

PHASE I ENVIRONMENTAL SITE ASSESSMENT

OF

**150 WEST VINE STREET
MONROE, WALTON COUNTY, GEORGIA**

DOCUMENT PREPARED FOR:

**UNITED COMMUNITY BANK
1000 HWY 138
CONYERS, GEORGIA 30012**

AND

**150 VINE STREET INC
1131 LAKE RUTLEDGE RD
RUTLEDGE, GA 30663**

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150 West Vine Street
Monroe, Walton County, Georgia

DOCUMENT PREPARED BY:



DENNY M. DOBBS, *Senior Project Manager*

February 4, 2020

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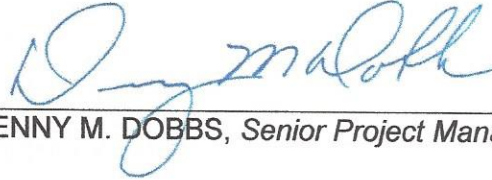
ABBREVIATIONS

ACM	Asbestos Containing Material
AHERA	Asbestos Hazard Emergency Response Act
AMSL	Above Mean Sea Level
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
BGS	Below Ground Surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CFR	Code of Federal Regulations
CPSA	Consumer Product Safety Act
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources, Inc.
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Condition
LLP	Landowner Liability Protection
MOR	Monitoring Only Report
NCSS	National Cooperative Soil Service
NonGen	Non-Generator
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
TSCA	Toxic Substances Control Act
USGS	United States Geological Survey
UST	Underground Storage Tank

ENVIRONMENTAL PROFESSIONAL DECLARATION

I declare that to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined by 40 CFR Part 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 all appropriate inquiries in accordance with the standards and practices set forth in 40 CFR Part 312.



DENNY M. DOBBS, *Senior Project Manager*

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

In late January 2020, Dobbs Environmental (Dobbs) was retained by United Community Bank and 150 Vine St. Inc., (the "User" or "Client") to complete a Phase I Environmental Site Assessment (ESA) of two parcels of land located at 150 West Vine Street in Monroe, Walton County, Georgia 30655 (the "Property"). The purpose of this Phase I ESA was to identify any recognized environmental conditions (RECs) associated with the Property, along with controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), and *de minimis* conditions. This assessment included a historical Property use review, agency records review, and a site reconnaissance which included interviews with knowledgeable personnel and a review of any readily available previous environmental reports.

1.2 SITE DESCRIPTION

The Property is comprised of two parcels of land located approximately 1.7 miles south of the city of Monroe, just off and to the west of Hwy 11 South on Vine Street, in Walton County, Georgia. The Property, referred to as 150 West Vine Street, is identified in Walton County Tax records by the address 150 Vine Street.

The parcels of land (Parcel No. M0210001ADP and M021000100) contain approximately 2.38 and 87.02 acres respectively, according to Walton County Property Tax Cards. The larger Parcel contains an approximately 400,000 square foot building constructed of steel and concrete on a concrete slab, the main structure was built in 1970, with additions in 1974, 1983, and 1989. There are several small outbuildings, two storage silos and a rail siding. There have been several stages of remodeling to the original main building. The building occupies approximately 10 acres of the site. The remaining site is generally described as follows: north boundary-6 sediment ponds, eastern boundary-trench landfills, central portion open woodland (now being harvested and cleared), southwest corner-undeveloped. The Facility was originally built and operated by Universal Rundle in the manufacture of ceramic bathroom fixtures and has apparently been closed since around 2008-2010.

The Property is generally flat, sloping slightly to the north and west. Along the western boundary of the Property is Vine Street and commercial and industrial with some woodland beyond. To the south is a mobile home park, and to the north is undeveloped woodland. Along the eastern boundary is a continuation of the mobile home park and to the northeast, single family residential.

1.3 HISTORICAL USE INFORMATION

Based on Dobbs's review of available historical information and interviews with persons knowledgeable of the area, the Property has had the main building in place since approximately 1970. As mentioned above there have been several additions since initial construction but from at least 1993 until recently there appear to have been few changes except for the clearing of the southwest corner of the Property in or about early 2000 and the current timber harvesting and

clearing of the undeveloped central portion of the Property. The following excerpt from a 2004 URS Phase I provides an excellent historical description of the Property and adjacent areas:

“The facility was constructed in 1968 by the Sears Company for the manufacture of vitreous china sinks, toilets, toilet bowls, and toilet covers. Prior to 1968, the Property was undeveloped farmland on the southeast side of the City of Monroe. According to Leland Basham, Plant Manager of the Universal Rundle plant, Nortek, Inc. purchased the Property from Sears in 1984 for use as a vitreous china plant. Crane Plumbing Company acquired the Property in 1998 and operated under the Universal Rundle name.

Since 1968, manufacturing operations have included the manufacture of slip, which is the slurry mixture of clay materials, additives, and water used to produce the finished products. The slip slurry is then cast into molds or pressure forms to create the pottery form for finishing. The pottery is air dried and then passed through a natural gas-fired tunnel dryer before glazing and curing. The unit are inspected for flaws or irregularities and sent to the re-work station for touch-up repairs as needed. Following the re-work process, the unit passes through one of three rework kilns. Once approved, the unit enters the fitting and packing area where units are assembled with accessories purchased from off-site locations to meet the customer’s specification.

Four expansions have occurred at the Property following initial construction in 1968. According to Mr. Basham, the eastern portion of the manufacturing building was expanded in 1978 to increase the number of mold lines for lavatory and toilet products. In 1984, warehouse space was constructed along the western portion of the manufacturing building for the storage and assembly of purchased materials or minor repairs to manufactured products. During the same expansion, a new slip house was constructed south of the manufacturing building and railroad spur, near the employee parking lot. A small security building was constructed along the Vine Street entrance to the plant in 1985. In 1989, an addition to the northern portion of the manufacturing building was constructed to house the No. 4 tunnel kiln.

Wastewater pretreatment operations at the site involve the use of three unlined settling ponds in series with polymers added at the final lagoon. Solids in the wastewater stream settle in the lagoons and the wastewater is discharged to a sanitary sewer. A back-up series of three settling ponds are operated onsite to allow for removal of sludge. Non-hazardous sludge removed from the wastewater lagoon is buried onsite.

The permitted inert landfill is used for the disposal of reject vitreous china products or obsolete molds. Dumpsters containing the waste vitreous china are emptied in the landfill followed by crushing with heavy equipment. A storm water retention basin is located northwest of the landfill to collect and treat storm water from the landfill area.”

1.4 FINDINGS AND OPINIONS

No known or suspect RECs, CRECs, HRECs, or *de minimis* conditions were identified as potential impacts to the Property. The database search identified several listed facilities within the applicable search radii. The listed facilities are not considered a REC (recognized environmental condition) with regard to the Property due to topography, distance, current condition, or use. It should be noted that due to the age of the main building (built in 1970’s) located on the Property, possible asbestos containing materials (ACM) and lead-based paint are potential concerns. Also, the presence of the permitted/closed inert trench landfills and open sediment ponds may require

specific closure activities. Several environmental reports and assessments by URS and Environ in 2004 and 2008 respectively did not detect any existing Recognized Environmental Conditions (RECs). There was a leaking drum issue in 2004 but all drums and impacted soil was removed and confirmed by soil testing in 2008.

Aside from proper closure/maintenance of the 6 sediment ponds and 2 trenches, possible ACM and lead paint, no other non-scope considerations of concern were identified in connection with the Property.

1.5 CONCLUSIONS

Dobbs has performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM E1527-13. Any exceptions to or deletions from this practice are described in **Section 2.3** and **Section 8.0** of this report. This assessment has revealed no RECs with reasonable potential to impact the Property.

2.0 INTRODUCTION

2.1 PURPOSE

This Phase I ESA is intended to permit the User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability, collectively referred to as landowner liability protections (LLPs). This assessment was conducted in accordance with the scope and limitations of American Society for Testing and Materials' (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E1527-13).

The purpose of this Phase I ESA was to identify RECs associated with the Property. ASTM E1527-13 defines a REC as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

In addition, this Phase I ESA is intended to identify CRECs, HRECs, and *de minimis* conditions associated with the Property.

A CREC is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A HREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

A *de minimis* condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions nor controlled recognized environmental conditions.

Any exceptions to or deletions from this practice are described in **Section 2.3** and **Section 8.0** of this report. Dobbs has conducted this evaluation using a degree of care and skill ordinarily exercised under similar conditions by similarly qualified, reputable professionals practicing in the same or similar locality at the time of service.

2.2 DETAILED SCOPE OF SERVICES

The following is a brief overview of the activities performed by Dobbs during the Phase I ESA process:

- **Property Description and Adjoining Properties** - Dobbs provided a general discussion of the Property and characteristics of the vicinity including the topography, geology, and description of the current use of the Property. Adjoining properties can often affect the environmental conditions of the property in question, either through movement of hazardous substances or petroleum products across adjoining surfaces or through migration in subsurface environments. According to ASTM E1527-13, “migrate” and “migration” refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Although it is often not possible to access neighboring properties, Peachtree’s review included a visual inspection of publicly accessible adjoining areas and an assessment of their potential influence on the Property.
- **Review of the Property History** – Past usage of the Property is important to consider because certain activities may have resulted in environmental conditions unrelated to present activity. Past uses of the Property were reviewed and evaluated.
- **Interviews** – The owners and occupants (if any) of the Property were interviewed to obtain information indicating RECs in connection with the Property. Local government officials were also contacted to obtain any information pertaining to environmental conditions of the Property.
- **Site reconnaissance** – The Property was evaluated through a limited visual inspection of surface conditions. The purpose of this inspection was to identify obvious signs of polluting activity such as stressed vegetation, improper or illegal waste or chemical storage, ASTs/USTs, stained soils, etc.
- **Agency Records Review** – Review of agency records determined if the Property and/or any surrounding properties (within radii designated by ASTM E1527-13) are listed on environmental regulatory databases. This evaluation was completed using data obtained from an electronic regulatory database search provided by the Envirosite Corporation (Envirosite). When appropriate, the regulatory files maintained by the regulating authority were also reviewed.

Further details relative to each of the mentioned Phase I ESA review tasks are given in the text of this document.

2.3 LIMITATIONS, EXCEPTIONS AND DEVIATIONS

Dobbs’s Phase I ESA is based on the conditions existing at the Property at the time of the site visit. Results of this Phase I ESA are based on information provided to Peachtree, or which was reasonably available to Peachtree from records, interviews, and the site visit.

This report is based on the current regulatory environment and fully implemented environmental regulations and was prepared in accordance with ASTM E1527-13. Any exceptions to, or deletions from, this practice are described in **Section 2.3** and **Section 8.0** of this report. It should be noted that future regulatory modifications, agency interpretations and/or attitude changes may affect the compliance status of the Property.

Dobbs's comments on actual conditions of adjoining properties and on whether activities have affected the Property are based on visual observations and/or best professional judgment of the available information. Dobbs's review of database information relative to adjoining properties was obtained from publicly available sources and other secondary sources of information produced by entities other than Dobbs. While efforts have been made to substantiate this third-party information, Dobbs cannot guarantee its completeness or accuracy.

Dobbs augmented the database review with interviews and review of previous reports, as appropriate, and reconnaissance activities at the Property and around the vicinity of the Property. In doing so, Dobbs has applied best technical and scientific judgment within the allotted time and economic parameters of this assignment. Significant data gaps listed in **Section 8.0** reflect any deficiencies in the report caused by insufficient time and/or resources.

According to ASTM E1527-13, non-scope considerations are environmental issues or conditions at a property that are outside the scope of the practice. Dobbs did not address any non-scope considerations during the preparation of this report.

Dobbs's observations, findings, and opinions must not be considered as scientific certainties but solely as opinions based upon our professional judgment concerning the significance of the limited data gathered during this Phase I ESA. Specifically, Dobbs does not and cannot represent that the Property contains no latent hazardous or toxic materials, asbestos, or other latent conditions beyond those observed by Dobbs during the Property assessment. Further, the services herein shall in no way be construed, designed, or intended to be relied upon as legal interpretation or advice.

During a Phase I ESA, Dobbs is only able to investigate surface conditions and conditions or areas reasonably accessible to Dobbs investigators; therefore, Dobbs's comments on subsurface or concealed conditions are limited to the comments/opinions stated herein. The assessment was performed in accordance with generally accepted practices of the profession, undertaking similar studies at the same time and in the same geographic area. Dobbs observed the degree of care and skill generally exercised by the profession under similar circumstances and conditions. No other warranty is expressed or implied.

2.4 USER RELIANCE

This report, including supporting field data, notes and laboratory data (where applicable) (collectively referred to hereinafter as "information"), was prepared or collected by Dobbs for the benefit of its client, United Bank and 150 Vine Street Inc.. Dobbs's clients may release the information to third parties, who may use and rely upon the information at their discretion. However, any use of or reliance upon the information by a party other than a Dobbs named client shall be solely at the risk of such third party and without legal recourse against Dobbs and its

respective employees, owners, officers or directors, regardless of whether the action in which recovery of damages is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Dobbs), statute or otherwise. This information shall not be used or relied upon by a party that does not agree to be bound by the above statement.

3.0 SITE DESCRIPTION

3.1 SITE LOCATION

The Property is comprised of two parcels of land, which generally make a square, located just south of the city of Monroe, in Walton County, Georgia. The Property is identified by the address; 150 West Vine Street. (Figure 1)

3.2 PHYSICAL CHARACTERISTICS

	Findings	Sources of Findings
Surficial Soils Beneath Property	Cecil and Appling Series, sandy loam, sandy clay loam, and sandy clay.	Envirosite Government Records Search
Bedrock Identification	The Property is underlain by biotite gneiss, hornblende-plagioclase amphibolite and granitic gneisses rock formations.	Previous site geologic report
Depth to Bedrock	Unknown, generally greater than 45 ft bgs	Previous geologic report
Topography	The topography is rolling to flat, generally sloping to the west and north	Observation
Elevation	Approximately 860 feet amsl (Above Mean Sea Level) south to 820 ft amsl in the east	Envirosite Government Records Search
Depth to Shallow Groundwater	Approximately 30-35 feet	Previous reports
Estimated Groundwater Flow Direction	Generally to the north and west.	Observation

3.3 DESCRIPTION OF THE PROPERTY AND CURRENT USE

The Property is comprised of two parcels of land located approximately 1.7 miles south of the city of Monroe, just off and to the west of Hwy 11 South on Vine Street, in Walton County, Georgia. The Property, referred to as 150 West Vine Street, is identified in Walton County Tax records by the address 150 Vine Street.

The parcels of land (Parcel No. M0210001ADP and M021000100) contain approximately 2.38 and 87.02 acres respectively, according to Walton County Property Tax Cards. The larger Parcel contains an approximately 400,000 square foot building constructed of steel and concrete on a concrete slab, the main structure was built in 1970, with additions in 1974, 1983, and 1989. There are several small outbuildings, two storage silos and a rail siding. There have been several stages of remodeling to the original main building. The building occupies approximately 10 acres of the site. The remaining site is generally described as follows: north boundary-6 sediment ponds, eastern boundary-trench landfills, central portion open woodland (now being harvested and cleared), southwest corner-undeveloped. The Facility was originally built and operated by Universal Rundle in the manufacture of ceramic bathroom fixtures and has apparently been closed since around 2008-2010. The site is currently served with public utilities including gas, water, sewer and electricity.

The Property is generally flat, sloping slightly to the north and west. Along the western boundary of the Property is Vine Street and commercial and industrial with some woodland beyond. To the south is a mobile home park, and to the north is undeveloped woodland. Along the eastern boundary is a continuation of the mobile home park and to the northeast, single family residential.

It should be noted that because of the age of the larger building (built in the early 1970's) located on the Property, ACM (Asbestos Containing Materials) and lead-based paint are potential concerns. If demolition or renovation is conducted on site appropriate assessments and abatement action should be taken.

Currently the building is unoccupied except for a small portion of the former warehouse area on the north end at the loading dock. The building is currently undergoing remodeling and renovation activities.

Parcel information and maps obtained from the Walton County Board of Tax Assessors are provided in **Appendix B**.

3.4 CURRENT USES OF ADJOINING PROPERTIES

The Property is located in Monroe, Walton County, Georgia and surrounding properties include residential, forest/agricultural, industrial, and highway commercial. Adjoining property use is summarized as follows:

North: Undeveloped farm and timberland.

South: Mobile Home Park.

East: Mobile Home Park (SE) and single-family residences (NE)

West: Vine Street with highway commercial and industrial, some undeveloped timberland beyond.

Based on Dobbs's field observations, historical research, and review of available regulatory information, none of the adjoining properties appear to pose a potential environmental concern to the Property.

3.5 INFORMATION PROVIDED BY THE USER

According to 40 CFR Part 312, the User of this Phase I ESA is required to perform certain tasks described in Section 6.0 of ASTM E1527-13. The information obtained by the User through the performance of these tasks was requested via a User Questionnaire to assist Dobbs in identifying RECs in connection with the Property. The City of Madison (Ms. Monica Callahan) was sent the User Questionnaire for completion. The response was provided via telephonic interview.

4.0 HISTORICAL USE INFORMATION

4.1 OWNERSHIP HISTORY (HISTORICAL PROPERTY USE)

According to the Walton County Board of Assessors, the Property is currently owned by Tommy Breedlove. The Property was acquired by the current entity in December 2019. Records indicate the original building was built buy the Sears Company to manufacture ceramic bathroom fixtures in or about 1970 and has been improved and enlarged over the years. Reportedly significant additions or modifications were made in 1974, 1983 and 1989. Additional information regarding historical Property ownership is available from the Walton County Board of Tax Assessors. Historical Property ownership and additional parcel information is included in **Appendix B**.

4.2 TITLE REVIEW

In accordance with our approved scope of services, a Chain of Title search was not performed as part of this assessment.

4.3 AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs of the Property area were obtained from Google Earth images. The aerial photographs reviewed during the preparation of this report are included in **Appendix D** and are summarized as follows:

Year	Aerial Photograph Review	
	Property	Adjoining Properties
1951	Farmland(unclear, maybe a home.)	Undeveloped farmland
1962	No significant change on the Property.	Residential development east and south. No change west and north.
1971	Plant building in place.	Trailer park to south, highway commercial across Vine St to the west.
1981	Three sediment ponds added.	Significant development east, south and west.
1988	Minor additions to north end of building.	Surrounding land more developed. Not to north.
1993	Addition to east side of main building. Three more sediment ponds and additional land clearing.	Development increasing to east, south and west.
1999	Trench fill opened in center of property.	No significant changes. More development activity.
2007	Larger trench fill to the east open. Lot to southeast cleared.	No significant changes.
2009	Smaller trench fill appears closed.	No significant changes.
2010-2017	Plant appears closed. Trees and brush covering site east of building area (10ac)	No significant changes.

4.4 CITY DIRECTORY REVIEW

City directories were available for this Property and adjoining properties but nothing significant was discovered.

4.5 SANBORN® FIRE INSURANCE MAPS REVIEW

No Sanborn® fire insurance maps were available for this or adjoining properties.

4.6 REVIEW OF PRIOR ENVIRONMENTAL SITE ASSESSMENTS

Environmental reports prepared by URS 2004 and Environ 2008 were provided by the current owner for review. These reports have reportedly previously been provided to United Community Bank.

4.7 PAST USES OF THE PROPERTY

Based on Dobbs's review of available historical information and interviews with persons knowledgeable of the area, the Property has had the main building in place since approximately 1970. As mentioned above there have been several additions since initial construction but from at least 1993 until recently there appear to have been few changes except for the clearing of the southwest corner of the Property in or about early 2000 and the current timber harvesting and clearing of the undeveloped central portion of the Property. The following excerpt from a 2004 URS Phase I provides an excellent historical description of the Property and adjacent areas:

“The facility was constructed in 1968 by the Sears Company for the manufacture of vitreous china sinks, toilets, toilet bowls, and toilet covers. Prior to 1968, the Property was undeveloped farmland on the southeast side of the City of Monroe. According to Leland Basham, Plant Manager of the Universal Rundle plant, Nortek, Inc. purchased the Property from Sears in 1984 for use as a vitreous china plant. Crane Plumbing Company acquired the Property in 1998 and operated under the Universal Rundle name.

Since 1968, manufacturing operations have included the manufacture of slip, which is the slurry mixture of clay materials, additives, and water used to produce the finished products. The slip slurry is then cast into molds or pressure forms to create the pottery form for finishing. The pottery is air dried and then passed through a natural gas-fired tunnel dryer before glazing and curing. The unit are inspected for flaws or irregularities and sent to the re-workstation for touch-up repairs as needed. Following the re-work process, the unit passes through one of three rework kilns. Once approved, the unit enters the fitting and packing area where units are assembled with accessories purchased from off-site locations to meet the customer's specification.

Four expansions have occurred at the Property following initial construction in 1968. According to Mr. Basham, the eastern portion of the manufacturing building was expanded in 1978 to increase the number of mold lines for lavatory and toilet products. In 1984, warehouse space was constructed along the western portion of the manufacturing building for the storage and assembly of purchased materials or minor repairs to manufactured products. During the same expansion, a new slip house was constructed south of the manufacturing building and railroad spur, near the employee parking lot. A small security building was constructed along the Vine Street entrance to the plant in 1985. In 1989, an addition to the northern portion of the manufacturing building was constructed to house the No. 4 tunnel kiln.

Wastewater pretreatment operations at the site involve the use of three unlined settling ponds in series with polymers added at the final lagoon. Solids in the wastewater stream settle in the lagoons and the wastewater is discharged to a sanitary sewer. A back-up series of three settling ponds are operated onsite to allow for removal of sludge. Non-hazardous sludge removed from the wastewater lagoon is buried onsite.

The permitted inert landfill is used for the disposal of reject vitreous china products or obsolete molds. Dumpsters containing the waste vitreous china are emptied in the landfill followed by crushing with heavy equipment. A storm water retention basin is located northwest of the landfill to collect and treat storm water from the landfill area.”

4.8 PAST USES OF ADJOINING PROPERTIES

Based on Dobbs's review of available historical information, the surrounding area was residential or agricultural land until the 1960's. The surrounding properties, which include residential, highway commercial and industrial, began to develop in the late 1960's and 1970's.

5.0 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORDS SOURCES

Regulatory environmental information was obtained from publicly available information databases compiled by Envirosearch and was reviewed for indications of the presence of hazardous substances and/or petroleum products at the Property or surrounding properties. Please refer to *The Government Records Report* included in **Appendix C** for a list of the databases researched by Envirosearch and a complete summary of any regulated facilities identified. The information obtained by reviewing these databases is subject to the accuracy of the information provided by the sources.

5.1.1 Property

The Property was listed in several of the databases searched. No previous violations nor notifications were identified regarding this Property.

5.1.2 Adjoining Regulated Facilities

There were no notable listed adjoining facilities.

5.1.3 Additional Off-Site Regulated Facilities

Envirosearch listed several properties near the subject property. However, these properties were either over an eighth of a mile's distance away from the subject Property, down-gradient of the Property, or due to current use or condition have no effect on the conditions present at the Property and thus are not cause for environmental concern.

5.1.4 Environmental Liens

There were no environmental liens discovered related to the Property.

6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted in January 2020 by Mr. Denny Dobbs and Mr. Roy Mote of Dobbs Environmental. The purpose of the site reconnaissance was to make visual observations regarding current environmental conditions at the site. In addition, adjoining properties were observed from the boundaries of the Property to evaluate potential off-site environmental conditions. A photo log showing the Property is included in **Appendix A**.

6.1 METHODOLOGY

The site reconnaissance was conducted in accordance with ASTM E1527-13. The periphery of the Property was observed, and the Property was observed from all adjacent thoroughfares. A systematic inspection of the accessible interior portions of the Property was conducted.

6.2 SITE RECONNAISSANCE OBSERVATIONS

Dobbs assessed the following items regarding the Property to the extent visually and/or physically observed during the site reconnaissance or identified from the interviews or records review.

6.2.1 Hazardous Substances and Petroleum Products

None were observed on-site.

6.2.2 Storage Tanks

Several aboveground tanks or storage silos were observed on-site but they were used to store water or other non-petroleum, non-regulated inert materials.

6.2.3 Odors

None were noticed on-site.

6.2.4 Pools of Liquid

None were observed on-site.

6.2.5 Drums

None were observed on-site.

6.2.6 Unidentified Substance Containers

None were observed on-site.

6.2.7 PCBs

No electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs was identified on-site. Transformers located on the Property are the responsibility of the City of Monroe or Walton EMC.

6.2.8 Heating/Cooling

Heating and cooling systems were not observed on-site.

6.2.9 Stains or Corrosion

No stains or corrosion of concern were observed on the Property

6.2.10 Drains and Sumps

None were observed on-site which were not connected to the facility wastewater system or self-contained.

6.2.11 Pits, Ponds, or Lagoons

There are six sediment ponds located near the northcentral Property boundary.

6.2.12 Stained Soil or Pavement

None were observed on-site. There was some oil contaminated soil reported in 2004 but it was removed and verified by testing in 2008.

6.2.13 Stressed Vegetation

None was observed.

6.2.14 Solid Waste

Some construction materials were observed on the Property as active remodeling was occurring.

6.2.15 Wastewater

None was identified on-site except as associated with the sediment ponds.

6.2.16 Wells

None were identified on-site.

6.2.17 Septic Systems

No septic systems have been identified or were observed on the Property.

6.2.18 Asbestos-Containing Materials

An ACM inspection was not performed as a part of this Phase I ESA/ Phase II. Due to the age of the buildings located on the Property, the potential exists for ACM to be present. Dobbs is unaware of any surveys or abatement activities, but prior to any construction and renovation activities appropriate precautions or assessment should be completed.

6.2.19 Lead-Based Paint

Painted materials were observed. Remodeling or demolition activities of old painted surfaces should be considered suspect for lead paint due to the age of the buildings on the Property.

6.2.20 Mold

No inspection for mold was made during the site visit.

6.2.21 Radon

The United States Environmental Protection Agency (EPA) has developed a map of Radon Zones in the United States segmented by county. Zone 1 are counties with predicted average indoor radon screening levels greater than 4 picocuries per Liter (pCi/L); Zone 2 are counties with predicted average indoor radon screening levels from 2 to 4 pCi/L; and Zone 3 are counties with predicted average indoor radon screening levels less than 2 pCi/L. The map is not intended to be used to determine if a structure in a given zone should be tested for radon since structures with elevated levels of radon have been found in all three zones. The Property is in Walton County, Georgia, which is designated as Zone 2.

7.0 INTERVIEWS

Per ASTM E1527-13, Peachtree conducted interviews to obtain information about the Property and any potential RECs associated with the Property. The individuals and/or organizations interviewed/contacted by Peachtree during the preparation of this Phase I ESA are discussed below. Supporting documentation from these interviews is included in **Appendix I**.

7.1 CURRENT OWNERS, OPERATORS, AND/OR OCCUPANTS OF THE PROPERTY

Tommy Breedlove, current owner or operator was available for interview, the Owner Questionnaire was not returned. However, Mr. Breedlove confirmed by telephone interview that he had no knowledge of any environmental issues not previously discovered, i.e., trenches, ponds, drum leaks, tanks, etc.

7.2 PAST OWNERS, OPERATORS, AND/OR OCCUPANTS OF THE PROPERTY

Except as described in **Section 7.1**, no past owners, operators, and/or occupants of the Property were interviewed during the preparation of this report.

7.3 GOVERNMENT OFFICIALS

The government officials contacted during the preparation of this report are listed in the table below:

Organization and Date Contacted	Summary of Correspondence
Walton County Board of Commissioners	Nothing of environmental significance. Land Disturbance permit, Storm Water Management Plan and Grading Plan required.
Georgia EPD	Confirmed no violations, permitted SW Facility. Trenches have closure plan on file with EPD.

7.4 ADDITIONAL INTERVIEWS

No additional interviews were conducted.

8.0 DATA GAPS

ASTM E1527-13 defines a data gap as “a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, and interviews”.

8.1 DATA FAILURE

A data failure is a failure to achieve the historical research objectives of ASTM E1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. A data failure was not encountered during the preparation of this Phase I ESA

8.2 IDENTIFICATION OF SIGNIFICANT DATA GAPS

No significant data gaps were identified during the preparation of this report that would affect Dobbs’s ability to identify RECs.

9.0 PHASE I FINDINGS AND CONCLUSIONS

9.1 FINDINGS AND OPINIONS

No known or suspect RECs, CRECs, HRECs, or *de minimis* conditions were identified as potential impacts to the Property. The database search identified several listed facilities within the applicable search radii. The listed facilities are not considered a REC (recognized environmental condition) with regard to the Property due to topography, distance, current condition, or use. It should be noted that due to the age of the main building (built in 1970's) located on the Property, possible asbestos containing materials (ACM) and lead-based paint are potential concerns.

Also, the presence of the permitted/closed inert trench landfills and open sediment ponds may require specific closure activities. Several environmental reports and assessments by URS and Environ in 2004 and 2008 respectively did not detect any existing Recognized Environmental Conditions (RECs). There was a leaking drum issue in 2004 but all drums and impacted soil was removed and confirmed by soil testing in 2008.

Aside from proper closure/maintenance of the 6 sediment ponds and 2 trenches, possible ACM and lead paint, no other non-scope considerations of concern were identified in connection with the Property.

9.2 CONCLUSIONS

Dobbs has performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM E1527-13. Any exceptions to or deletions from this practice are described in **Section 2.3** and **Section 8.0** of this report. This assessment has identified no RECs with potential to impact the Property other than non-scope items mentioned in this Phase I ESA.

Figures



Inert Landfill Trenches

Manufacturing Bldg

Settling Ponds

150 Vine St

Industrial Blvd
Vine St

11

Appendix A
Photo Log



Photo 1 Eastern portion of Property, inert landfill trench, facing north.



Photo 2 Southern boundary of Property, road to trenches, facing west.



Photo 3 Eastern portion of Property, mound of dirt from trench construction, facing north.



Photo 4 Central portion of Property, general area of smaller trench landfill, facing north.

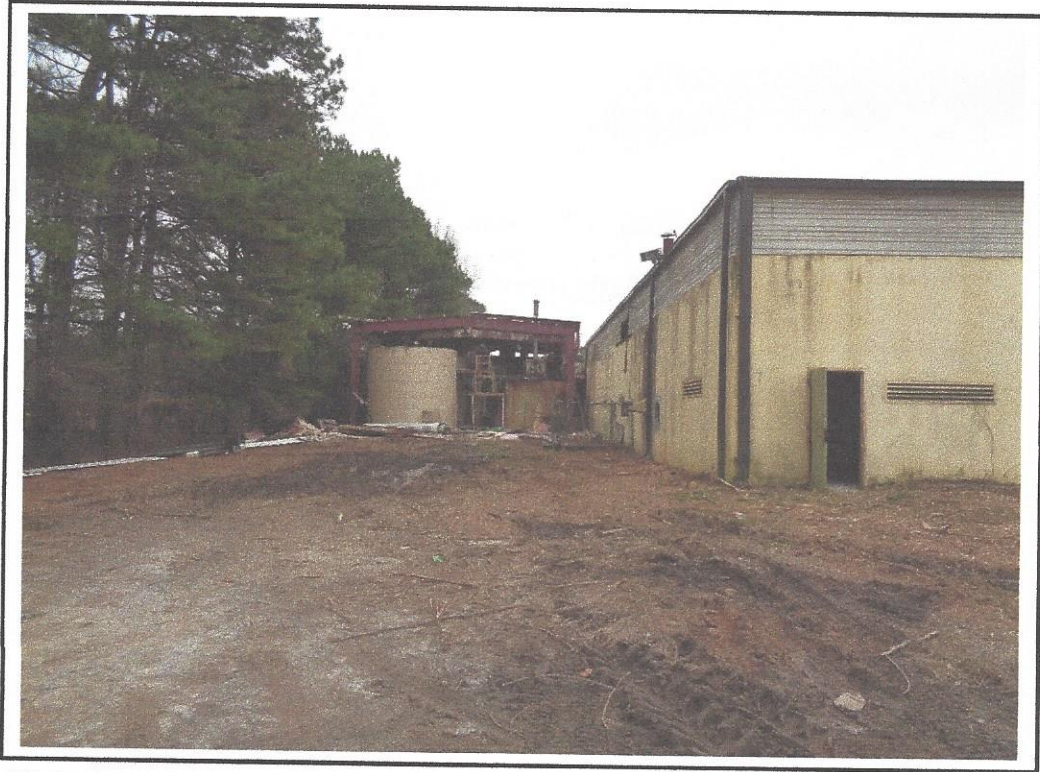


Photo 5 Southern end of building and utility building, facing west.



Photo 6 Eastern (rear) side of the building and road, facing north.



Photo 7 Eastern (rear) side of building, facing south.



Photo 8 Southern end of building and road, facing west.

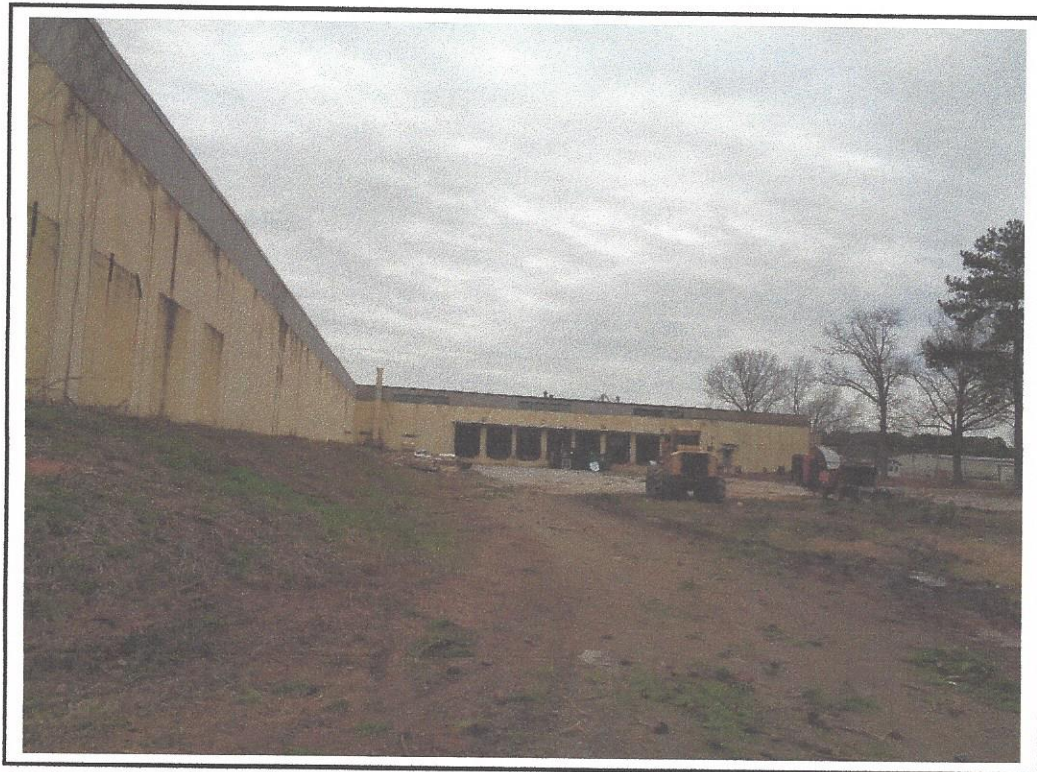


Photo 9 Northern end of building front and loading dock area, facing south .

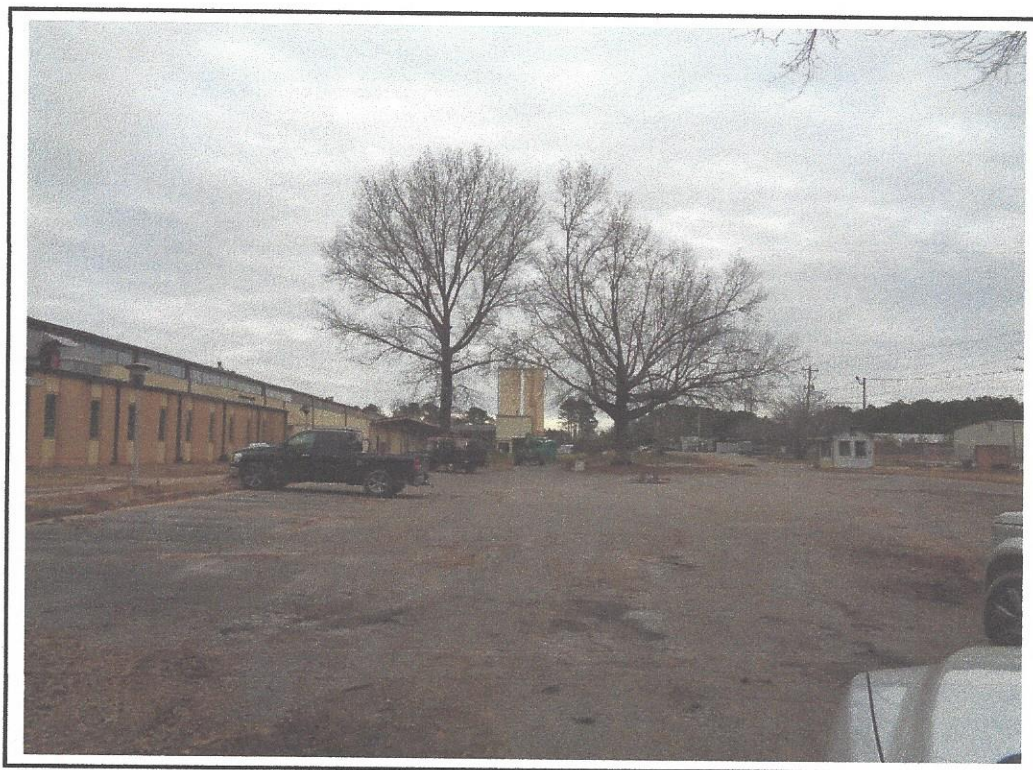


Photo 10 Front (eastern side) of Property, parking, office area, and silos, facing south. Vine Street to right.

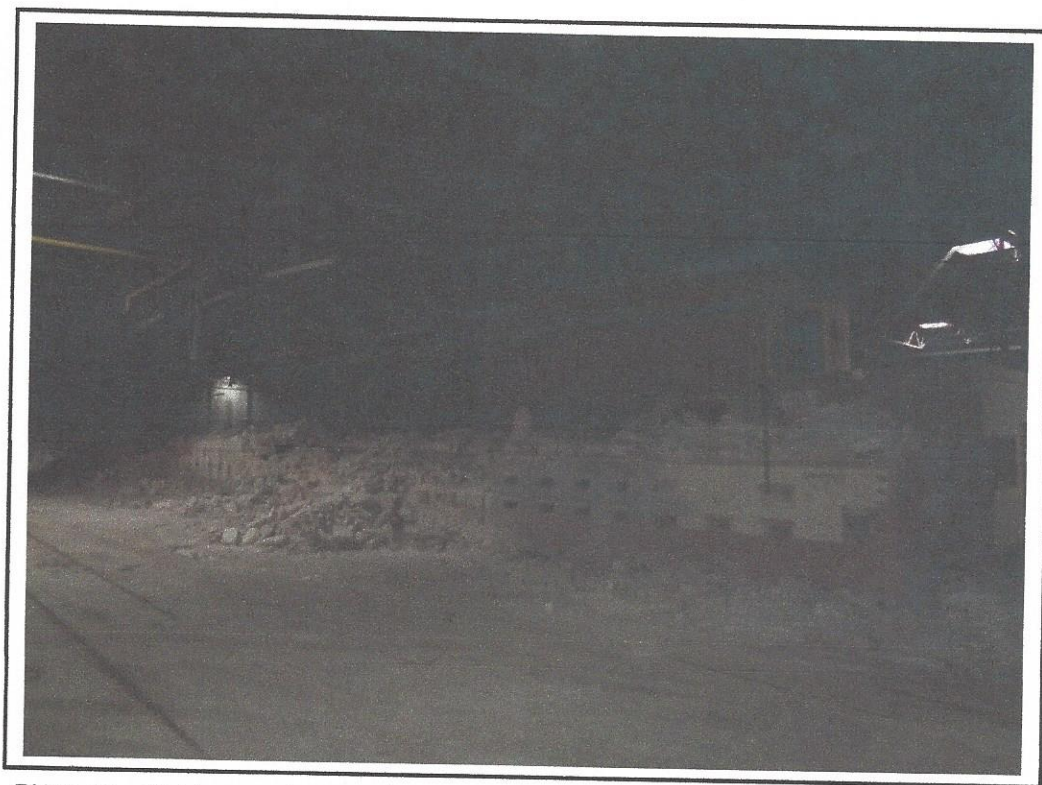


Photo 11 Old furnace in manufacturing portion of building, facing north.



Photo 12 Northern and western portion of Property, headed toward settling ponds, facing north.



Photo 13 One of the 6 original sediment ponds, along northern property boundary.



Photo 14 Another sediment pond and service road around ponds.



Photo 15 Two more of the 6 sediment ponds along the northern boundary of the Property, facing north.



Photo 16 Central portion, timber harvesting and clearing of Property, facing northeast.



Photo 17 Timber harvest and clearing of Property, central portion of Property.

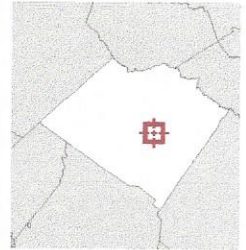


Photo 18 Interior of warehouse portion of building, facing south.

Appendix B
Parcel information



Overview



Legend

Parcels

Parcel ID	M0210001ADP	Owner	BREEDLOVE TOMMY	Last 2 Sales			
Class Code	Industrial		10161 INDUSTRIAL DR	Date	Price	Reason	Qual
Taxing District	Walton County		COVINGTON GA 30014	12/12/2019	\$2400000	MP	U
	Walton County	Physical Address	150 VINE ST	8/26/2014	\$4950	LM	Q
Acres	2.38	Assessed Value	Value \$11400				

(Note: Not to be used on legal documents)

Date created: 2/4/2020
 Last Data Uploaded: 2/4/2020 8:14:37 AM

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Summary

Parcel Number M0210001ADP
 Location Address 150 VINE ST
 Legal Description 2.38AC(COUNTY)
 (Note: Not to be used on legal documents)
 Class I5-Industrial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning I1
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 2.38
 Neighborhood 09141-MONROE NBHD/SPOT (09141)
 Homestead Exemption No (S0)
 Landlot/District 36 / 3

[View Map](#)

Owner

BREEDLOVE TOMMY
 10161 INDUSTRIAL DR
 COVINGTON, GA 30014

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	09141-MONROE NBHD/SPOT	Square Feet	103,673	0	0	2.38	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/12/2019	4510 017	047 198	\$2,400,000	Multi-Parcel Sale	CHEN SHIQI	BREEDLOVE TOMMY
8/26/2014	3695 017	047 198	\$4,950	Land Market - Vacant	URC ENTERPRISES LLC	CHEN SHIQI
12/16/2004	2150 152	47 198	\$0	Unqualified Sale	UNIVERSAL RUNDLE CORP	URC ENTERPRISES LLC
8/4/1989	299 066	47 198	\$0	Unqualified Sale		UNIVERSAL RUNDLE CORP

Valuation

	2019	2018	2017	2016
Previous Value	\$11,400	\$11,400	\$11,400	\$4,950
Land Value	\$11,400	\$11,400	\$11,400	\$11,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$11,400	\$11,400	\$11,400	\$11,400

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

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

User Privacy Policy
 GDPR Privacy Notice

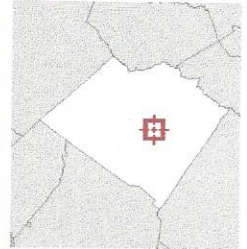
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Version 2.3.37



Overview



Legend

 Parcels

Parcel ID M0210001A00
Class Code Industrial
Taxing District Monroe
 Monroe
Acres 87.02

Owner BREEDLOVE TOMMY
 10161 INDUSTRIAL DR
 COVINGTON GA 30014
Physical Address 150 VINE ST
Assessed Value Value \$1062490

Last 2 Sales			
Date	Price	Reason	Qual
12/12/2019	\$2400000	MP	U
8/26/2014	\$490050	FM	Q

(Note: Not to be used on legal documents)

Date created: 2/4/2020
 Last Data Uploaded: 2/4/2020 8:14:37 AM

Developed by  **Schneider**
 GEOSPATIAL

qPublic.net™ Walton County, GA

Summary

Parcel Number M0210001A00
 Location 150 VINE ST
 Address
 Legal 87.02AC(CITY)
 Description
 (Note: Not to be used on legal documents)
 Class I5-Industrial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning M1
 Tax District Monroe (District 01)
 Millage Rate 39.382
 Acres 87.02
 Neighborhood 09696 - WHSE (IND. LIGHT MANUF) (09696)
 Homestead Exemption No (S0)
 Landlot/District 36 / 3



[View Map](#)

Owner

BREEDLOVE TOMMY
 10161 INDUSTRIAL DR
 COVINGTON, GA 30014

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Industrial	09141-MONROE NBHD/SPOT	Square Feet	3,790,591	0	0	87.02	0

Commercial Improvement Information

Description Office Industrial
 Value \$5,500
 Actual Year Built 1970
 Effective Year Built 1970
 Square Feet 2900
 Wall Height 11
 Wall Frames Bearing Wall
 Exterior Wall Brick on Masonary
 Roof Cover Composition
 Interior Walls Sheetrock/Panel
 Floor Construction Re-inforced Concrete
 Floor Finish 5% Carpet
 95% Asphalt Tile
 Ceiling Finish Acoustical Tile
 Lighting Recessed
 Heating CH A/C
 Number of Buildings 1

Description Inds Light Manufacturing
 Value \$280,400
 Actual Year Built 1970
 Effective Year Built 1970
 Square Feet 344080
 Wall Height 18
 Wall Frames Re-inforced Concrete
 Exterior Wall Tilt-up Concrete
 Roof Cover Composition
 Interior Walls Painted Masonary
 Floor Construction Re-inforced Concrete
 Floor Finish Carpet/Tile
 Ceiling Finish No Ceiling
 Lighting Sodium Halide
 Heating Suspended Heating
 Number of Buildings 1

Description Inds Light Manufacturing
 Value \$46,400
 Actual Year Built 1989

Effective Year Built	1989
Square Feet	27000
Wall Height	18
Wall Frames	Re-inforced Concrete
Exterior Wall	Tilt-up Concrete
Roof Cover	Composition
Interior Walls	Painted Masonary
Floor Construction	Re-inforced Concrete
Floor Finish	Concrete
Ceiling Finish	No Ceiling
Lighting	Sodium Halide
Heating	Suspended Heating
Number of Buildings	1

Description	Inds Light Manufacturing
Value	\$60,200
Actual Year Built	1983
Effective Year Built	1983
Square Feet	40000
Wall Height	16
Wall Frames	Re-inforced Concrete
Exterior Wall	Tilt-up Concrete
Roof Cover	Composition
Interior Walls	Unfinished
Floor Construction	Re-inforced Concrete
Floor Finish	Concrete
Ceiling Finish	No Ceiling
Lighting	Sodium Halide
Heating	Suspended Heating
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Guard/Gate House	2000	1x9 / 0	1	\$140
Tnk/Horizontal Bulk Storage	2000	60000x150 / 1	1	\$2,000
Paving-Asph(J) 3" > 10000	2000	0x0 / 102200	1	\$22,900
Paving-Conc(K) 4" < 500	2000	0x0 / 30000	1	\$6,400
Railroad Siding	2000	0x0 / 1200	1	\$1,000
Fence-Chain Link	2000	0x0 / 4500	1	\$600
Hay Barn or Pole Shed	2000	16x30 / 0	1	\$150

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/12/2019	4510 017	047 198	\$2,400,000	Multi-Parcel Sale	CHEN SHIQI	BREEDLOVE TOMMY
8/26/2014	3695 017	047 195	\$490,050	Fair Market - Improved	URC ENTERPRISES LLC	CHEN SHIQI
12/16/2004	2150 152	047 195	\$3,400,000	Unqualified - Improved	UNIVERSAL RUNDLE CORP	URC ENTERPRISES LLC
	299 066		\$0	Unqualified Sale		UNIVERSAL RUNDLE CORP

Valuation

	2019	2018	2017	2016
Previous Value	\$1,062,290	\$1,062,290	\$1,062,310	\$490,050
Land Value	\$636,800	\$636,800	\$636,800	\$636,800
+ Improvement Value	\$392,500	\$392,300	\$392,300	\$392,300
+ Accessory Value	\$33,190	\$33,190	\$33,190	\$33,210
= Current Value	\$1,062,490	\$1,062,290	\$1,062,290	\$1,062,310

Photos