



The Vertex Companies, Inc.
7000 Peachtree Dunwoody Road
Building 11, Suite 300
Atlanta, GA 30328
PHONE 404-549-6610
www.vertexeng.com

August 19, 2016

Ms. Jean Emery
Spirit Realty Capital
16767 North Perimeter Drive
Scottsdale, AZ 85260

Re: Summary of Demolition Completion
Former Pike Nursery
6100 Lawrenceville Highway
Tucker, Georgia

Dear Ms. Emery:

The Vertex Companies, Inc. (VERTEX) has completed the demolition of the above-grade structures associated with the Former Pike Nursery property located at 6100 Lawrenceville Highway in Tucker, Georgia. VERTEX completed all associated activities in accordance with the scope of work dated May 24, 2016.

VERTEX began asbestos abatement on June 30, 2016 for a 300-square foot area of black mastic in the hallway and bathroom of the former site warehouse. VERTEX also contracted with Atlanta Paint Disposal to dispose of regulated materials at the site, including: 14 5-gallon containers of latex paint, 20 single-gallon containers of latex paint, four quart containers of latex paint, and three 5-gallon oil buckets.

Additionally, VERTEX installed erosion and sediment controls in accordance with the attached erosion and sediment control plan guidelines and as approved by Gwinnett County. The demolition permit was approved and received by Gwinnett County to perform the demolition on July 7, 2016.

Upon completion of the asbestos abatement and disposal of regulated materials, VERTEX performed the following monitoring services in the site warehouse bathroom containment area: Visual inspection of enclosures, barriers, surfaces, and containments to ensure total removal of asbestos-containing materials and air clearance sampling, as required by the United States



Environmental Protection Agency (US EPA) regulations. Air clearance sampling was completed on July 5, 2016.

Between July 11, 2016 and August 17, 2016, VERTEX oversaw the above-grade demolition of all structures on the site. Demolition was completed by Central Florida Environmental Services (CFES). Demolished structures included the 5,000-square foot brick warehouse, the 7,300-square foot wood frame retail structure, and the 156,630-square foot greenhouse structure. All materials, including greenhouse interior materials, were disposed at Safeguard Landfill Management, LLC in accordance with applicable federal and state regulations. Photographs showing the condition of the site following demolition are attached.

Please do not hesitate to contact us at your convenience should you have any questions. It has been a pleasure working with you on this project.

Sincerely,

The Vertex Companies, Inc.



Aaron Falzarano
Project Manager



Jessica Fox
Vice President of Operations –
Remediation

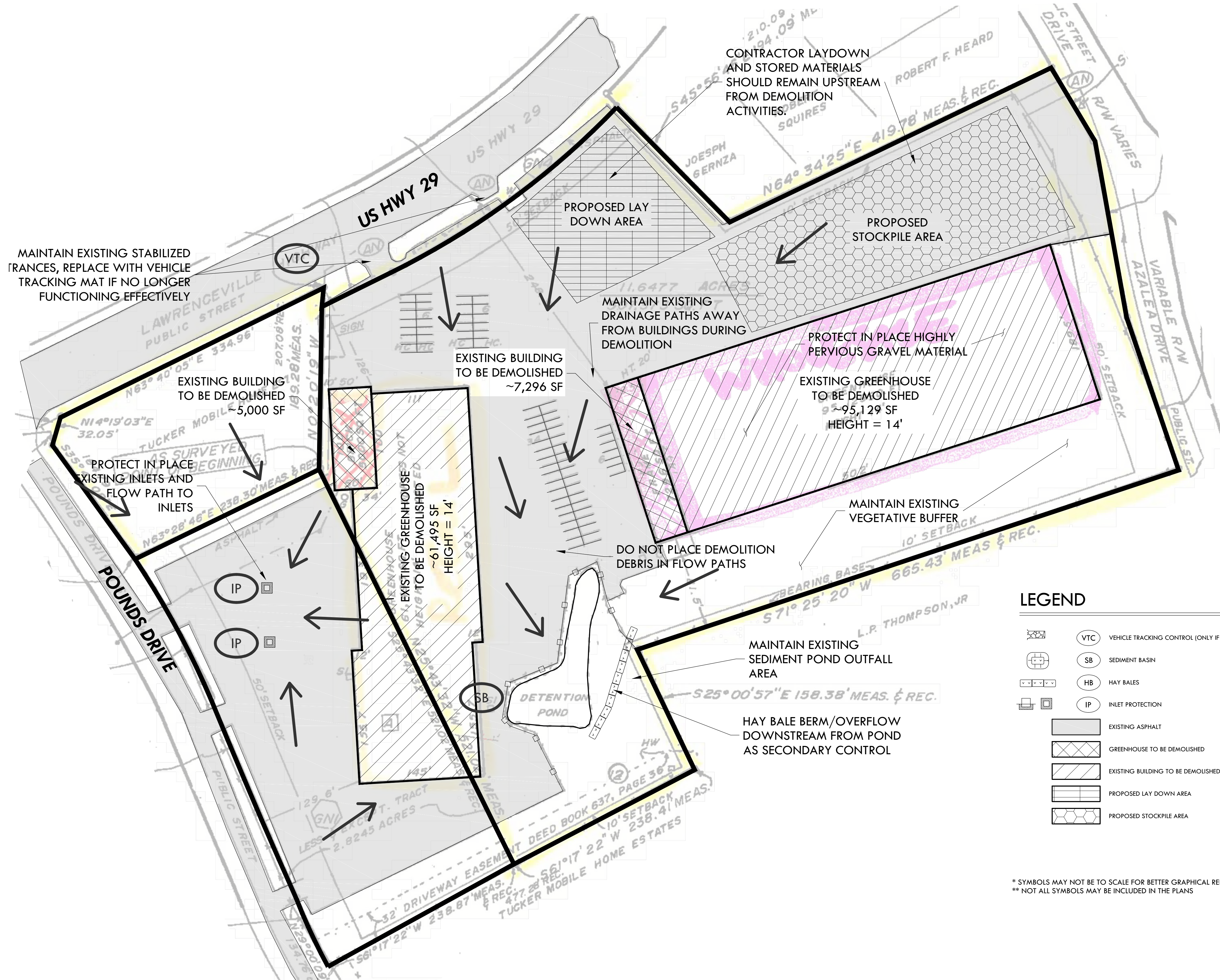
Encl: Erosion Control Plan
Photographs

THE GEORGIA HIGH-VOLTAGE SAFETY ACT REQUIRES THAT BEFORE YOU BEGIN ANY WORK, INCLUDING CONSTRUCTION, IN THE VICINITY OF AN OVERHEAD ELECTRICAL LINE CARRYING MORE THAN 750 VOLTS, YOU MUST CALL THE UTILITIES PROTECTION CENTER (UPC) AT 811 (OR 1-800-282-7411) TO REQUEST SAFEGUARDS FOR WORK IN THE AREA. FOR MORE INFORMATION, VISIT WWW.GAUPC.COM.



Main: 303.455.8988 | Fax: 303.455.8446
3734 Osage Street | Denver, CO 80211
CONTACT: LANCE P. VANDEMARK

VERTEXENG.COM



EROSION CONTROL PLAN

SITE: FORMER PIKE NURSERY
6100 LA WRENCEVILLE HWY
TUCKER, GA 30084

FOR: SPIRIT MASTER FUNDING, LLC
16767 N. PERIMETER DRIVE, SUITE 210
SCOTTSDALE, AZ 85260

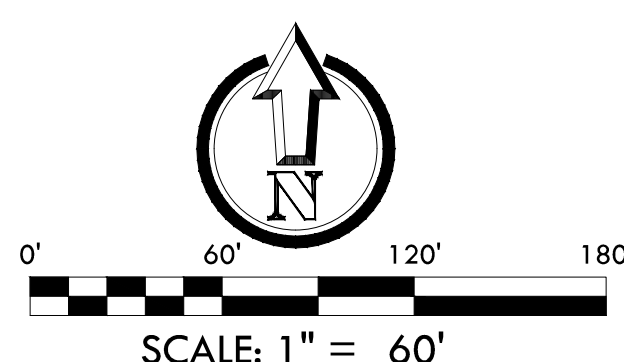
NO. REVISIONS

1	
2	7/1/2016 REVISED FOR PERMIT APPLICATION
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FILE NAME: 39778 FORMER PIKE NURSERY
PLOT DATE: 7/1/16
DATE DRAWN: 5/24/2016
DRAWN BY: AS
CHECKED BY: LPV
JOB #: 39778

EC-3

INFORMATION BASED ON SURVEY COMPLETED BY BOCK & CLARK DATED 11/21/05



**Photographic Documentation
Spirit Realty Capital
6100 Lawrenceville Hwy
Tucker, GA 30084
Project No. 40495**

<p>Photograph: 1</p> <p>Description:</p> <p>Photo depicts the northern portion of the site following demolition activities.</p>	
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<p>Photograph: 2</p> <p>Description:</p> <p>Photo depicts former location of the greenhouses on the site.</p>	
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**Photographic Documentation
Spirit Realty Capital
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Tucker, GA 30084
Project No. 40495**

Photograph: 3**Description:**

Photo depicts the southern portion of the site following demolition activities.

**Photograph: 4****Description:**

Photo depicts the former location of the site building.

