE: 7/5/2001  
 CATHODICALLY PROTECTED: YES DATE: 2/20/1989  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 2/20/1989  
 SPILL EXEMPT:  
 SPILL DATE: 2/20/1989

TANK ID: 5  
 INSTALLED: 2/20/1989  
 REMOVED FROM GROUND: YES DATE: 7/5/2001  
 CATHODICALLY PROTECTED: YES DATE: 2/20/1989  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 2/20/1989  
 SPILL EXEMPT:  
 SPILL DATE: 2/20/1989

TANK ID: 6  
 INSTALLED: 2/20/1989  
 REMOVED FROM GROUND: YES DATE: 7/5/2001  
 CATHODICALLY PROTECTED: YES DATE: 2/20/1989  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: STEEL-GALVANIC  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 2/20/1989  
 SPILL EXEMPT:  
 SPILL DATE: 2/20/1989

TANK ID: 7  
 INSTALLED: 2/20/1989  
 REMOVED FROM GROUND: YES DATE: 7/5/2001  
 CATHODICALLY PROTECTED: YES DATE: 2/20/1989  
 PRODUCT: GAS  
 CAPACITY: 10000

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**DRYCLEANERS**

**SEARCH ID:** 26      **DIST/DIR:** 0.44 SW      **ELEVATION:** 1022      **MAP ID:** 6

**NAME:** GEORGETOWN CLEANERS  
**ADDRESS:** 4490 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB  
**CONTACT:** ARNOLD MELVIN  
**SOURCE:** GA DNR

**REV:** 9/1/05  
**ID1:** 404229  
**ID2:**  
**STATUS:** DRY CLEANERS  
**PHONE:** 770/458-5970

**SITE INFORMATION**

PICK UP STORE:  
NO PERC:  
CHEMICAL:  
PICKUP STORE SENDS CLOTHS TO:  
ANNUAL PERC USAGE(GAL): 325  
PREC TRACKING METHOD: 1  
NUM OF DRY TO DRY MACHINES:  
NUM OF TRANSFER MACHINES: 1  
FORM USED: 3  
RESP OFFICIAL: YOON TAE LEE  
TITLE RESP OFFICIAL: OWNER  
GENERIC PERMIT NO: 4  
MACHINE 1 INSTALLED: 6/11/1994

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**DRYCLEANERS**

**SEARCH ID:** 27      **DIST/DIR:** 0.45 SW      **ELEVATION:** 1021      **MAP ID:** 7

<p><b>NAME:</b> SUMMIT CLEANERS  <b>ADDRESS:</b> 4530 CHAMBLEE DUNWOODY RD  DUNWOODY GA 30341  DEKALB  <b>CONTACT:</b> JOHN CHENG  <b>SOURCE:</b> GA DNR</p>	<p><b>REV:</b> 9/1/05  <b>ID1:</b> 405432  <b>ID2:</b>  <b>STATUS:</b> DRY CLEANERS  <b>PHONE:</b></p>
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**SITE INFORMATION**

PICK UP STORE:  
NO PERC:  
CHEMICAL:  
PICKUP STORE SENDS CLOTHS TO:  
ANNUAL PERC USAGE(GAL): 120  
PREC TRACKING METHOD: 1  
NUM OF DRY TO DRY MACHINES: 1  
NUM OF TRANSFER MACHINES: 0  
FORM USED: 3  
RESP OFFICIAL: JOHN CHENG  
TITLE RESP OFFICIAL:  
GENERIC PERMIT NO: 1  
MACHINE 1 INSTALLED: 8/1/1995

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 10      **DIST/DIR:** 0.46 SW      **ELEVATION:** 1023      **MAP ID:** 8

<b>NAME:</b> BP #24027 <b>ADDRESS:</b> 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 04440209 <b>ID2:</b> 04440209 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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SITE INFORMATION

FACILITY ID: 04440209  
LEAK ID: 1  
DATE RECEIVED: 4/2/2002  
PROJECT OFFICER: TAM,STANLEY  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: NFA - NO FURTHER ACTION

TANK INFORMATION

NUMBER OF TANKS: 10

TANK ID: 1  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
PRODUCT: GAS  
CAPACITY: 4000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 10  
REMOVED FROM GROUND: YES DATE: 4/9/2002  
PRODUCT: GAS  
CAPACITY: 9728  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 1/1/1991  
SPILL EXEMPT:  
SPILL DATE: 1/1/1991

TANK ID: 2  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
PRODUCT: GAS  
CAPACITY: 4000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

**LUST**

**SEARCH ID:** 10      **DIST/DIR:** 0.46 SW      **ELEVATION:** 1023      **MAP ID:** 8

<b>NAME:</b> BP #24027 <b>ADDRESS:</b> 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 04440209 <b>ID2:</b> 04440209 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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TANK ID: 3  
 REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
 PRODUCT: GAS  
 CAPACITY: 4000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 4  
 REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
 PRODUCT: GAS  
 CAPACITY: 1000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 5  
 REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
 PRODUCT: GAS  
 CAPACITY: 4000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 6  
 REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
 PRODUCT: GAS  
 CAPACITY: 4000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 10      **DIST/DIR:** 0.46 SW      **ELEVATION:** 1023      **MAP ID:** 8

<b>NAME:</b> BP #24027 <b>ADDRESS:</b> 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 04440209 <b>ID2:</b> 04440209 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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TANK ID: 7  
REMOVED FROM GROUND DATE UNKNOWN; YES DATE:  
PRODUCT: DIESEL  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 8  
REMOVED FROM GROUND; YES DATE: 4/9/2002  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 1/1/1991  
SPILL EXEMPT:  
SPILL DATE: 1/1/1991

TANK ID: 9  
REMOVED FROM GROUND; YES DATE: 4/9/2002  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 1/1/1991  
SPILL EXEMPT:

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

### LUST

**SEARCH ID:** 13      **DIST/DIR:** 0.47 SW      **ELEVATION:** 1017      **MAP ID:** 9

**NAME:** BROOKHAVEN CHEVRON  
**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB  
**CONTACT:**  
**SOURCE:** GA EPD

**REV:** 03/01/06  
**ID1:** 4440501  
**ID2:** 04440501  
**STATUS:**  
**PHONE:**

#### SITE INFORMATION

LEAK ID: 1  
DATE RECEIVED: 1/8/1992  
PROJECT OFFICER: JONES,F. CALVIN  
DESCRIPTION: CONFIRMED RELEASE RECEIVED

#### TANK INFORMATION

NUMBER OF TANKS: 4

TANK ID: 1  
INSTALLED: 1/3/1978  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:  
SPILL DATE: 8/19/1993

TANK ID: 2  
INSTALLED: 1/3/1978  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:  
SPILL DATE: 8/19/1993

TANK ID: 3  
INSTALLED: 1/3/1978  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:

- Continued on next page -

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

<b>SEARCH ID:</b> 13	<b>DIST/DIR:</b> 0.47 SW	<b>ELEVATION:</b> 1017	<b>MAP ID:</b> 9
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**NAME:** BROOKHAVEN CHEVRON  
**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB

**REV:** 03/01/06  
**ID1:** 4440501  
**ID2:** 04440501

**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

SPILL DATE: 8/19/1993

TANK ID: 4  
INSTALLED: 4/21/1966  
REMOVED FROM GROUND: YES DATE: 1/1/1986  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: USED OIL  
CAPACITY: 1000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: GRAVITY FED  
OVERFILL EXEMPT: Y  
OVERFILL DATE:  
SPILL EXEMPT: Y

# *Environmental FirstSearch* *Site Detail Report*

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## LUST

**SEARCH ID:** 23      **DIST/DIR:** 0.47 SW      **ELEVATION:** 1017      **MAP ID:** 9

**NAME:** SHELL ROYAL FOODMART  
**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB

**REV:** 9/1/11  
**ID1:** 04440501  
**ID2:** 04440501  
**STATUS:** IN REMEDIATION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

### SITE INFORMATION

FACILITY ID: 04440501  
LEAK ID: 1  
DATE RECEIVED: 1/8/1992  
PROJECT OFFICER: ADAMS, KELLY B  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: IN REMEDIATION

### TANK INFORMATION

NUMBER OF TANKS: 4

TANK ID: 1  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:  
SPILL DATE: 8/19/1993

TANK ID: 2  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:  
SPILL DATE: 8/19/1993

TANK ID: 3  
CURRENTLY IN USE: YES DATE: 9/30/2003  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 8/19/1993  
SPILL EXEMPT:  
SPILL DATE: 8/19/1993

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***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

<b>SEARCH ID:</b> 23	<b>DIST/DIR:</b> 0.47 SW	<b>ELEVATION:</b> 1017	<b>MAP ID:</b> 9
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**NAME:** SHELL ROYAL FOODMART  
**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB

**REV:** 9/1/11  
**ID1:** 04440501  
**ID2:** 04440501  
**STATUS:** IN REMEDIATION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

TANK ID: 4  
REMOVED FROM GROUND: YES DATE: 1/1/1986  
PRODUCT: USED OIL  
CAPACITY: 1000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL  
PIPE TYPE: GRAVITY FED  
OVERFILL EXEMPT: Y  
OVERFILL DATE:  
SPILL EXEMPT: Y

# *Environmental FirstSearch* *Site Detail Report*

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## LUST

**SEARCH ID:** 14      **DIST/DIR:** 0.48 SE      **ELEVATION:** 971      **MAP ID:** 10

**NAME:** CHARTER PEACHFORD HOSPITAL  
**ADDRESS:** 2151 PEACHFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 9/1/11  
**ID1:** 9044211  
**ID2:** 09044211  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

### SITE INFORMATION

FACILITY ID: 09044211  
LEAK ID: 1  
DATE RECEIVED: 5/14/1997  
PROJECT OFFICER: MCALLISTER, AMY J  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: NFA - NO FURTHER ACTION

### TANK INFORMATION

NUMBER OF TANKS: 2

TANK ID: 2151-1  
REMOVED FROM GROUND: YES DATE: 2/5/1997  
PRODUCT: GAS  
CAPACITY: 500  
TANK CONSTRUCTION MATERIAL: MARKED UNKNOWN  
PIPE CONSTRUCTION MATERIAL: NOT MARKED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2151-2  
CLOSED IN GROUND: YES DATE: 2/5/1997  
PRODUCT: GAS  
CAPACITY: 1000  
TANK CONSTRUCTION MATERIAL: MARKED UNKNOWN  
PIPE CONSTRUCTION MATERIAL: NOT MARKED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

**LUST**

**SEARCH ID:** 15      **DIST/DIR:** 0.63 NE      **ELEVATION:** 1019      **MAP ID:** 11

**NAME:** DEKALB CO/FIRE STATION #18

**REV:** 9/1/11

**ADDRESS:** 4588 BARCLAY DR

**ID1:** 4444025

CHAMBLEE GA 30341

**ID2:** 04444025

DEKALB

**STATUS:** NFA - NO FURTHER ACTION

**CONTACT:**

**PHONE:**

**SOURCE:** GA EPD

**SITE INFORMATION**

FACILITY ID: 04444025

LEAK ID: 1

DATE RECEIVED: 6/25/1992

PROJECT OFFICER: BUERKLE, ANDREA C

DESCRIPTION: CONFIRMED RELEASE RECEIVED

CLEANUP STATUS: NFA - NO FURTHER ACTION

**TANK INFORMATION**

NUMBER OF TANKS: 4

TANK ID: H011712

REMOVED FROM GROUND: YES DATE: 6/12/1992

PRODUCT: DIESEL

CAPACITY: 1000

TANK CONSTRUCTION MATERIAL: BARE STEEL

PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL

PIPE TYPE: SUCTION: VALVE AT THE TANK

OVERFILL EXEMPT:

OVERFILL DATE:

SPILL EXEMPT:

SPILL DATE:

TANK ID: H011719

REMOVED FROM GROUND: YES DATE: 6/12/1992

PRODUCT: GAS

CAPACITY: 1000

TANK CONSTRUCTION MATERIAL: BARE STEEL

PIPE CONSTRUCTION MATERIAL: GALVANIZED STEEL

PIPE TYPE: SUCTION: VALVE AT THE TANK

OVERFILL EXEMPT:

OVERFILL DATE:

SPILL EXEMPT:

SPILL DATE:

TANK ID: L295152

CURRENTLY IN USE: YES DATE: 9/4/1992

PRODUCT: DIESEL

CAPACITY: 1031

TANK CONSTRUCTION MATERIAL: TANK JACKET

PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC

PIPE TYPE: SUCTION: NO VALVE AT THE TANK

OVERFILL EXEMPT:

OVERFILL DATE: 9/4/1992

SPILL EXEMPT:

SPILL DATE: 9/4/1992

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***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

<b>SEARCH ID:</b> 15	<b>DIST/DIR:</b> 0.63 NE	<b>ELEVATION:</b> 1019	<b>MAP ID:</b> 11
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**NAME:** DEKALB CO/FIRE STATION #18  
**ADDRESS:** 4588 BARCLAY DR  
CHAMBLEE GA 30341  
DEKALB

**REV:** 9/1/11  
**ID1:** 4444025  
**ID2:** 04444025  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

TANK ID: L295154  
CURRENTLY IN USE: YES DATE: 9/4/1992  
PRODUCT: GAS  
CAPACITY: 1031  
TANK CONSTRUCTION MATERIAL: TANK JACKET  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: SUCTION: NO VALVE AT THE TANK  
OVERFILL EXEMPT:  
OVERFILL DATE: 9/4/1992  
SPILL EXEMPT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 12      **DIST/DIR:** 0.64 NE      **ELEVATION:** 990      **MAP ID:** 12

**NAME:** BROOK RUN/GA DEPT HUMAN RES  
**ADDRESS:** 4770 N PEACHTREE RD  
DUNWOODY GA 30338  
DEKALB

**REV:** 9/1/11  
**ID1:** 4440092  
**ID2:** 04440092  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

SITE INFORMATION

FACILITY ID: 04440092  
LEAK ID: 1  
DATE RECEIVED: 4/12/1999  
PROJECT OFFICER: SIMPKINS,TERRENCE  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: NFA - NO FURTHER ACTION

TANK INFORMATION

NUMBER OF TANKS: 6

TANK ID: 1  
REMOVED FROM GROUND: YES DATE: 1/13/1999  
PRODUCT: EMPTY  
CAPACITY: 30000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: BARE STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2  
REMOVED FROM GROUND: YES DATE: 1/13/1999  
PRODUCT: EMPTY  
CAPACITY: 30000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: BARE STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND: YES DATE: 1/13/1999  
PRODUCT: EMPTY  
CAPACITY: 30000  
TANK CONSTRUCTION MATERIAL: BARE STEEL  
PIPE CONSTRUCTION MATERIAL: BARE STEEL  
PIPE TYPE: NOT MARKED  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 12      **DIST/DIR:** 0.64 NE      **ELEVATION:** 990      **MAP ID:** 12

<b>NAME:</b> BROOK RUN/GA DEPT HUMAN RES <b>ADDRESS:</b> 4770 N PEACHTREE RD DUNWOODY GA 30338 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 4440092 <b>ID2:</b> 04440092 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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TANK ID: 4  
 REMOVED FROM GROUND: YES DATE: 1/13/1999  
 PRODUCT: EMPTY  
 CAPACITY: 30000  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 5  
 REMOVED FROM GROUND: YES DATE: 1/13/1999  
 PRODUCT: GAS  
 CAPACITY: 5000  
 TANK CONSTRUCTION MATERIAL: MARKED UNKNOWN  
 PIPE CONSTRUCTION MATERIAL: UNKNOWN  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

TANK ID: 6  
 REMOVED FROM GROUND: YES DATE: 1/13/1999  
 PRODUCT: GAS  
 CAPACITY: 5000  
 TANK CONSTRUCTION MATERIAL: MARKED UNKNOWN  
 PIPE CONSTRUCTION MATERIAL: UNKNOWN  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:

# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## LUST

**SEARCH ID:** 17      **DIST/DIR:** 0.65 SW      **ELEVATION:** 1022      **MAP ID:** 13

<b>NAME:</b>	EXXON FOOD MART	<b>REV:</b>	9/1/11
<b>ADDRESS:</b>	4401 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	4440823
	CHAMBLEE GA 30341	<b>ID2:</b>	04440823
	DEKALB	<b>STATUS:</b>	NFA - NO FURTHER ACTION
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

### SITE INFORMATION

FACILITY ID: 04440823  
LEAK ID: 1  
DATE RECEIVED: 2/9/1995  
PROJECT OFFICER: BUERKLE, ANDREA C  
DESCRIPTION: CONFIRMED RELEASE RECEIVED  
CLEANUP STATUS: NFA - NO FURTHER ACTION

### TANK INFORMATION

NUMBER OF TANKS: 7

TANK ID: 1  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

- Continued on next page -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 17      **DIST/DIR:** 0.65 SW      **ELEVATION:** 1022      **MAP ID:** 13

<b>NAME:</b> EXXON FOOD MART <b>ADDRESS:</b> 4401 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 4440823 <b>ID2:</b> 04440823 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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TANK ID: 4  
 REMOVED FROM GROUND: YES DATE: 11/16/1994  
 PRODUCT: USED OIL  
 CAPACITY: 1000  
 TANK CONSTRUCTION MATERIAL: FIBERGLASS  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
 PIPE TYPE: GRAVITY FED  
 OVERFILL EXEMPT: Y  
 OVERFILL DATE:  
 SPILL EXEMPT: Y  
 SPILL DATE:

TANK ID: 5  
 CURRENTLY IN USE: YES DATE: 7/10/2001  
 PRODUCT: GAS  
 CAPACITY: 10000  
 TANK CONSTRUCTION MATERIAL: COMPOSITE  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT: N  
 OVERFILL DATE: 8/15/2001  
 SPILL EXEMPT: N  
 SPILL DATE: 8/15/2001

TANK ID: 6A  
 CURRENTLY IN USE: YES DATE: 7/10/2001  
 PRODUCT: GAS  
 CAPACITY: 8000  
 TANK CONSTRUCTION MATERIAL: COMPOSITE  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT: N  
 OVERFILL DATE: 8/15/2001  
 SPILL EXEMPT: N  
 SPILL DATE: 8/15/2001

TANK ID: 6B  
 CURRENTLY IN USE: YES DATE: 7/10/2001  
 PRODUCT: DIESEL  
 CAPACITY: 4000  
 TANK CONSTRUCTION MATERIAL: COMPOSITE  
 PIPE CONSTRUCTION MATERIAL: FIBERGLASS/DOUBLE WALLED  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT: N  
 OVERFILL DATE: 8/15/2001  
 SPILL EXEMPT: N

# Environmental FirstSearch

## Site Detail Report

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

### LUST

**SEARCH ID:** 18      **DIST/DIR:** 0.65 SW      **ELEVATION:** 1022      **MAP ID:** 13

**NAME:** EXXON FOOD MART  
**ADDRESS:** 4401 CHAMBLEE DUNWOODY RD  
CHAMBLEE GA 30341  
DEKALB

**REV:** 9/1/03  
**ID1:** 04440823  
**ID2:** 04440823

**CONTACT:**  
**SOURCE:** GA EPD

**STATUS:**  
**PHONE:**

#### SITE INFORMATION

MAJOR CODE: CONFIRMED RELEASE  
MINOR CODE: RECEIVED  
DATE RECEIVED: 2/9/1995  
PROJECT OFFICER: BUERKLE, ANDREA C

#### TANK INFORMATION

NUMBER OF TANKS: 7

TANK ID: 1  
INSTALLED: 3/20/1983  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 2  
INSTALLED: 3/20/1983  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 3  
INSTALLED: 3/20/1983  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: PRESSURE

- Continued on next page -

# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

## **LUST**

**SEARCH ID:** 18      **DIST/DIR:** 0.65 SW      **ELEVATION:** 1022      **MAP ID:** 13

<b>NAME:</b>	EXXON FOOD MART	<b>REV:</b>	9/1/03
<b>ADDRESS:</b>	4401 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	04440823
	CHAMBLEE GA 30341	<b>ID2:</b>	04440823
	DEKALB	<b>STATUS:</b>	
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

OVERFILL EXEMPT:  
OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

TANK ID: 4  
INSTALLED: 3/20/1983  
REMOVED FROM GROUND: YES DATE: 11/16/1994  
UPGRADED REPAIR NOT MARKED: YES DATE:  
PRODUCT: USED OIL  
CAPACITY: 1000  
TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: FIBERGLASS REINFORCED PLASTIC  
PIPE TYPE: GRAVITY FED  
OVERFILL EXEMPT: Y  
OVERFILL DATE:  
SPILL EXEMPT: Y  
SPILL DATE:

TANK ID: 5  
INSTALLED: 7/10/2001  
CURRENTLY IN USE: YES DATE: 7/10/2001  
PRODUCT: GAS  
CAPACITY: 10000  
TANK CONSTRUCTION MATERIAL: COMPOSITE  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT: N  
OVERFILL DATE: 8/15/2001  
SPILL EXEMPT: N  
SPILL DATE: 8/15/2001

TANK ID: 6  
INSTALLED: 7/10/2001  
CURRENTLY IN USE: YES DATE: 7/10/2001  
PRODUCT: GAS  
CAPACITY: 8000  
TANK CONSTRUCTION MATERIAL: COMPOSITE  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT: N  
OVERFILL DATE: 8/15/2001  
SPILL EXEMPT: N  
SPILL DATE: 8/15/2001

TANK ID: 7  
INSTALLED: 7/10/2001  
CURRENTLY IN USE: YES DATE: 7/10/2001

- Continued on next page -



***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 18      **DIST/DIR:** 0.65 SW      **ELEVATION:** 1022      **MAP ID:** 13

**NAME:** EXXON FOOD MART  
**ADDRESS:** 4401 CHAMBLEE DUNWOODY RD  
CHAMBLEE GA 30341  
DEKALB

**REV:** 9/1/03  
**ID1:** 04440823  
**ID2:** 04440823

**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

PRODUCT: DIESEL  
CAPACITY: 4000  
TANK CONSTRUCTION MATERIAL: COMPOSITE  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT: N  
OVERFILL DATE: 8/15/2001  
SPILL EXEMPT: N

# **Environmental FirstSearch** **Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

## LUST

**SEARCH ID:** 22      **DIST/DIR:** 0.66 SW      **ELEVATION:** 1024      **MAP ID:** 14

<b>NAME:</b>	PETRO BANGLA INC	<b>REV:</b>	9/1/11
<b>ADDRESS:</b>	4400 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	09044163
	CHAMBLEE GA 30341	<b>ID2:</b>	09044163
	DEKALB	<b>STATUS:</b>	IN REMEDIATION
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

### SITE INFORMATION

FACILITY ID: 09044163  
 LEAK ID: 1  
 DATE RECEIVED: 8/5/2008  
 PROJECT OFFICER: TAIWO, MICHAEL  
 DESCRIPTION: SUSPECTED RELEASE RECEIVED  
 CLEANUP STATUS: IN REMEDIATION

FACILITY ID: 09044163  
 LEAK ID: 1  
 DATE RECEIVED: 9/10/2008  
 PROJECT OFFICER: TAIWO, MICHAEL  
 DESCRIPTION: CONFIRMED RELEASE RECEIVED  
 CLEANUP STATUS: IN REMEDIATION

### TANK INFORMATION

NUMBER OF TANKS: 3

TANK ID: 1  
 CURRENTLY IN USE: YES DATE: 1/15/1992  
 PRODUCT: DIESEL  
 CAPACITY: 12000  
 TANK CONSTRUCTION MATERIAL: FIBERGLASS  
 PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED FLEX  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 1/1/1991  
 SPILL EXEMPT:  
 SPILL DATE: 1/1/1991

TANK ID: 2  
 CURRENTLY IN USE: YES DATE: 1/15/1992  
 PRODUCT: GAS  
 CAPACITY: 12000  
 TANK CONSTRUCTION MATERIAL: FIBERGLASS  
 PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED FLEX  
 PIPE TYPE: PRESSURE  
 OVERFILL EXEMPT:  
 OVERFILL DATE: 1/1/1991  
 SPILL EXEMPT:  
 SPILL DATE: 1/1/1991

TANK ID: 3  
 CURRENTLY IN USE: YES DATE: 1/15/1992  
 PRODUCT: GAS  
 CAPACITY: 12000

- Continued on next page -

*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 4575 NORTH SHALLOWFORD RD      **JOB:** R2012-006  
ATLANTA GA 30338

LUST

**SEARCH ID:** 22      **DIST/DIR:** 0.66 SW      **ELEVATION:** 1024      **MAP ID:** 14

<b>NAME:</b>	PETRO BANGLA INC	<b>REV:</b>	9/1/11
<b>ADDRESS:</b>	4400 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	09044163
	CHAMBLEE GA 30341	<b>ID2:</b>	09044163
	DEKALB	<b>STATUS:</b>	IN REMEDIATION
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

TANK CONSTRUCTION MATERIAL: FIBERGLASS  
PIPE CONSTRUCTION MATERIAL: DOUBLE WALLED FLEX  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 1/1/1991  
SPILL EXEMPT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

LUST

**SEARCH ID:** 19      **DIST/DIR:** 0.67 SW      **ELEVATION:** 1022      **MAP ID:** 15

<b>NAME:</b> HOLIDAY INN PERIMETER MALL/DUNWO <b>ADDRESS:</b> 4386 CHAMBLEE DUNWOODY RD ATLANTA GA 30341 DEKALB <b>CONTACT:</b> <b>SOURCE:</b> GA EPD	<b>REV:</b> 9/1/11 <b>ID1:</b> 9044176 <b>ID2:</b> 09044176 <b>STATUS:</b> NFA - NO FURTHER ACTION <b>PHONE:</b>
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SITE INFORMATION

FACILITY ID: 09044176  
 LEAK ID: 1  
 DATE RECEIVED: 4/22/1997  
 PROJECT OFFICER: LOGAN, WILLIAM E.  
 DESCRIPTION: CONFIRMED RELEASE RECEIVED  
 CLEANUP STATUS: NFA - NO FURTHER ACTION

TANK INFORMATION

NUMBER OF TANKS: 1

TANK ID: 1  
 REMOVED FROM GROUND: YES DATE: 7/1/1996  
 PRODUCT: DIESEL  
 CAPACITY: 550  
 TANK CONSTRUCTION MATERIAL: BARE STEEL  
 PIPE CONSTRUCTION MATERIAL: COPPER  
 PIPE TYPE: NOT MARKED  
 OVERFILL EXEMPT:  
 OVERFILL DATE:  
 SPILL EXEMPT:  
 SPILL DATE:

***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

VCP

<b>SEARCH ID:</b> 24	<b>DIST/DIR:</b> 0.74 SE	<b>ELEVATION:</b> 933	<b>MAP ID:</b> 17
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**NAME:** JOHN F. ROWAN, SR, ITEM IV TRUST

**ADDRESS:** 4306 N PEACHTREE RD

CHAMBLEE GA

DEKALB

**CONTACT:**

**SOURCE:** GA EPD

**REV:** 5/31/11

**ID1:** 18-343-13-005

**ID2:** VRP1088718277 7/9/2010

**STATUS:** UNKNOWN

**PHONE:**

SITE INFORMATION

TAX PARCEL ID: 18-343-13-005

VRP APPLICATION NUMBER: VRP1088718277 7/9/2010

ASSOCIATED WITH HSI #: 10786

DATE OF APPLICATION: 7/9/2010

APPLICANT: JOHN F. ROWAN, SR, ITEM IV TRUST

DATE OF APPROVAL: 12/2/2010

EPD COMMENTS: 12/2/2010



***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2012-006

STATE

**SEARCH ID:** 3      **DIST/DIR:** 0.76 SE      **ELEVATION:** 937      **MAP ID:** 18

**NAME:** FASHION CARE/EXECUTIVE CARE

**REV:** 10/7/11

**ADDRESS:** 2211 SAVOY DR  
CHAMBLEE GA 30341  
DEKALB

**ID1:** 10786

**ID2:**

**STATUS:** CLASS II

**CONTACT:**

**PHONE:**

**SOURCE:** GA EPD

SITE INFORMATION

CSR DATE:  
PUB/PRIV:  
DELISTED:

PARCEL ID NUMBER: 1834313002

LAST KNOWN PROPERTY OWNER: The Estate of John F. Rowan  
1270 Hestertown Road  
Madison GA 30650

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

This site has a known release of Vinyl chloride 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. Other substances on site: Tetrachloroethene; Trichloroethene.

STATUS OF CLEANUP ACTIVITIES: Investigations are being conducted to determine how much cleanup is necessary for source materials, soil, and groundwater.

CLEANUP PRIORITY: The Director has designated this site as Class II.

GA EPD DIRECTOR S DETERMINATION REGARDING CORRECTIVE ACTION:

Pending

## Environmental FirstSearch Descriptions

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.**FINAL** - Currently on the Final NPL**PROPOSED** - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.**DELISTED** - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.**PART OF NPL**- Site is part of NPL site**DELETED** - Deleted from the Final NPL**FINAL** - Currently on the Final NPL**NOT PROPOSED** - Not on the NPL**NOT VALID** - Not Valid Site or Incident**PROPOSED** - Proposed for NPL**REMOVED** - Removed from Proposed NPL**SCAN PLAN** - Pre-proposal Site**WITHDRAWN** - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.**NFRAP** – No Further Remedial Action Plan**P** - Site is part of NPL site**D** - Deleted from the Final NPL**F** - Currently on the Final NPL**N** - Not on the NPL**O** - Not Valid Site or Incident**P** - Proposed for NPL**R** - Removed from Proposed NPL**S** - Pre-proposal Site**W** – Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.**RCRAInfo** facilities that have reported violations and subject to corrective actions.

**RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES.** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are

required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN - Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities. CONNECTICUT HAZARDOUS WASTE MANIFEST - Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records. MASSACHUSETTES HAZARDOUS WASTE GENERATOR - database of generators that are regulated under the MA DEP. VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil. SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil. LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

Fed Brownfield: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs. CLEANUPS IN MY COMMUNITY (subset) - Sites, facilities and properties that have been contaminated by hazardous materials and are being, or have been, cleaned up under EPA's brownfield's program.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFAIRS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: EPD HAZARDOUS SITE INVENTORY (HSI) - database of sites in Georgia known or suspected of having had a release of a regulated substance above a reportable quantity and which have yet to demonstrate compliance with the most restrictive risk reduction standards in the Rules for Hazardous Site Response.

State Spills 90: GA DNR SPILL LOCATIONS - database of spills reported since 1990 as reported to the Emergency Response Team

State/Tribal SWL: EPD SOLID WASTE DISPOSAL FACILITIES/SOLID WASTE TRANSFER STATION - database of solid waste land filling or associated activities involving the handling of solid waste. The presence of a site on this list does not necessarily indicate existing environmental contamination but rather the potential. Included in this database are Landfills, Sanitary Landfills, Transfer Stations, and Construction and Demolition Landfills. Status = 1 means Site is an active site. Status = 2 means Site is a closed site. Status = ID means Site has ceased receiving waste-proceeding with closure requirements.

State/Tribal LUST: EPD GEORGIA LEAKING UNDERGROUND STORAGE TANKS - database of underground storage tanks that have reported leaks or releases. The data includes tank, pipe construction and status.

State/Tribal UST/AST: EPD LIST OF GEORGIA UNDERGROUND STORAGE TANKS - database of underground petroleum storage tanks. Inclusion on this list indicates the presence of petroleum storage tanks and therefore the potential for environmental problems. It does not necessarily indicate existing problems. Please Note: The Temp field represents the number of tanks that are listed as Temporarily Out of Use.

State/Tribal VCP: EPD VOLUNTARY REMEDIATION PROGRAM— Georgia's Voluntary Remediation Program Act became effective on June 1, 2009. This Act was created to encourage voluntary investigation and remediation of contaminated properties. (1) A drycleaning solvent contaminated site eligible for state-funded site rehabilitation under s. 376.3078(3), F.S.; (2) A drycleaning solvent contaminated site at which cleanup is undertaken by the real property owner pursuant to s. 376.3078(10), F.S., if the real property owner is not also, and has never been, the owner or operator of the drycleaning facility where the contamination exists; or (3) A brownfield site in a designated brownfield area under s. 376.80, F.S.

State/Tribal Brownfields: EPD PUBLIC RECORD - database of 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. The public Record includes the following summary tables, which provide names and locations of properties where response actions have been completed and identifies properties where response actions are planned. The summary also states whether a site is suitable for unrestricted use.

Federal Wells: USGS UNITED STATES GROUND-WATER SITES INVENTORY - Database of more than 850,000 records of wells, springs, test holes, tunnels, drains, and excavations in the United States.

TRIS: EPA TOXIC RELEASE INVENTORY SYSTEM (TRIS)– Database that contains information on toxic chemical releases and other waste management activities reported annually by certain covered industry groups as well as federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) and expanded by the Pollution Prevention Act of 1990.

SETS PRP: EPA POTENTIALLY RESPONSIBLE PARTIES (PRP) – database of parties identified by the EPA as being potential responsible for contamination at a CERCLIS or NPL site.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) – RCRA site the have institutional controls.

Dry Cleaners: GA EPD PETROLEUM DRY CLEANERS – database of petroleum drycleaners and pick up (dry) stores. The data includes an id number, dry cleaner name, address, owner, type of machines, annual amount of perc used, date machines were installed, type of control device and whether the cleaners has been inspected. PETROLEUM DRY CLEANERS – database of petroleum drycleaners and pick up (dry) stores. The data includes an id number, dry cleaner name, address, owner, type of machines, annual amount of perc used, date machines were installed, type of control device and whether the cleaners has been inspected.

Meth Labs: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of 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 U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.



## Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA/MA DEP/CT DEP Environmental Protection Agency, Massachusetts Department of Environmental Protection, Connecticut Department of Environmental Protection

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Fed Brownfield: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection AgencyNational Response Center.

Updated annually

Tribal Lands: DOI/BIA United States Department of the Interior Bureau of Indian Affairs

Updated annually

State/Tribal Sites: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

State Spills 90: GA DNR Georgia Department of Natural Resources

Updated quarterly

State/Tribal SWL: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

State/Tribal LUST: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

State/Tribal UST/AST: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

State/Tribal VCP: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated no longer available

State/Tribal Brownfields: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

Federal Wells: USGS United States Geographical Survey.

Updated annually

TRIS: EPA Environmental Protection Agency.

#J.9.

Updated quarterly

SETS PRP: EPA Environmental Protection Agency, National Technical Information Services

Updated when available

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

Dry Cleaners: GA EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources, Air Protection Branch

Updated when available

Meth Labs: US DOJ U.S. Department of Justice

Updated when available

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** 4575 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2012-006

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Azalea Garden Dr	0.09 SW		
Charleston Pl	0.1 SE		
Dunwoody Park	0.13 SW		
Lake Ridge Ln	0.07 NE		
N Shallowford Rd	0.06 SE		
NORTH SHALLOWFORD RD	0.00--		
Peachford Cir	0.25 SE		
Peachford Rd	0.23 SE		
Pernoshal Ct	0.00--		
Ramp	0.23 SE		
Village Dr	0.21 NW		
Village Oaks Dr	0.21 NE		
Village Oaks Ln	0.15 NW		
Village Oaks Rdg	0.21 NW		
Village Oaks Trl	0.21 NW		
Vlge Oaks Ln	0.15 NW		



## **HISTORICAL FIRE INSURANCE MAPS**

**NO MAPS AVAILABLE**

**01-13-12**

**R2012-006**

**4575 NORTH SHALLOWFORD RD  
ATLANTA GA 30338**

A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanborn® Map Company obtained through online access to the U.S. Library of Congress via local libraries.

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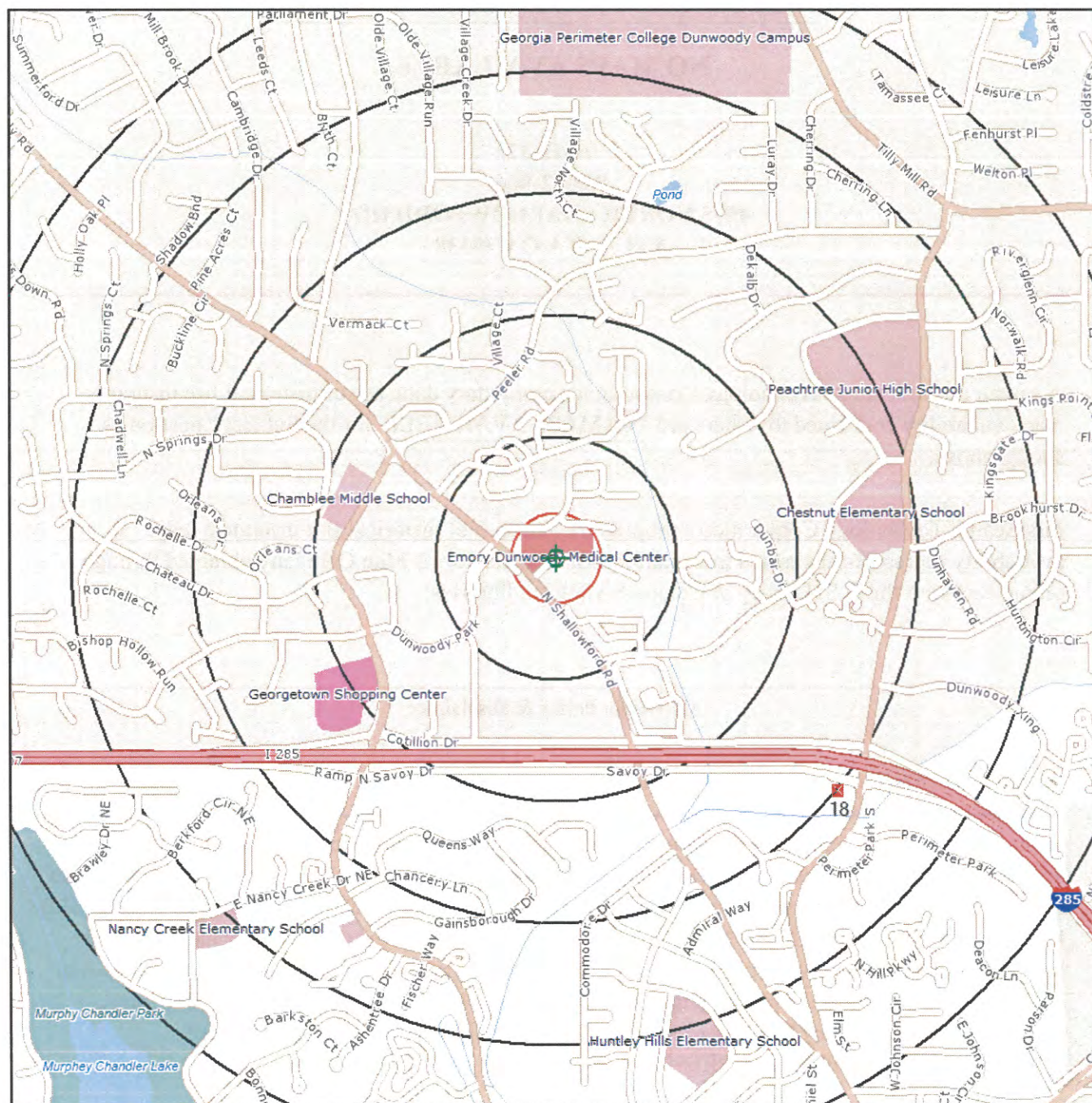
# Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRACOR, STATE Sites



**4575 NORTH SHALLOWFORD RD, ATLANTA GA 30338**



Source: Tele Atlas

Target Site (Latitude: 33.926162 Longitude: -84.307995) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





#J.9.



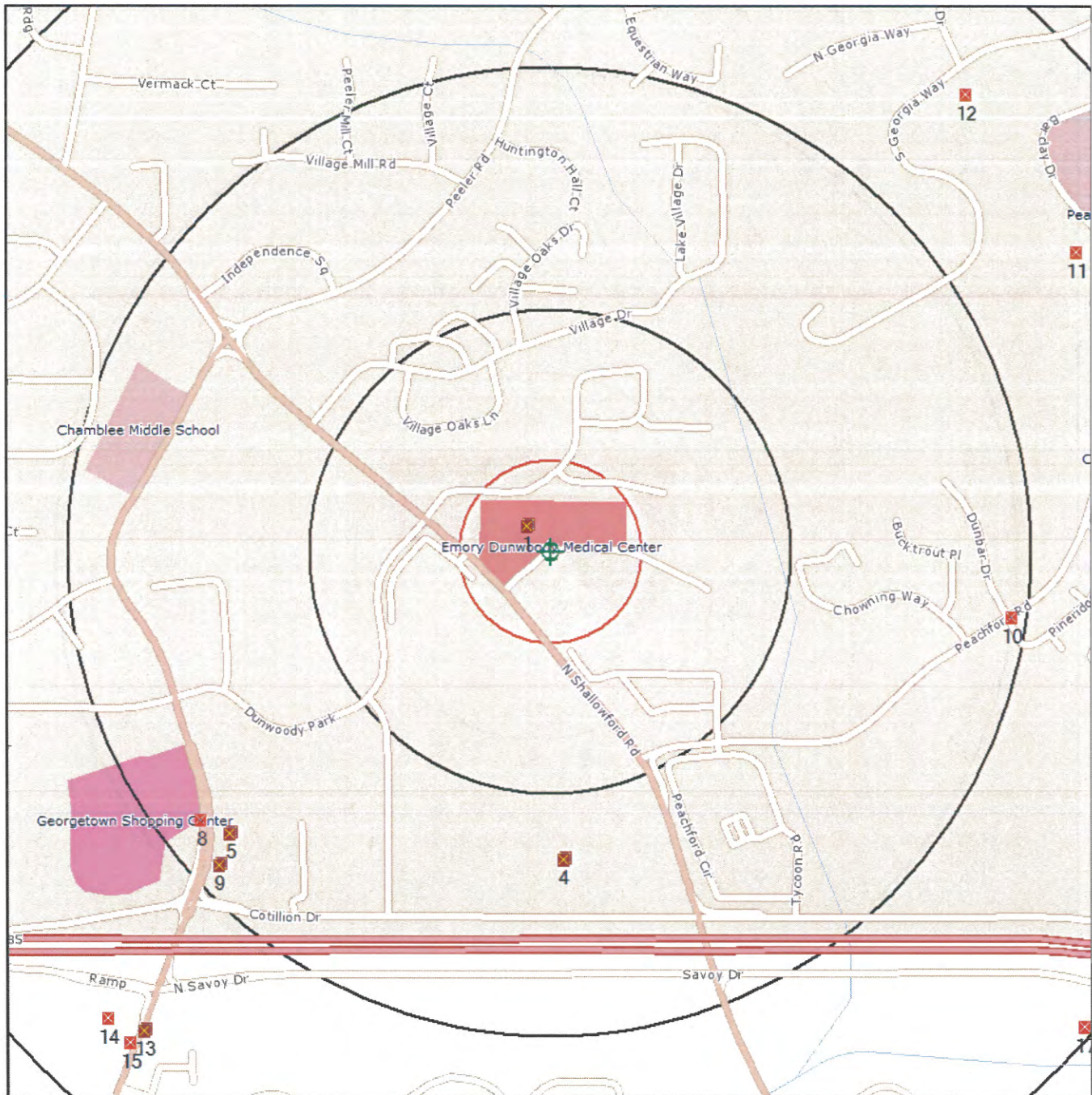
# Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



**4575 NORTH SHALLOWFORD RD, ATLANTA GA 30338**



Source: Tele Atlas

Target Site (Latitude: 33.926162 Longitude: -84.307995) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius







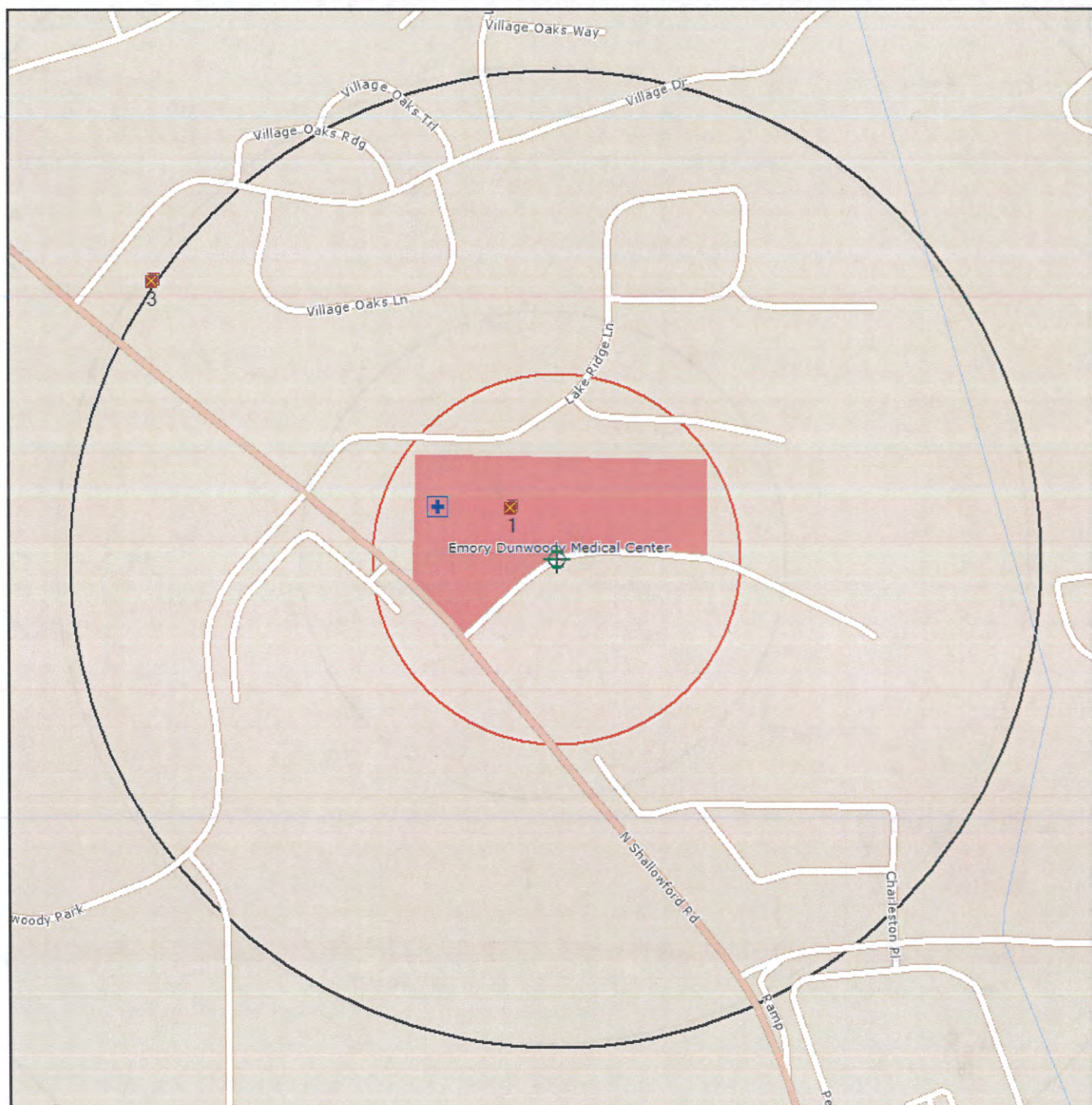
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS



**4575 NORTH SHALLOWFORD RD, ATLANTA GA 30338**



Source: Tele Atlas

Target Site (Latitude: 33.926162 Longitude: -84.307995) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





#J.9.

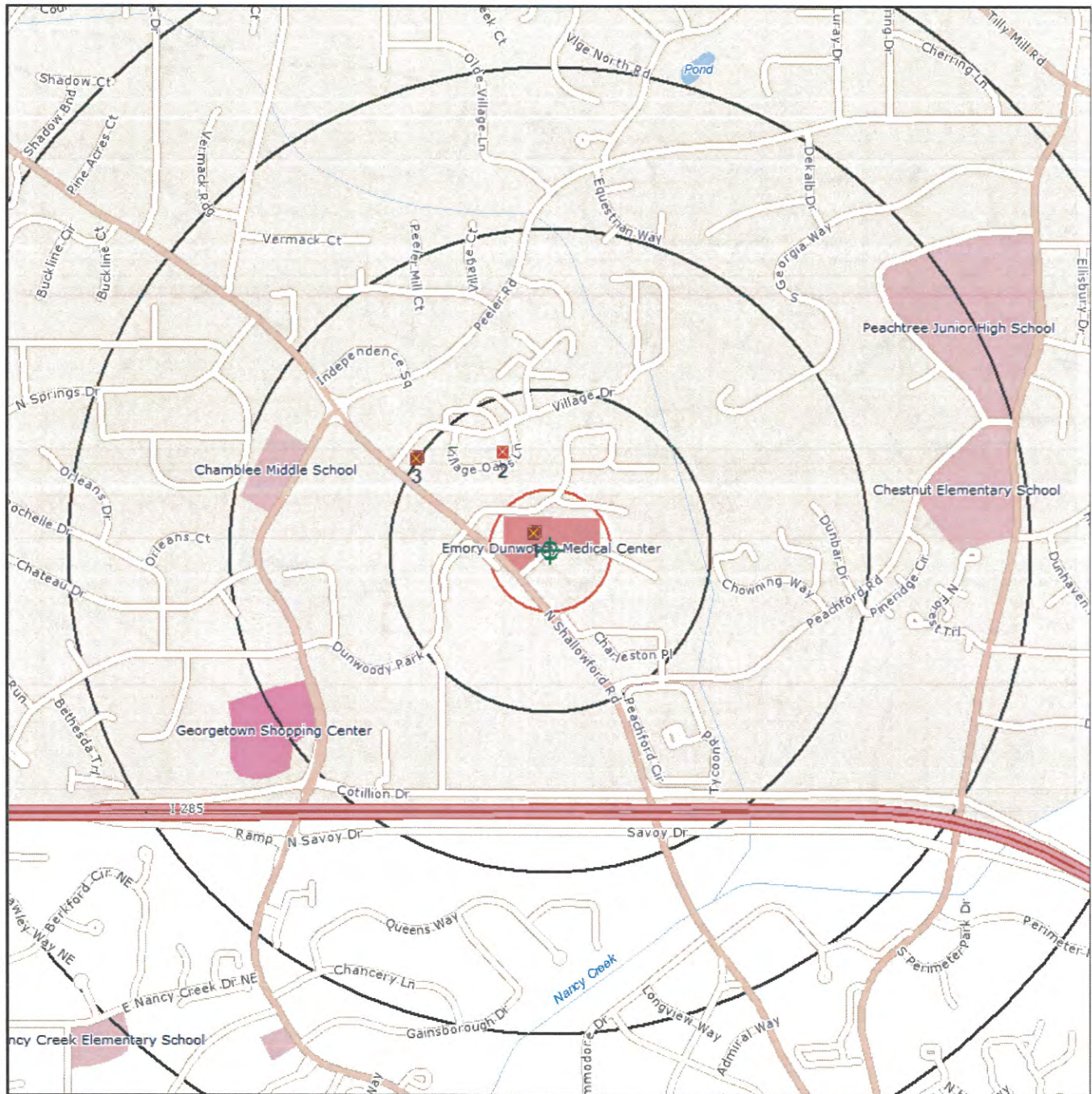
# Environmental FirstSearch

.75 Mile Radius

Non-ASTM Map: RCRANLR, Spills 90, Brownfield



**4575 NORTH SHALLOWFORD RD, ATLANTA GA 30338**



Source: Tele Atlas

- Target Site (Latitude: 33.926162 Longitude: -84.307995) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste  
Triballand.....
- National Historic Sites and Landmark Sites .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius







# Site Location Map

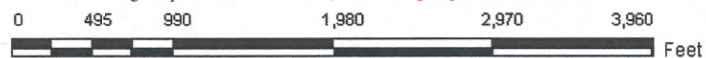
Topo : 0.75 Mile Radius

4575 NORTH SHALLOWFORD RD, ATLANTA GA 30338



SOURCE: SCANNED USGS TOPOGRAPHIC QUADRANGLES  
SCANNED BY MAPTECH AND USGS  
DISTRIBUTED AUGUST, 2005.

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Data Supplied by:

Prepared by FirstSearch Technology Corporation

JOB NO.



Map Name: CHAMBLEE  
Map Reference Code: 33084-H3-TF-024

-399- Date Created: 1993--  
Contour Interval: 10 feet

Date Revised: None--  
Elevation:

FIGURE NO.

1



## APPENDIX F

### Historical References





Historical Aerial Photo

2007

**4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

Target Site: 33.926162 -84.307995; Job Number: R2012-006

-401-



1 inch equals 750 feet





Historical Aerial Photo  
1993

**4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

Target Site: 33.926162 -84.307995; Job Number: R2012-006



1 inch equals 750 feet





Historical Aerial Photo

1988

**4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

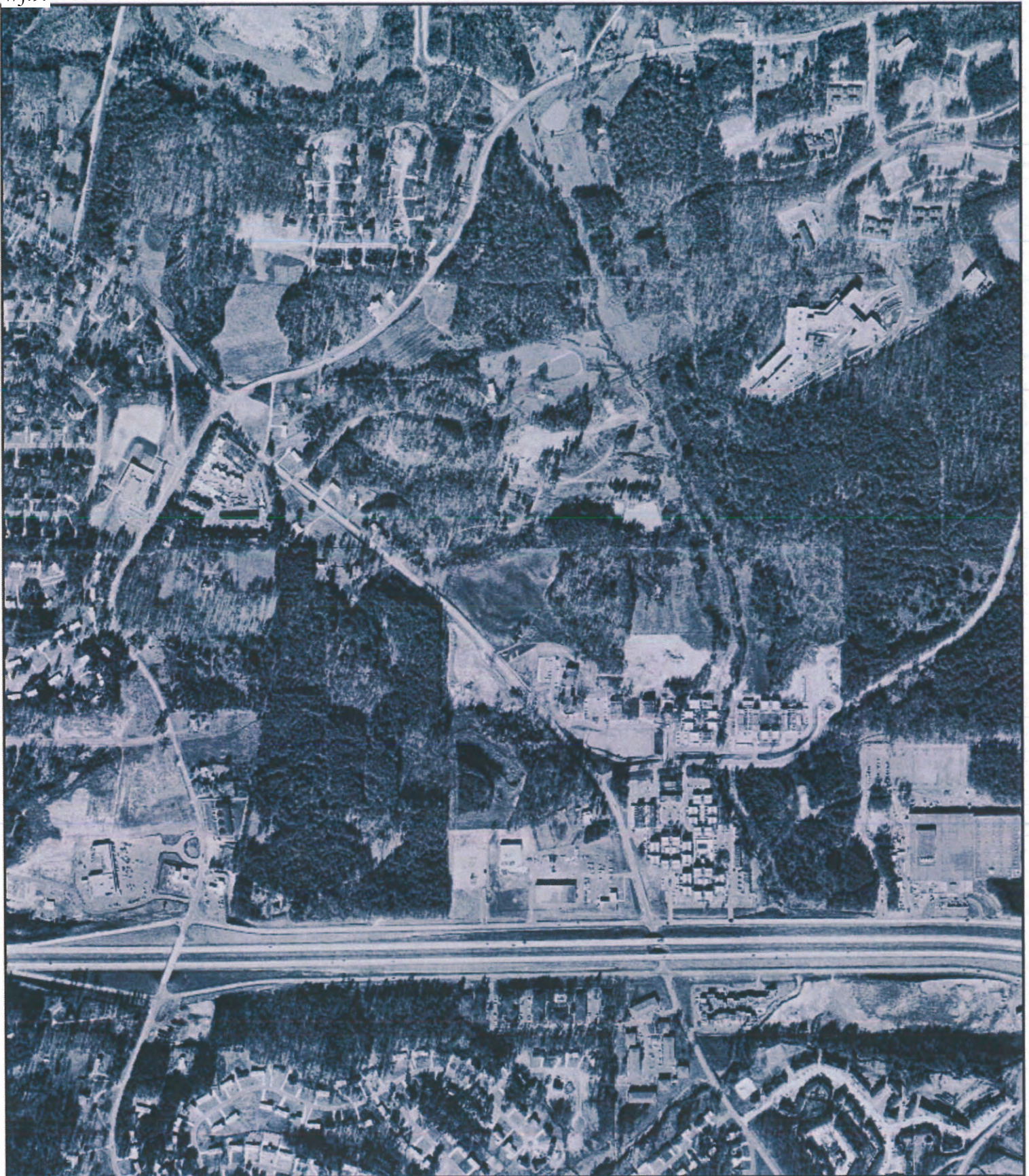
Target Site: 33.926162 -84.307995 Job Number: R2012-006

-403-



1 inch equals 750 feet





Historical Aerial Photo  
1968

4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

Target Site: 33.926162 -84.307995; Job Number: R2012-006



1 inch equals 750 feet





Historical Aerial Photo

1952

4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

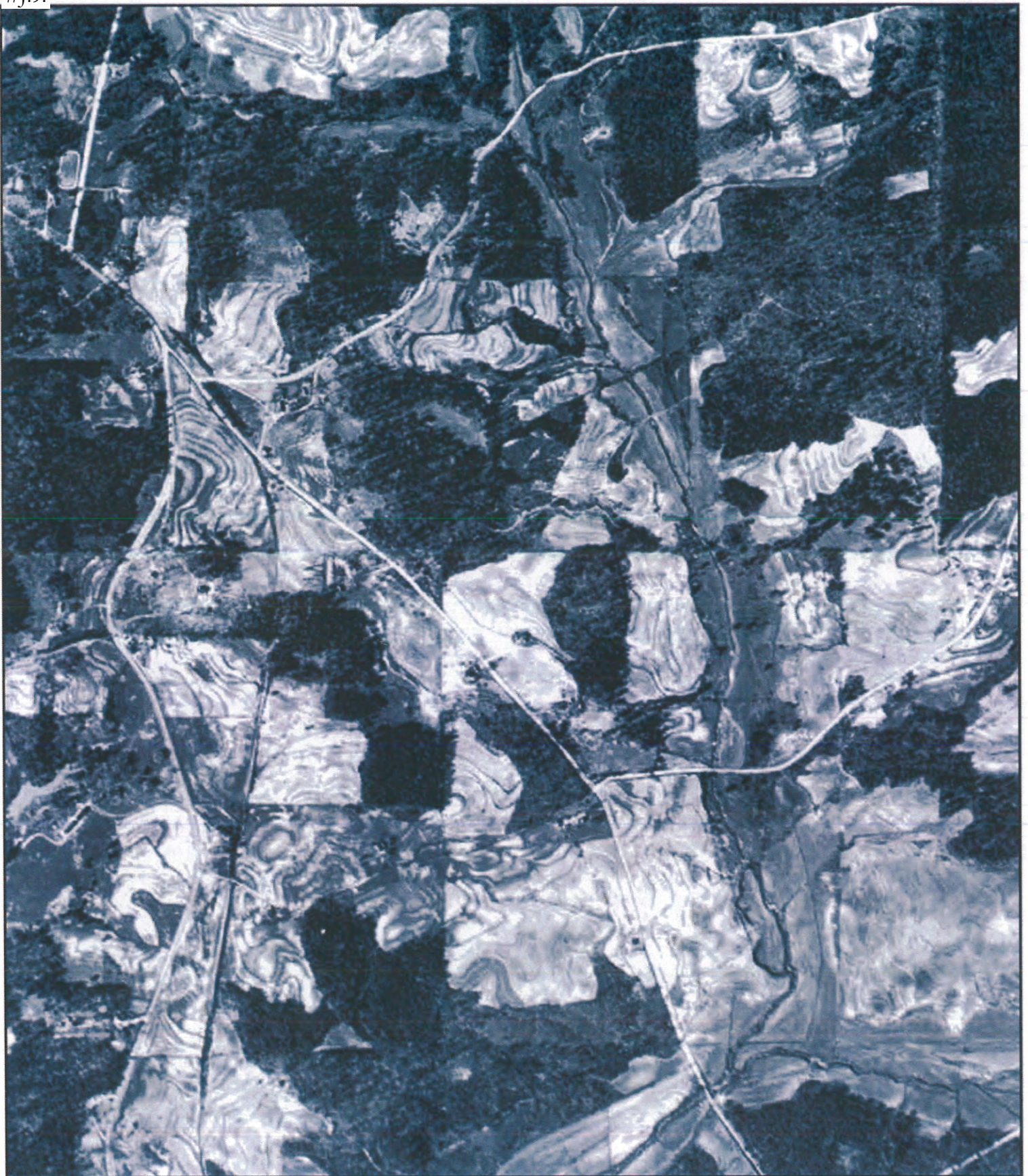
Target Site: 33.926162 -84.307995 Job Number: R2012-006

-405-



1 inch equals 750 feet





Historical Aerial Photo  
1938

**4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

Target Site: 33.926162 -84.307995; Job Number: R2012-006



1 inch equals 750 feet





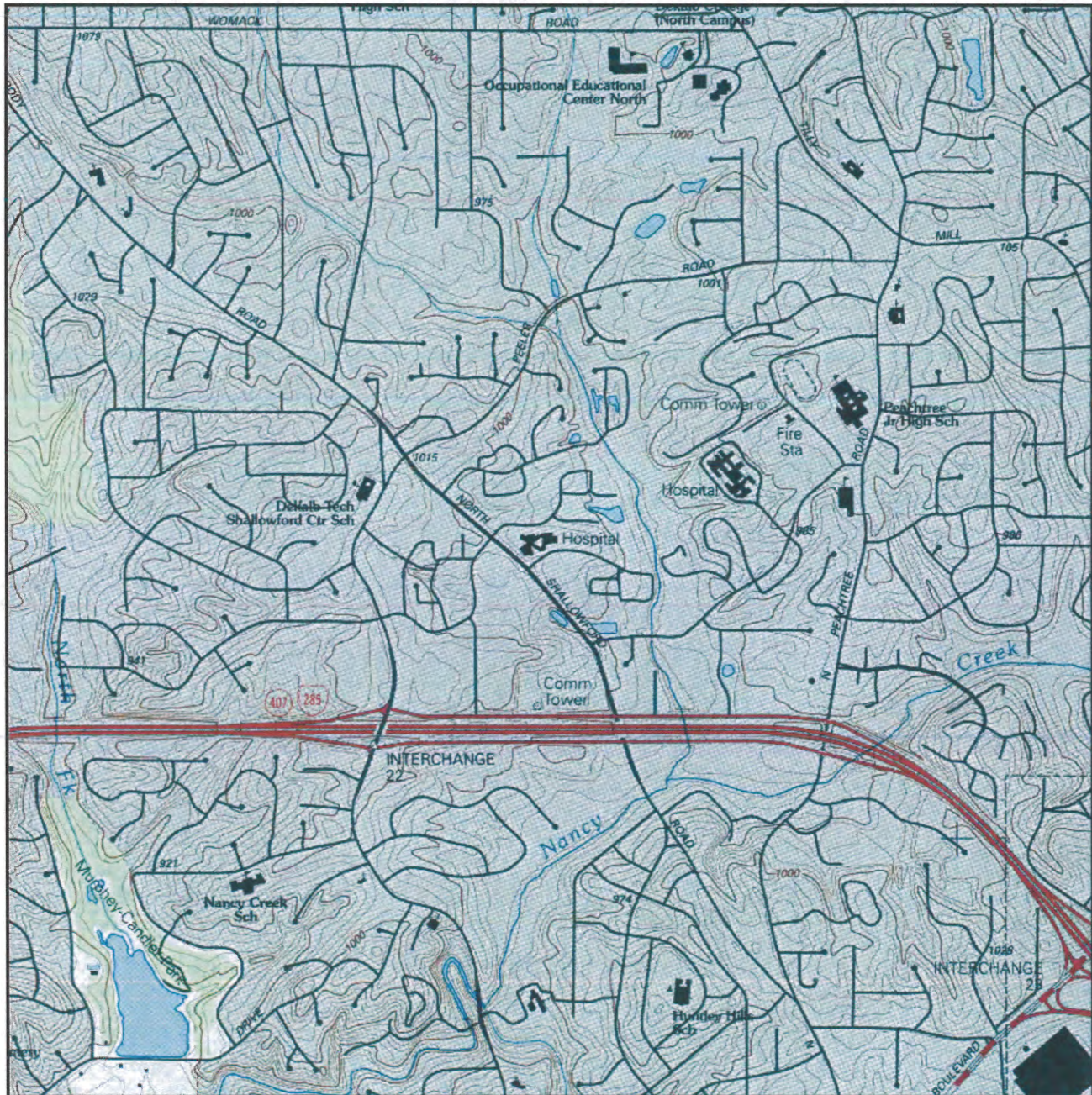
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1993 Original Map Scale: 1: 24000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	





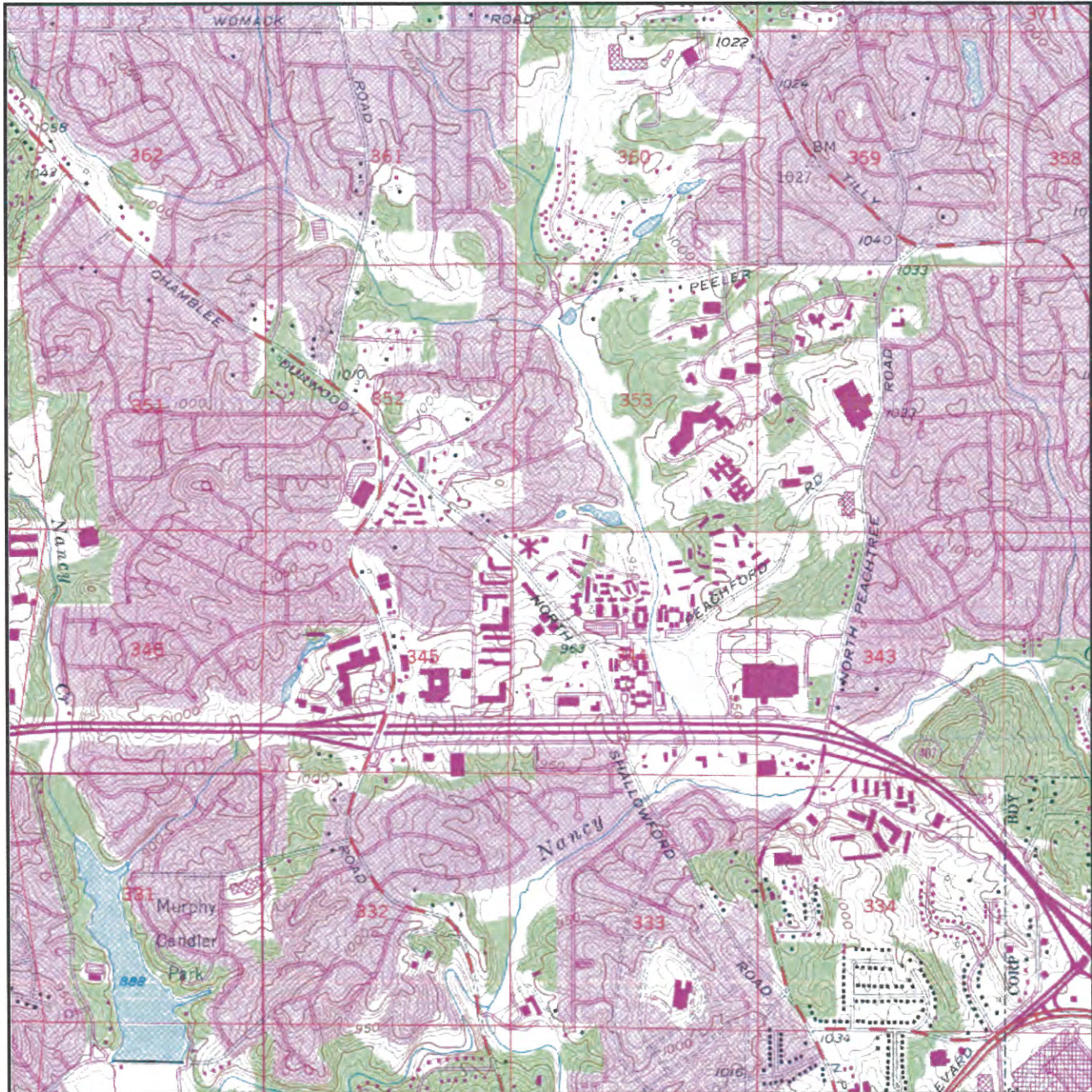
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1954 (Revised 1982) Original Map Scale: 1: 24000

## 4575 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building	---■---	Railroad	—+—
Topo Contour	—000—	Tanks	●●●○
Depression	—000—	Primary Highway	—+—
Quarry or Open Pit Mine	×	Trail	---+---





# Environmental FirstSearch

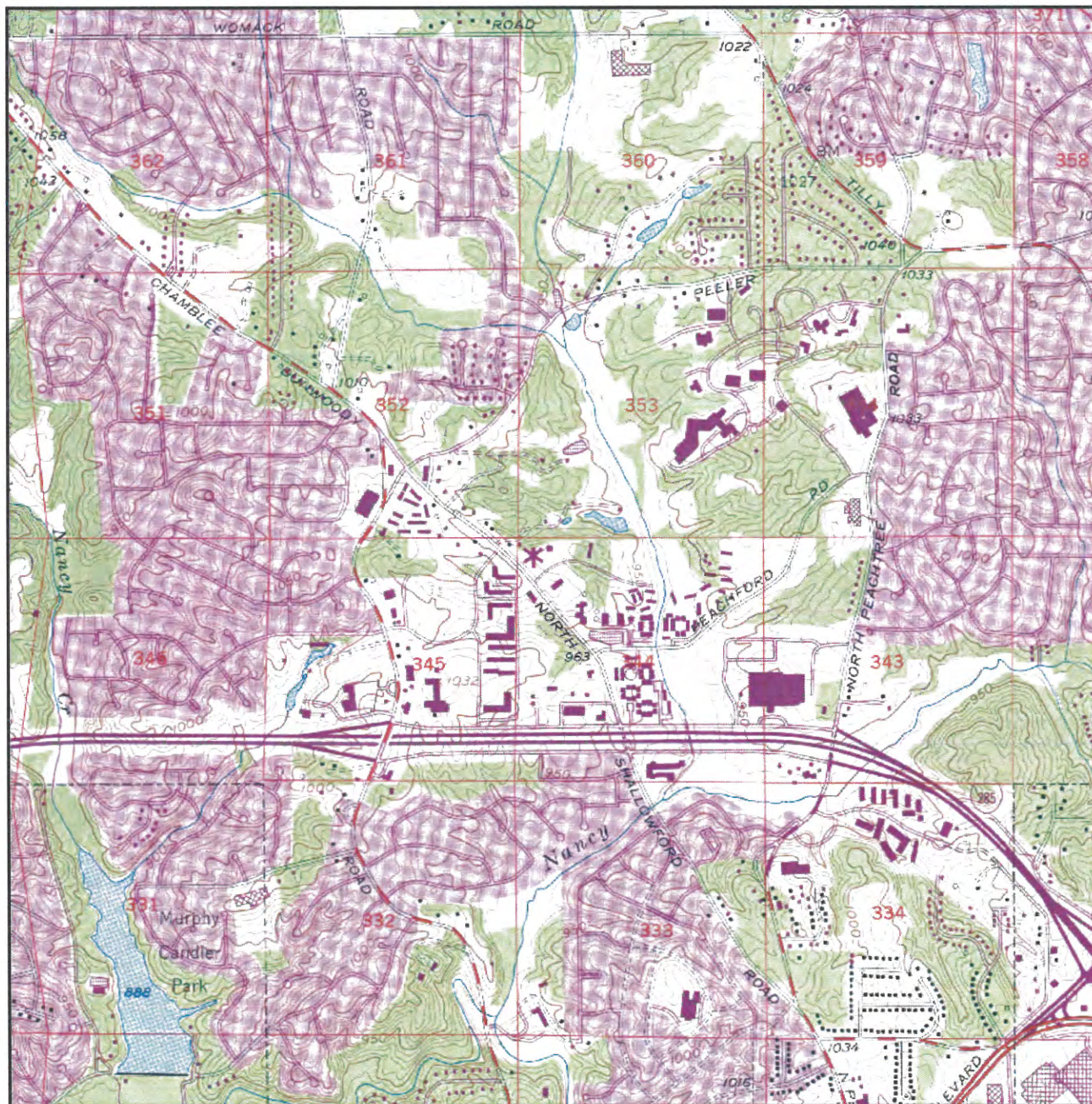
Historical Topographic Map



Quad Name: Chamblee, GA

Year: 1954 (Revised 1968, 1973) Original Map Scale: 1: 24000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

- |                         |         |                 |      |
|-------------------------|---------|-----------------|------|
| Building                | ---■--- | Railroad        | —+—  |
| Topo Contour            | —6000—  | Tanks           | ●●●○ |
| Depression              | —( )—   | Primary Highway | —+—  |
| Quarry or Open Pit Mine | ×       | Trail           | —+—  |





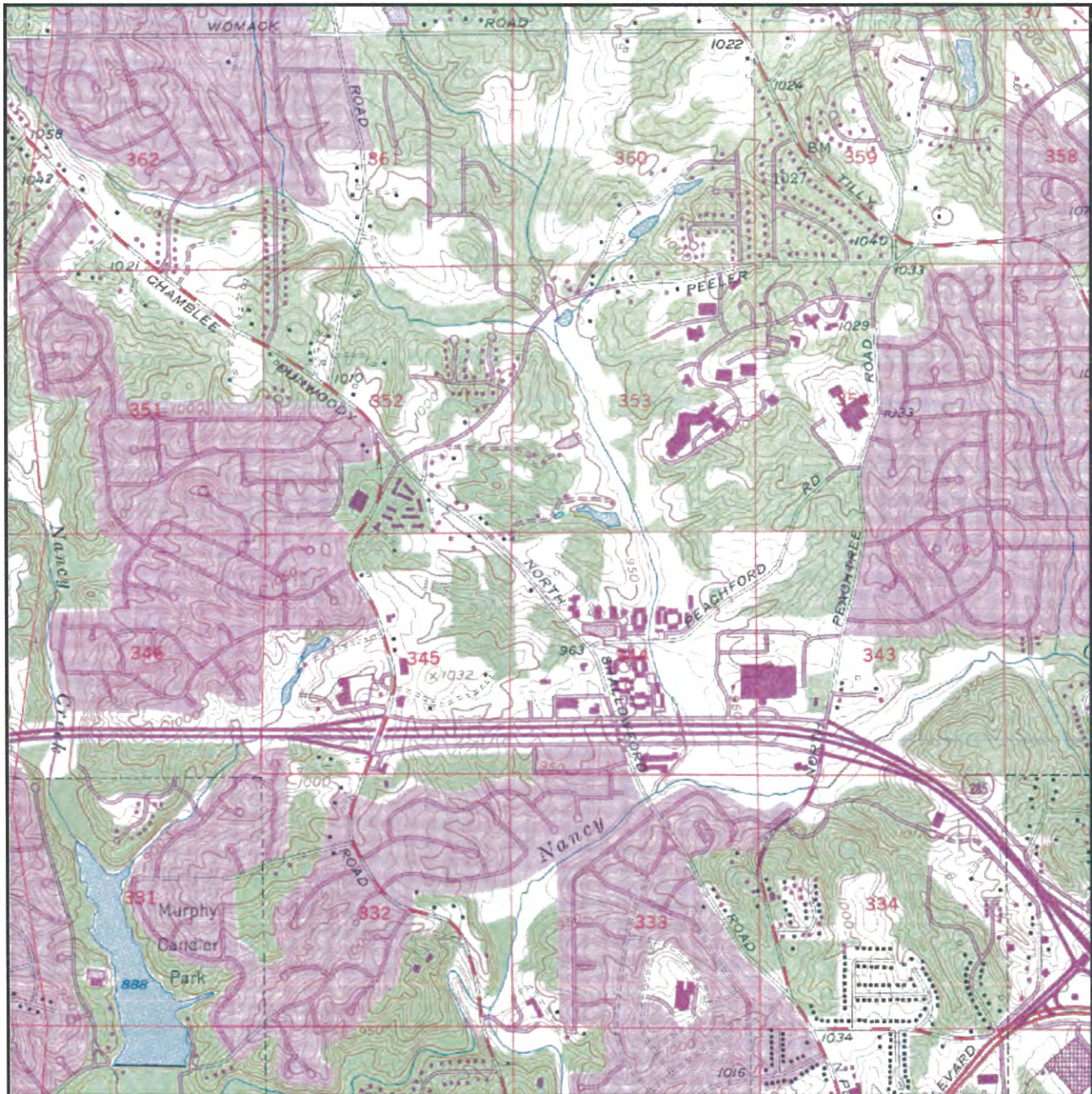
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1954 (Revised 1968) Original Map Scale: 1: 24000

## 4575 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building	---■---	Railroad	—+—
Topo Contour	—6000—	Tanks	●●●○
Depression	—6000—	Primary Highway	—+—
Quarry or Open Pit Mine	×	Trail	---+---





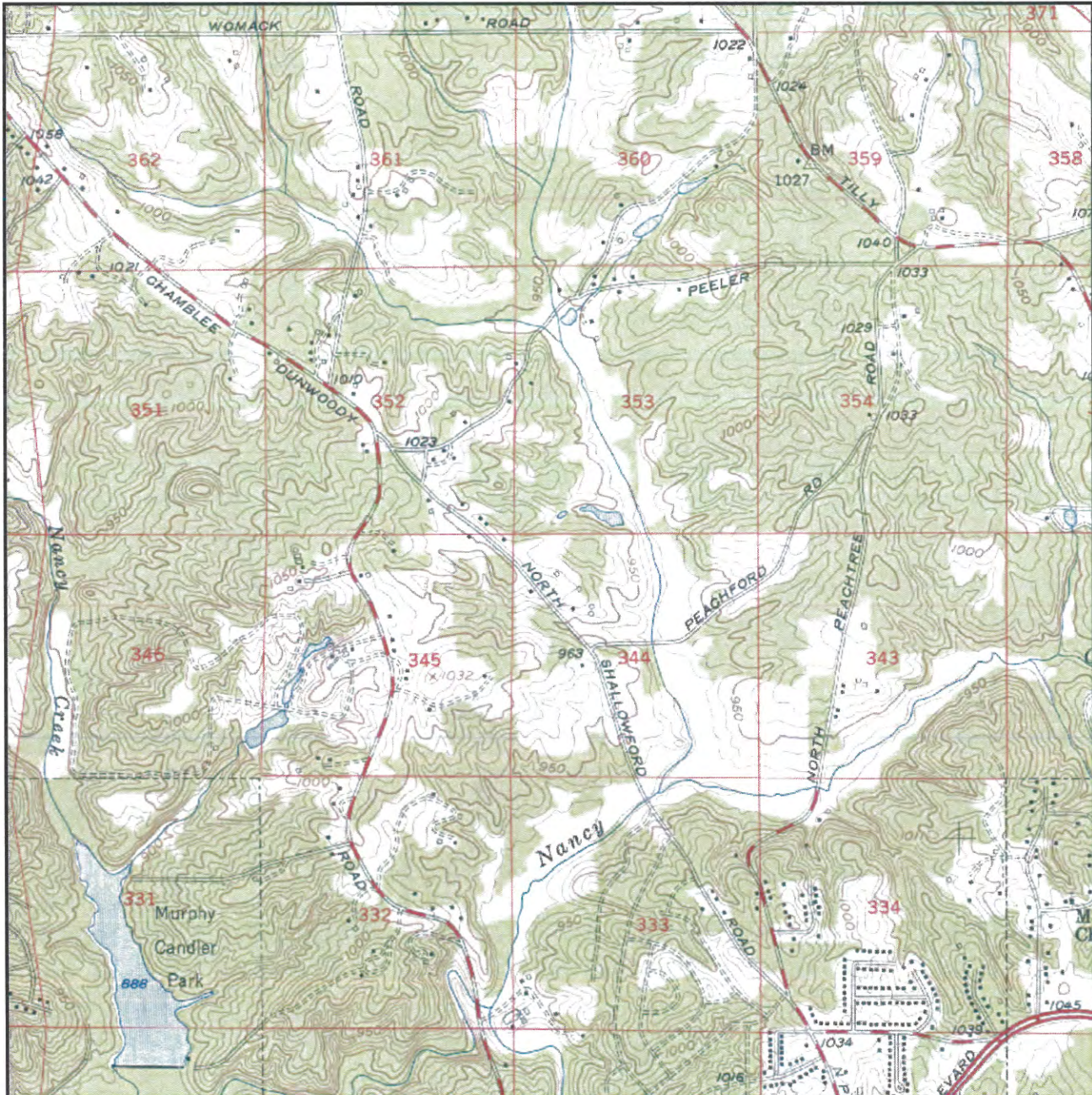
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1954 Original Map Scale: 1: 24000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building	---■---	Railroad	—+—
Topo Contour	—6000—	Tanks	●●●○
Depression	—( )—	Primary Highway	—+—
Quarry or Open Pit Mine	✕	Trail	—+—





## Environmental FirstSearch

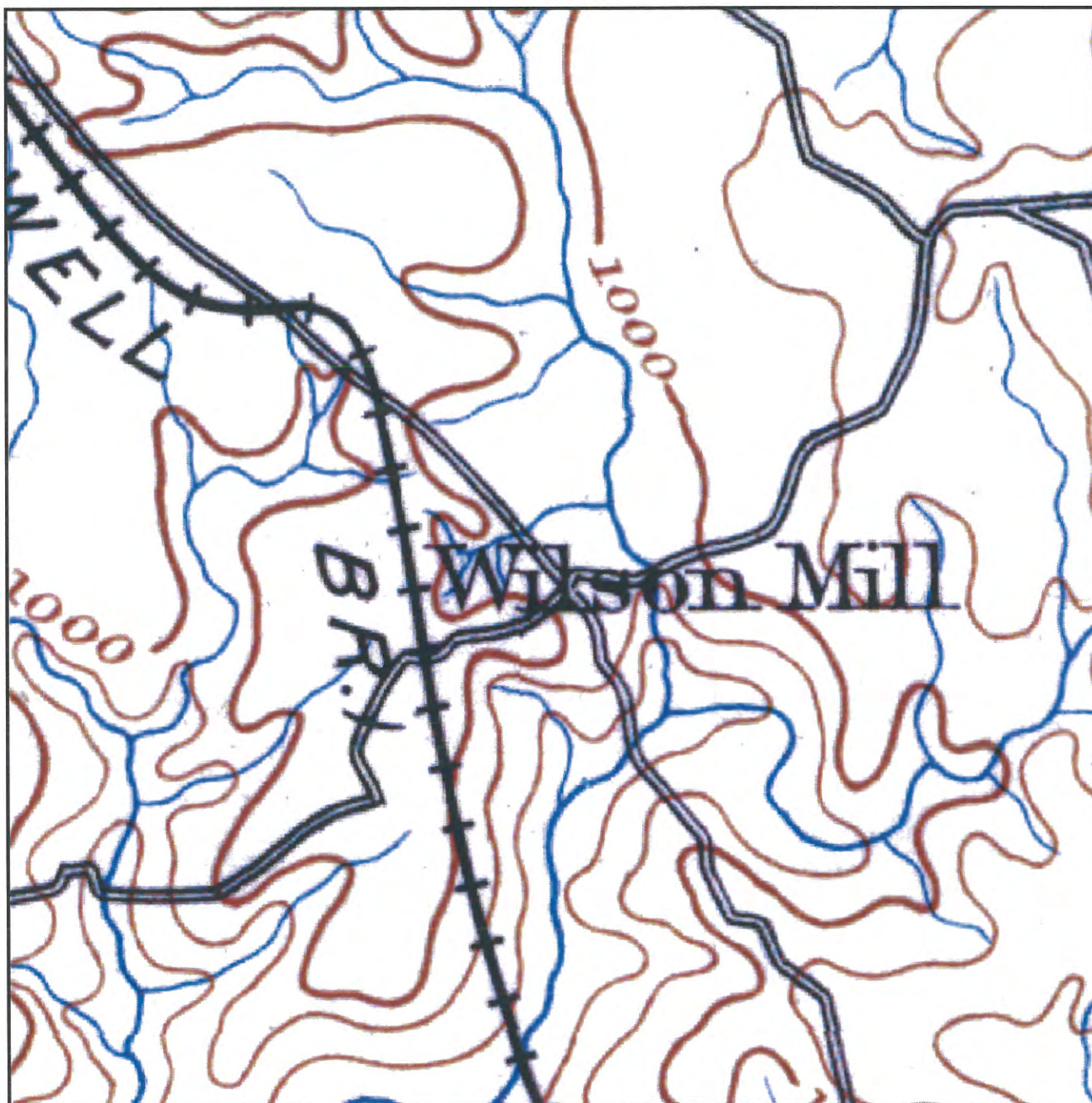
## Historical Topographic Map



Quad Name: Atlanta, GA











Year: 1895    Original Map Scale: 1: 125000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162



Building	  	Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	





# Environmental FirstSearch

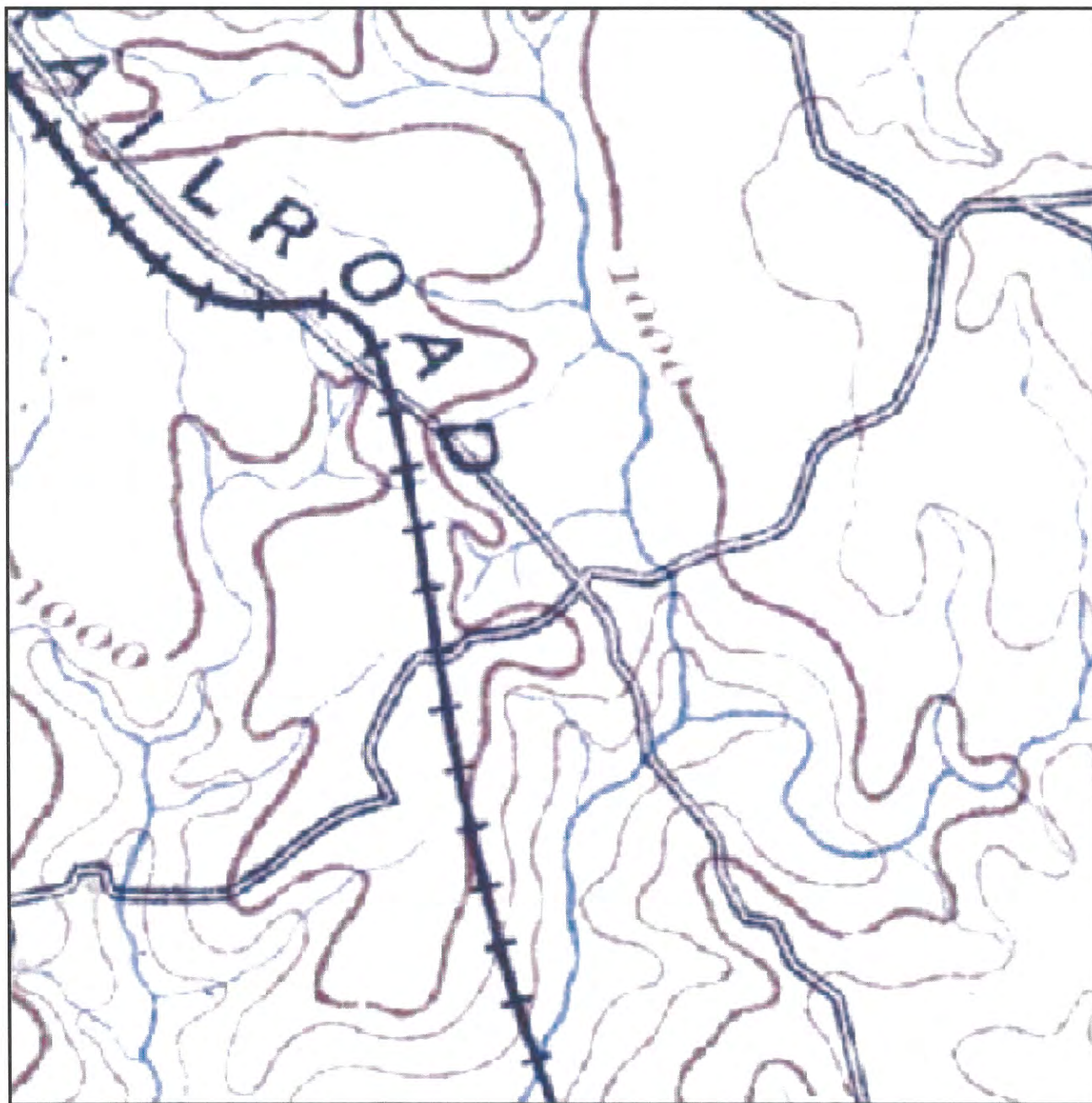
Historical Topographic Map



Quad Name: Atlanta, GA

Year: 1892 Original Map Scale: 1: 125000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building	---■---	Railroad	—+—
Topo Contour	—6000—	Tanks	•●○
Depression	—500—	Primary Highway	—
Quarry or Open Pit Mine	×	Trail	---





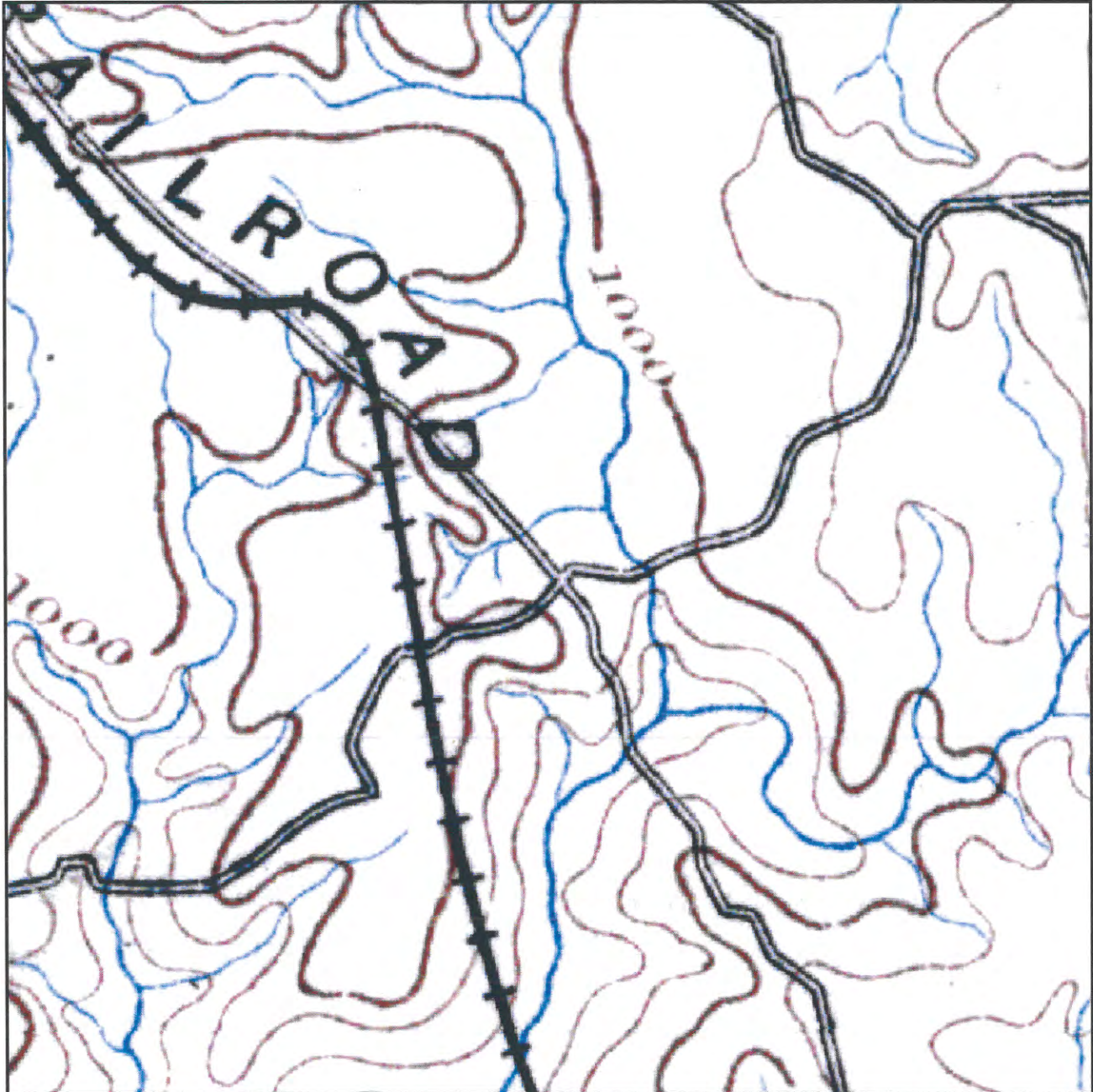
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Atlanta, GA  
Year: 1882 Original Map Scale: 1: 125000

**4575 NORTH SHALLOWFORD RD, ATLANTA, GA**



Job Number: R2012-006  
Target Site: -84.307995, 33.926162

0 miles 0.625 1.25

Building		Railroad	
Topo Contour		Tanks	
Depression		Primary Highway	
Quarry or Open Pit Mine		Trail	





## CITY DIRECTORY REVIEW

Report Date: 1/13/2012

Client Job Number: R2012-006

FirstSearch Index Number: 293308

Site Address(es): 4575 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

A search was conducted for the subject area noted above to identify any Historical City Directory coverage/tenant information maintained at national repositories, local city/town libraries and/or various public sources.

The following information is the result of the search:

Year/Source	Address (es)	Listings
2007/Cole Directory		
	4500 N Shallowford Rd Atlanta, GA:	Atlanta Cardiology Primary Care
		Bailey, June
	4506 N Shallowford Rd Atlanta, GA:	Ahmed, Mohammed
	4553 N Shallowford Rd Atlanta, GA:	Abend, Melvin
		Dunwoody Dermatology Llc
		Dunwoody Outpatient
		Melvin N Abend Md Pc
		Paulk, E
		Premier Image Aesthetics
		Premier Image Cosmeticlrs Sgy
		Raj K Gandhi Md
		Silver, William
		Tolson Michael A Md
	4555 N Shallowford Rd Atlanta, GA:	Alanta Cardiology & Care
		Comprehensive Neurologist
		Emory Clinic
		Georgia Neurology & Sleep
		Goldberg, Howard
		Leslie C Norman Md
		Norman, Leslie
		Northeast Atlnt Er Ns & Thrt
		Rubin Paul L Md
		Samuel H Gray Md Pc

#J.9.

Year/Source	Address (es)	Listings
2007/Cole Directory	4555 N Shallowford Rd Atlanta, GA:	Southeastern Lung Care
	4575 N Shallowford Rd Atlanta, GA:	Atlanta Bariatric Center
		Ehca Metropolitan Llc
		Emory Dunwoody Hospital
		Preferred Anesthesia Services
		Shallowford Community Hospital Inc
	4606 N Shallowford Rd Atlanta, GA:	Salazar, Eloisa
	4621 N Shallowford Rd Atlanta, GA:	Eckerd Drug Store
	4639 N Shallowford Rd Atlanta, GA:	Chopsticks 2
		Dominos Pizza
		Dunwoody Coin Laundry
		Dunwoody Food Mart
		Hair Dynamics
		Hot Dogs Etc
		One Hour Martinizing
	4646 N Shallowford Rd Atlanta, GA:	Hisplan
		Hisplan Health Inc
		Immune Recovery Foundation
		Integrative Medical Management Inc
		Progressive Medical Center
		Serve International
2004/Cole Directory	4498 N Shallowford Rd Atlanta, GA:	Mosuave Draper Inc
	4500 N Shallowford Rd Atlanta, GA:	Bailey, June
		Georgia Clinic Ps
		Khan, Bobby
		Larry S Winsberg Dpm
	4553 N Shallowford Rd Atlanta, GA:	Dr E Alan Paulk
		Dunwoody Outpatient Surgicente
		Isoltek Llc
		Northside Urology Assoc Pa
		Paulk, E
		Slutsky, Morton
	4555 N Shallowford Rd Atlanta, GA:	Alanta Cardiology & Care
		Atlanta Vascular Secialists
		Goldberg, Howard
		Gray & Macik Pc

Year/Source	Address (es)	Listings
2004/Cole Directory	4555 N Shallowford Rd Atlanta, GA:	Gray, Samuel
		Joanne Peeler Phd
		Leslie C Norman Md
		Md Partners
		Norman, Leslie
	4575 N Shallowford Rd Atlanta, GA:	The Ofc Of Drs Rubin & Gldbrg
		Columbla Parkway Medical Ctr
		Ehca Metropolitan Llc
		Emory Dunwoody Medical Ctr
		Reuben Wechsler
	4606 N Shallowford Rd Atlanta, GA:	Salazar, Eloisa
	4621 N Shallowford Rd Atlanta, GA:	Eckerd Pharmacy
	4630 N Shallowford Rd Atlanta, GA:	Occupant Unknown
		World Learning Ctr
	4639 N Shallowford Rd Atlanta, GA:	Chopsticks Ii
		Dunwoody Coin Laundry
		Dunwoody Food Mart
		Excell Nails
		Hot Dogs Etc
		Santi Thai Restaurant Inc
2000/Cole Directory	4500 N Shallowford Rd Atlanta, GA:	Atlanta Center For Athletes
		Computerized Neurodiagnostics Incorporated
		Dekalb/gwinnett Sports Medcn & Orthopaedic Surg
		Georgia Center For Headache
		Matan Anthony J Md
	4545 N Shallowford Rd Atlanta, GA:	North Atlanta Imaging Center
		Columbia Dunwoody Medical Center Admissions
		Columbia Dunwoody Medical Center Anesthesia
		Columbia Dunwoody Medical Center Auxiliary
		Columbia Dunwoody Medical Center Crdc Catheterization
	Columbia Dunwoody Medical Center	Columbia Dunwoody Medical Center Eeg Ekg
		Columbia Dunwoody Medical Center Emer Room Nur Station
		Columbia Dunwoody Medical Center Endometriosis Care Center
		Columbia Dunwoody Medical Center Engineering
		Columbia Dunwoody Medical Center Environment Services
		Columbia Dunwoody Medical Center Georgia Center For Diabe

#J.9.

Year/Source	Address (es)	Listings
2000/Cole Directory		
	4545 N Shallowford Rd Atlanta, GA:	Columbia Dunwoody Medical Center Gift Shop
		Columbia Dunwoody Medical Center Human Resources
		Columbia Dunwoody Medical Center Laboratory
		Columbia Dunwoody Medical Center Materials Management
		Columbia Dunwoody Medical Center Medical Records
		Columbia Dunwoody Medical Center Nurse
		Columbia Dunwoody Medical Center Nutritional Counseling
		Columbia Dunwoody Medical Center Nutritional Services
		Columbia Dunwoody Medical Center Occupntl Medcn
		Columbia Dunwoody Medical Center Pain Clinic
		Columbia Dunwoody Medical Center Patient & Gen Information
		Columbia Dunwoody Medical Center Pharmacy
		Columbia Dunwoody Medical Center Physical Therapy
		Columbia Dunwoody Medical Center Radiology
		Columbia Dunwoody Medical Center Respiratory Therapy
		Columbia Dunwoody Medical Center Senior Friends
		Columbia Dunwoody Medical Center Sleep Wake Center
		Columbia Dunwoody Medical Center Social Services
		Dunwoody Medical Center
		Southeast Regional Back Institute
		Sports Med Specialists At Columbia Dunwoody Medical Center
	4553 N Shallowford Rd Atlanta, GA:	Abend Melvin N Md Pc
		Gandhi Raj K Md
		Maloney Brian P Md Facs
		Paulk E Alan Jr Md
		Premier Image Cosmetic & Laser Surgery Pa
		Silver William E Md Facs
		Slutsky Morton Md
	4555 N Shallowford Rd Atlanta, GA:	Armstong Ned B Md
		Goldberg Howard C Md
		Gray Samuel H Md Pc
		Indech Christine Md
		Karlin Scott M Md
		Khan Bobby Md Phys
		Lefkoff Harold J Md
		Lincoln Property Co
		Macik Paul Md

Year/Source	Address (es)	Listings
2000/Cole Directory	4555 N Shallowford Rd Atlanta, GA:	Norman Leslie C Md
		Northeast Atlanta Ear Nose & Throat Pc
		Peeler Joanne Phd
		Roth Jeffrey Md
		Rubin Paul L Md
		Yellin Seth A Md
		Ziffra Kevin L Md
	4575 N Shallowford Rd Atlanta, GA:	Central Home Health Care Dunwoody Office
		Columbia Georgia Division
		Emory-dunwoody Medical Center Billing Information
		Emory-dunwoody Medical Center Direct Dial All Departme
		Emory-dunwoody Medical Center Patient & Gen Information
		National Md
		Sleep/wake Center At Columbia Dunwoody Medical Cent
	4621 N Shallowford Rd Atlanta, GA:	Eckerd Drugs
	4630 N Shallowford Rd Atlanta, GA:	Childrens World Learning Centers
		Childrens World Learning Centers Center Locations
	4639 N Shallowford Rd Atlanta, GA:	A Awesom Blossom Lets Go Party
		Chopsticks Ii
		Derwin Black Beauty Salon
		Dominos Pizza
		Dunwoody Food Mart
		One Hour Martinizing
		Video Connection
	4646 N Shallowford Rd Atlanta, GA:	Amr Business Products Incorporated Deca
		Deca
		Dictaphones Amr Deca
		Norelco Dictating Systems Amr Deca
		Olympus Dictating Amr Deca
		Philips Amr Deca
		Racal Recorders & Loggers
		Sony Electronics Incorporated
1995/Cole Directory	4500 N Shallowford Rd #200 Atlanta, GA:	David R Lesch Md
		David R Villasana Md
	4500 N Shallowford Rd #300 Atlanta, GA:	Dekalb Sports Medicine & Ortho
	4500 N Shallowford Rd Atlanta, GA:	Dekalb/gwinnett Sports Med



#J.9.

Year/Source	Address (es)	Listings
1995/Cole Directory		
	4500 N Shallowford Rd Atlanta, GA:	Georgia Center For Headaches
		Georgia Physical Therapy Inc
	4500 N Shallowford Rd #100 Atlanta, GA:	Georgia Sports Medicine Ctr
	4500 N Shallowford Rd #200 Atlanta, GA:	Howard S Rosing Md
	4500 N Shallowford Rd Atlanta, GA:	John J Modrowski Md
		North Atlanta Imaging Ctr
		North Atlanta Internal Med
		North Atlanta Med Pc
	4500 N Shallowford Rd #200 Atlanta, GA:	North Atlanta Neurological
	4500 N Shallowford Rd #200 Atlanta, G:	North Atlanta Neurological
	4500 N Shallowford Rd Atlanta, GA:	Samuel W Eden Md
		Samuel Weden Md
	4500 N Shallowford Rd #300 Atlanta, GA:	Sports Med Specialists
	4501 N Shallowford Rd Atlanta, GA:	Occupant Unknown
	4553 N Shallowford Rd #90c Atlanta, GA:	Atlanta Nuclear Crdlgy
	4553 N Shallowford Rd Atlanta, GA:	Dees, Hoyt C
		Dunwoody Outpatient Surgictr
		Echemendia, Michael D
		Gandhi, Raj K
		Howard A Reisman Md
		Hoyt C Dees Md
	4553 N Shallowford Rd #30b Atlanta, GA:	John H Kramer Md
	4553 N Shallowford Rd Atlanta, GA:	Kramer, John
	4553 N Shallowford Rd #b40 Atlanta, GA:	Melvin N Abend Md
	4553 N Shallowford Rd Atlanta, GA:	Michael D Echemendia Md
		Paulk, E
	4553 N Shallowford Rd #70c Atlanta, GA:	Raj K Gandhi Md
	4553 N Shallowford Rd Atlanta, GA:	Richard B Robbins Md
		Richard C Zane Md
		Robert B Albee Md
		Roswell Ob Gyn
		Shallowford Vasectomy Ctr
	4553 N Shallowford Rd #90c Atlanta, GA:	Syed H Shirazi Md
	4555 N Shallowford Rd Atlanta, GA:	Acc Atlanta Cardiovascular
		Arnold Zweig Md
	4555 N Shallowford Rd #102 Atlanta, GA:	Bennett J Axelrod Phd
	4555 N Shallowford Rd Atlanta, GA:	Bosse, Bruce

Year/Source	Address (es)	Listings
1995/Cole Directory	4555 N Shallowford Rd #204 Atlanta, GA:	Bruce E Bosse Md
	4555 N Shallowford Rd Atlanta, GA:	Christine Indech Md
		Eent & Assoc
		Howard C Goldberg Md
		Kathryn A Karlin & Assoc
	4555 N Shallowford Rd #100 Atlanta, GA:	Laura Tsakiris Md
	4555 N Shallowford Rd Atlanta, GA:	Leslie C Norman Md
		M Nevin Nadimi Md
	4555 N Shallowford Rd #103 Atlanta, GA:	Naresh Parikh Md
	4555 N Shallowford Rd Atlanta, GA:	Norman, Leslie
		Northeast Atlanta Ear Nose
	4555 N Shallowford Rd #102 Atlanta, GA:	Northeast Atlanta Orthopedic
	4555 N Shallowford Rd Atlanta, GA:	Paul Kellett Md
		Paul L Rubin Md
	4555 N Shallowford Rd #102 Atlanta, GA:	Robert D Rockfeld Md
	4555 N Shallowford Rd #101 Atlanta, GA:	Samuel H Gray Md
	4555 N Shallowford Rd #102 Atlanta, GA:	Thomas R Cadier Md
	4555 N Shallowford Rd Atlanta, GA:	Tsakiris, Laura
	4575 N Shallowford Rd Atlanta, GA:	Georgia Center For Diabetes
		Occumed
		Shallowford Hospital
		Sleep/wake Ctr
		Sports Med Specialists
	4601 N Shallowford Rd Atlanta, GA:	Bekheet, Moataz T
		Noble Ridge Apartments
	4621 N Shallowford Rd Atlanta, GA:	Eckerd Drugs
	4630 N Shallowford Rd Atlanta, GA:	Childrens World
	4639 N Shallowford Rd Atlanta, GA:	Alvin Gaines
1992/Cole Directory	N Shallowford Rd Atlanta, GA:	One Hour Martinizng
	4500 N Shallowford Rd Atlanta, GA:	Atl Ct For Athletes
		Back Rehbltn Center
		Computerized Neuro
		Drexinger B R Jr Md
		Ga Center Headaches
		Gill Russell B Pt
		Lesch, David R

#J.9.

Year/Source	Address (es)	Listings
1992/Cole Directory		
	4500 N Shallowford Rd Atlanta, GA:	North Atl Imaging
		Pappas Jamie D Md
	4553 N Shallowford Rd Atlanta, GA:	Abend Melvin Md Pc
		Albee Robert B Md
		Atl Nuclear Cardlgy
		Dunwoody Outpatient
		Gandhi Raj K Md
		Kaufman G P Md
		Kramer John H Md Pc
		Morton William J Md
		Occupational Medicn
		Paulk E Alan Jr Md
		Seyfried Michl P Md
		Shallwfrd Vsectmy Ct
	4555 N Shallowford Rd Atlanta, GA:	A C C Atl Cardvsclr
		Cadier Thomas R Md
		E E N T Assoc Atl
		Gray Samuel H Md Pc
		Indech Christine Md
		Kellett Paul Md
		Parikh Naresh Md
		Robbins Richard Md
		Scharyj George A Md
		Schottenfeld Roy Md
		Tashjian Louise Md
		Tsakiris Laura Md
		Tsakiris, Laura
		Ziffra Kevin Md
	4574 N Shallowford Rd Atlanta, GA:	Shallwfrd Hsp Aux
	4575 N Shallowford Rd Atlanta, GA:	A L Williams&assoc
		Diabetes Treatmt Ct
		Echemendia M Md Pc
		Occumed
		Shallwfrd Hsp
		Southeast Back Inst
		Sports Med Spclsts
	4621 N Shallowford Rd Atlanta, GA:	Eckerd Drugs

Year/Source	Address (es)	Listings
1992/Cole Directory		
	4630 N Shallowford Rd Atlanta, GA:	Childrens World Lrn
	4639 N Shallowford Rd Atlanta, GA:	B&b Printing Inc
		Chings Restaurant
		Circle K Corp
		Dominos Pizza Dunwd
		Gladys Rondon Mncr
		Guys&dolls Hair Stl
		Ultimate Graphics
	4646 N Shallowford Rd Atlanta, GA:	A&a Business System
		I B M Ofc Equip Sls
		Sony Dictating Syst





YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS (ES)	CLOSEST UPPER ADDRESS LISTINGS
<b>1988/Polk Directory</b>	4503 North Shallowford Road Vacant 4511 North Shallowford Road Vacant 4553 North Shallowford Road Shallowford Medical Center Family Practice Assocs Multiple Medical Listings (Available Upon Request) 4555 North Shallowford Road Shallowford Medical Building Multiple Medical Listings (Available Upon Request)	4575 North Shallowford Road Shallowford Community Hospital	4621 North Shallowford Road Eckerd Drug Stores Inc 4630 North Shallowford Road Daybridge Learning Center kindergarten 4639 North Shallowford Road Multiple Retail Listings (Available Upon Request) B & B Printing Inc Guys & Dolls hair stylist Martinizing 4661 North Shallowford Road Vacant
<b>1984/Polk Directory</b>	4507 North Shallowford Road Apartments Multiple Residential Listings 4511 North Shallowford Road Apartments Multiple Residential Listings 4553 North Shallowford Road Shallowford Medical Center Family Practice Assocs Multiple Medical Listings (Available Upon Request) 4555 North Shallowford Road Shallowford Medical Building Multiple Medical Listings (Available Upon Request)	4575 North Shallowford Road Shallowford Community Hospital	4639 North Shallowford Road Seven-Eleven stores gro Southland Corp dist ofc for 7-11 stores U S General Construction Co Inc Domino's Pizza Ching's Restaurant 4646 North Shallowford Road Residential Listing 4660 North Shallowford Road Residential Listing 4661 North Shallowford Road Southern Council of Optometrists Residential Listing
<b>1979/Atlanta City Directory Company Directory</b>	4503 North Shallowford Road Apartments Multiple Residential Listings 4507 North Shallowford Road Apartments Multiple Residential Listings 4511 North Shallowford Road Apartments Multiple Residential Listings 4555 North Shallowford Road Shallowford Medical Building Multiple Medical Listings (Available Upon Request)	4575 North Shallowford Road Shallowford Community Hospital	4629 North Shallowford Road Vacant 4639 North Shallowford Road Seven-Eleven Stores (Br) Southland Corp U S General Construction Co Domino's Pizza Ching's Restaurant 4646 North Shallowford Road Residential Listing 4660 North Shallowford Road Residential Listing 4661 North Shallowford Road Residential Listing

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## CONTINUED

<b>1974/Atlanta City Directory Company Directory</b>	(Numbering Irregular) 4503 North Shallowford Road Apartments Multiple Residential Listings 4507 North Shallowford Road Apartments Multiple Residential Listings 4511 North Shallowford Road Apartments Multiple Residential Listings 4500 North Shallowford Road E-A Industrial Corp computer reprs 4555 North Shallowford Road Shallowford Medical Building Multiple Medical Listings (Available Upon Request)	4575 North Shallowford Road Shallowford Community Hospital	4629 North Shallowford Road Residential Listing 4639 North Shallowford Road Seven-Eleven Stores (Br) gros Southland Corp gro U S General Construction Co Domino's Pizza Ching's Restaurant 4646 North Shallowford Road Residential Listing 4660 North Shallowford Road Residential Listing
<b>1969/Atlanta City Directory Company Directory</b>	(Numbering Irregular) 4503 North Shallowford Road Apartments Multiple Residential Listings Vacant 4507 North Shallowford Road Apartments Multiple Residential Listings Vacant 4511 North Shallowford Road Apartments Multiple Residential Listings Vacant 4444 North Shallowford Road Residential Listing 4500 North Shallowford Road Residential Listing	4575 North Shallowford Road Not Listed	4596 North Shallowford Road Residential Listing 4597 North Shallowford Road Residential Listing 4600 North Shallowford Road Residential Listing 4601 North Shallowford Road Multiple Residential Listings
<b>1964/Atlanta City Directory Company Directory</b>	4191 North Shallowford Road Residential Listing 4444 North Shallowford Road Residential Listing 4481 North Shallowford Road Multiple Residential Listings 4500 North Shallowford Road Residential Listing	4575 North Shallowford Road Not Listed	4597 North Shallowford Road Residential Listing 4600 North Shallowford Road Residential Listing 4600 rear North Shallowford Road Vacant 4601 North Shallowford Road Vacant 4621 North Shallowford Road Residential Listing

Continued on next page

## CONTINUED

<b>1960/Atlanta City Directory Company Directory</b>	(Numbering Irregular) 4175 North Shallowford Road Residential Listing 4175 rear North Shallowford Road Residential Listing 4191 North Shallowford Road Residential Listing 5221 North Shallowford Road Vacant 5525 North Shallowford Road Multiple Residential Listings 5531 North Shallowford Road Residential Listing 4444 North Shallowford Road Residential Listing 4481 North Shallowford Road Residential Listing 4500 North Shallowford Road Residential Listing	4575 North Shallowford Road Not Listed	4596 North Shallowford Road Residential Listing 4596 rear North Shallowford Road Residential Listing 4597 North Shallowford Road Residential Listing 4601 North Shallowford Road Residential Listing 4621 North Shallowford Road Residential Listing
<b>1956/Atlanta City Directory Company Directory</b>	Street Not Listed	Street Not Listed	Street Not Listed

**Notes:**

All lower listings observed for North Shallowford Road shown above, 1960

No further coverage available

## GLOSSARY OF TERMS

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“No Listing/Not Listed” - address not listed in the directory

“Vacant” or “No Current Listing” - status of address in directory

“Residential Listing” - one residential listing located at address

“Multiple Residential Listings” - more than one residential listing located at address

“Multiple Retail Listings” - more than one retail facility located at address

“Multiple Business Listings” - more than one business listing at address

“Multiple Government Offices” - more than one federal listing at an address

“Multiple Municipal Listings” - more than one municipal listing at an address

“Multiple Military Listings” - more than one military listing at an address

“Street Not Listed” - street not listed in directory

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When multiple tenants/facilities are observed for one address, the information may be summarized as shown in the following examples:

- An apartment building will be represented by “Multiple Residential Listings”
- A retail shopping center will be represented by “Multiple Retail Listings” followed by a separate listing of sites, if present, which may contain the use of regulated/chemical/hazardous materials such as dry cleaners, photo finishers, hair salons, auto repair shops, etc.
- An office building consisting of attorneys, insurance, firms, or other facilities which do not indicate the use of regulated/chemical/hazardous materials will be represented by “Multiple Business Listings”

Residential addresses, including individual houses and apartment buildings, are listed as residential. Names of tenants can be provided if needed.

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Unless otherwise noted, the subject address(es) plus four adjacent addresses up from the subject property and four addresses down from the subject property are included in the report, if available.

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*Although great care has been taken by FirstSearch Technology Corporation in compiling and verifying the information contained in this report to insure that it is accurate, FirstSearch Technology Corporation disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data.*



## APPENDIX G

### Qualifications of EP

# JOSEPH W. HARTLINE, CHMM

## Education

**Bachelor of Science  
Natural Resources  
Development,**  
Ohio State University

Certified Hazardous Materials Manager, Institute of Hazardous Materials Management

Process Safety Management of Highly Hazardous & Explosive Chemicals

Combustible Dust Safety Training

Advanced Technologies for Contaminated Site Remediation & Gas Vapor Intrusion Management

Risk Assessment Methodology for Chemical Facilities (RAM-CF), Sandia National Laboratories

RCRA, HSWA, DOT, EPCRA, CERCLA, CWA, CAA, TSCA and Georgia HSRA courses

Regulatory "Train the Trainer" Courses

30-Hour OSHA General Industry Safety & Health Outreach Program

8-Hour OSHA Refresher Courses

24 & 40-Hour OSHA Hazardous Waste Operations and Emergency Response Training

Incident Command Training in Hazardous Materials Emergency Response

Mr. Hartline has over 25 years experience performing environmental assessments, and environmental, health and safety (EHS) compliance audits, training, permitting and plan writing. Working for industrial, service and manufacturing clients, Joe has performed over 350 facility EHS compliance audits. Mr. Hartline has developed environmental management systems for large corporations. He has compiled plans including Workplace Hazard Assessments, Personal Protection Equipment Plans, Hazardous Materials Inventories, Lockout/Tagout Plans with Machine Specific Procedures, SPCC Plans, Storm Water Pollution Prevention Plans and submitted reports to multiple government agencies. In support of real estate transactions, he has participated in hundreds of environmental site assessments and related due diligence activities. Mr. Hartline has conducted security vulnerability assessments at several chemical facilities in compliance with Homeland Security rules.

## CAPABILITIES SUMMARY

- Environmental Engineering and Consulting
- Environmental Management Systems
- Environmental Plans and Compliance Management
- Environmental, Health & Safety Training
- Process Safety Management
- HSRA/RCRA/CERCLA Coordination
- Hazardous Waste Management
- Security Vulnerability Assessment
- Compliance Auditing

# APPENDIX H

## Terminology

## TERMINOLOGY

Aboveground Storage Tank (AST) – any tank, including piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is less than 10% below the surface of the ground.

All Appropriate Inquiries (AAI) – that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the Landowner Liability Protections to CERCLA liability, assuming compliance with other elements of the defense.

American Society for Testing and Materials (ASTM) – A standards setting organization.

ASTM E 1527-05 – A corollary standard to EPA’s AAI rule that offers more guidance concerning all appropriate inquiry.

CERCLA – See Superfund.

Code of Federal Regulations (CFR) – publication of United States government that codifies all rules of the executive departments and agencies of the federal government. It is divided into fifty volumes, known as titles. Title 40 of the CFR (referenced as 40 CFR) lists all environmental regulations.

*de minimus* – conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies; not considered recognized environmental conditions.

Environmental Professional (EP) – a person meeting the education, training, and experience requirements as set forth in 40 CFR section 312.10(b).

Environmental Protection Agency (EPA) – a federal agency created in 1970 to permit coordinated and effective governmental action, for protection of the environment by the systematic abatement and control of pollution, through integration of research, monitoring, standard setting, and enforcement activities.

Hazardous Substance – a substance defined pursuant to CERCLA 42 U.S.C. section 9601(14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. section 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. section 6901) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. section 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator of the EPA has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically



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# **APPENDIX H**

## **TERMINOLOGY**

listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)”.

Historical REC – an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.

Landowner Liability Protection (LLP) – protections under CERCLA including the bona fide prospective purchase liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability.

Leaking Underground Storage Tank (LUST) – an underground tank which has a structural rupture and its contents are leaving their containment and entering the surrounding environment.

Material Safety Data Sheet (MSDS) – A compilation of information required under the OSHA Hazard Communication Standard on the identity of hazardous chemicals, health, and physical hazards, exposure limits, and precautions.

Petroleum Product – those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. section 9601(14), as interpreted by the courts and EPA, that is: “petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. section 9601(14), natural gas, natural gas liquids, liquefied natural gas, or synthetic gas useable for fuel (or mixtures of natural gas and such synthetic gas) (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics, Fourth Edition, 1988)”.

Recognized Environmental Condition (REC) – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include *de minimus* conditions.

SuperFund – common reference to CERCLA, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, which established a “superfund” to clean up abandoned hazardous waste sites.

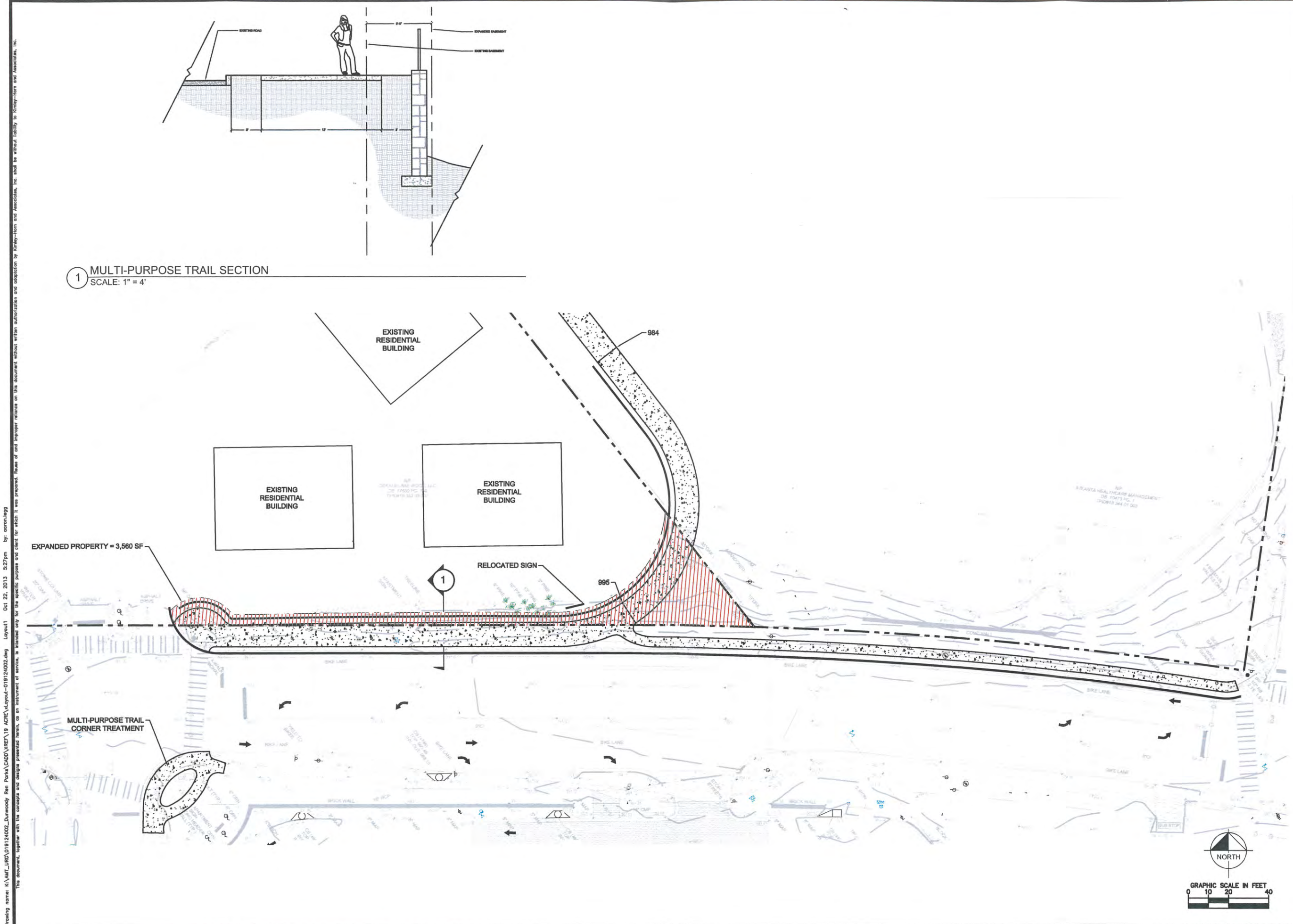
Underground Storage Tank (UST) – any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

User – the party seeking to use Practice E 1527 (All Appropriate Inquiries) to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. Typically, the party ordering the environmental site assessment is considered the user.



# **APPENDIX I**

## **SIDEWALK CONCEPTUAL LAYOUT**



Drawing name: K:\MT\_URD\019124002\_Dunwoody Ren Parks\CAD\AREA\19 ACRE\Layout-019124002.dwg Layout1 Oct 22, 2013 5:27pm By: aaron.legg  
The document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Review of and approval of the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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REVISIONS	DATE	BY	
No.			
DUNWOODY RENAISSANCE PARKS DUNWOODY, GA 30346		DUNWOODY COMMUNITY DEVELOPMENT 41 PERIMETER CENTER EAST DUNWOODY, GA 30346 (678) 382-6800	
19 ACRE EXHIBIT		SCALE (H): 1"=20' SCALE (V): NONE DESIGNED BY: BS DRAWN BY: JHP CHECKED BY: JED DATE: 11/21/12 RVA PROJECT NO.: 019124002 SHEET NUMBER EX-1	