



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: November 30, 2011

Subject: Purchase of Property Located at 4470 North Shallowford Road

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### ITEM DESCRIPTION

At the November 14, 2011 Council meeting, the City Manager was directed to contact the seller of the property located at 4470 North Shallowford Road to request a reduction in price due to one of the appraisals ordered that valued the property lower than list price.

### BACKGROUND

Two independent MAI (Member of the Appraisal Institute) appraisals of the property listed above were completed in accordance with City purchasing rules. The results are as follows:

1. Weibel and Associates, Inc. (Georgia Certified General Real Property Appraiser) determined the Market Value "As Is" of the fee simple interest of the subject property, based on market conditions as of September 29, 2011, is one million five hundred fifty thousand dollars (\$1,550,000). This appraisal is above our purchase price of \$1,436,000.
2. Alex Rubin and Company. (Georgia Certified General Real Property Appraiser) determined the Market Value "As Is" of the fee simple interest of the subject property, based on market conditions as of November 3, 2011, is one million three hundred thousand dollars (\$1,300,000). This appraisal is below our purchase price of \$1,436,000.

The variance between the two appraisals is 16%. The City's purchasing policy requires two appraisals if the purchase price is above \$500,000. If the variance between the two appraisals is greater than 20% a third appraisal is required. A third appraisal is not required for this property.

The average of the two appraisals is \$1,425,000. This is \$11,000 less than the purchase price, amounting to a .8% variance.

### REQUEST FOR A PRICE DECREASE

At the direction of the City Council, staff sent a letter to the Seller requesting a reduction in the sales price to \$1,300,000 due to one of the appraisals ordered that valued the property lower than the contract price. The City's broker also contacted the seller's broker and attempted to negotiate a lower price for the property. Seller responded via a letter to the City denying the request for a price reduction. The Seller believes the contract price is "fair market value". Both letters are attached to this memorandum.



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## APPRAISAL ANALYSIS

A comparison of the land value comparables in the two appraisals is listed below:

ALEX RUBIN AND CO.	Acreage	Price	\$ per Acre
Subject Property	5.18	\$1,436,000	\$277,220
Sale 1	8.009	\$2,185,000	\$272,818
Sale 2	50.656	\$12,686,730	\$250,449
Sale 3 <sup>1</sup>	1.305	\$900,000	\$689,655
Sale 4	3.47	\$845,000	\$243,516
Total	63.44	\$16,616,730	\$261,928

Average Land Value:  $\$261,928 * 5.18 = \$1,356,787$

Appraisal Estimate: \$1,300,000

WEIBEL & ASSOCIATES	Acreage	Price	\$ per Acre
Subject Property	5.18	\$1,436,000	\$277,220
Sale 1	16.00	\$5,000,000	\$312,500
Sale 2	4.35	\$575,000	\$132,184
Sale 3	12.09	\$5,100,000	\$421,836
Sale 4 <sup>1</sup>	1.31	\$900,000	\$687,023
Sale 5	3.90	\$750,000	\$192,308
Sale 6	5.54	\$800,000	\$144,404
Total	43.19	\$13,125,000	\$303,890

Average Land Value:  $\$303,890 * 5.18 = \$1,574,150$

Appraisal Estimate: \$1,550,000

(All 10 land sales):  $\$278,925 * 5.18 = \$1,444,829$

Purchase Price: \$1,436,000

<sup>1</sup> Sale 3 (Alex Rubin) and Sale 4 (Weibel) are the same property. All others are unique



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At the suggestion of Bill Grant (builder/developer), and to better understand the methodology contained in the appraisal reports, staff contacted both appraisers. Staff spoke with Alex Rubin on November 28<sup>th</sup> and Clay Weibel on November 30<sup>th</sup>. My notes from these conversations are listed below.

Notes from my conversation with Alex Rubin:

1. Averaging appraisals is customary and appropriate in this instance.
2. Appraiser feels that the sales comparisons used are good comparables.
3. Alex Rubin normally will not appraise a property for higher than the asking price.
4. The appraisal did not include the City's recent purchase of 16 acres in 2011 for \$5,000,000 as a comparable land sale because he considers government purchases outliers due to the city's ability to condemn property.

Notes from my conversation with Clay Weibel:

1. Averaging the appraisals makes good sense.
2. Suggested that the City average the comparable land values from both appraisals since the two appraisers different properties to compare values.
3. Noted that he was pleased that the two appraisals were so close in value.

ATTACHMENTS

1. Letter from City Manager to Seller requesting a price reduction
2. Response letter from Seller to City Manager regarding the request for a price reduction
3. Memorandum (updated) regarding the full due diligence activities

RECOMMENDATION

The Seller is remaining firm with the contract price for the property despite our attempts to convince them to lower their price. Staff recommends moving forward with the purchase at this time at the contract price for the following reasons:



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1. The Peachford Extension project was recommended and approved in both the Master Transportation Plan and the Georgetown/North Shallowford Master Plan.
2. The property is currently "for sale" and to move forward with the Peachford Extension project without the use of condemnation, now is the right time to purchase the property.
3. When averaged, the appraisal value is nearly identical to the purchase price.
4. The Seller received a written offer equal to the asking price prior to our final offer being accepted. This helps to determine real market value (what someone else would pay for the property).
5. The net effect of averaging all 10 comparable land sales from both appraisers equals a value of \$1,444,829. This is within 6/10 of 1% compared to the purchase price.

Staff recommends the City Council hold a public hearing and pass a Resolution at the December 5, 2011 Special Call City Council meeting to authorize the City Manager to finalize and close the purchase of the 5.18 acre property located at 4470 North Shallowford Road. Purchase price is set at \$1,436,000 and funding has been approved and budgeted by the City Council for this purpose.



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November 16, 2011

American Medicorp Development Company  
One Park Plaza  
Nashville, Tennessee 37203

Attn: Mr. Ron Woods, Real Estate Department

Dear Mr. Wood,

The City of Dunwoody has received and reviewed appraisals for the property located at 4470 North Shallowford Road as a part of our due diligence efforts prior to closing this real estate transaction.

On behalf of the City Council, I am requesting a re-examination of the purchase price (\$1,436,000) agreed to under our contract. We have received an appraisal of the subject property conducted by a Member of the Appraisal Institute (MAI) appraiser licensed in Georgia. He has valued the property at \$1,300,000 for land and building.

As you can imagine, a public body such as a municipality has a responsibility to guard and defend the public treasury each and every time we spend the citizen's money. The City is concerned about purchasing a property that is valued by a certified appraiser below our purchase price.

The City has negotiated this contract in good faith, however we believe it is reasonable to expect that the City would appeal to revisit the price of the property if there is a legitimate doubt to its true value. The City respectfully requests that the Seller consider the findings in the appraisal and amend the purchase price to reflect the value ascertained in this appraisal of the property.

Due to time restraints in the contract, a prompt written response is appreciated.

Sincerely,

Warren Hutmacher  
City Manager

Ken Wright Mayor

Denis Shortal City Council Post 1  
Adrian Bonser City Council Post 2  
Doug R. Thompson City Council Post 3

Robert Wittenstein City Council Post 4  
Danny Ross City Council Post 5  
John Heneghan City Council Post 6



One Park Plaza  
Nashville, TN  
37203

Hospital Corporation of America

11/17/2011

City of Dunwoody  
41 Perimeter Center East, Ste 250  
Dunwoody, GA 30346

RE: Price Reduction for 4770 N. Shallowford Transaction

Dear Mr. Hutmacher,

HCA Corporate Real Estate has received your letter requesting a price reduction for property located at 4470 North Shallowford Road. We hereby decline the City of Dunwoody's request to reduce the purchase price from \$1,436,000 down to \$1,300,000.

We understand that real estate is in flux for the current market, but remain confident that the current price of \$1,436,000 is a fair market price. This property would be worth more money if the City of Dunwoody would permit apartment zoning.

HCA respectfully declines your request and hopes you understand our position on this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Woods".

Ron Woods  
HCA Corporate Real Estate  
Senior Real Estate Consultant

cc: Mark Kimbrough – VP of Corporate Real Estate  
Tony Martin – TMG Realty Advisors, LLC





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## MEMORANDUM

To: Mayor and City Council

From: Warren Hutmacher, City Manager

Date: November 14, 2011

Subject: Purchase of Property Located at 4470 North Shallowford Road

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### ITEM DESCRIPTION

Staff has completed all necessary due diligence activities for the purchase of the property located at 4470 North Shallowford Road and recommends the City Council finalize the purchase.

### BACKGROUND

At the August, 2011 Council Meeting, the City Council authorized the City Manager to execute a sales contract with American Mediacorp Development Company (subsidiary of HCA) for the purchase of a 5.17 acre property located at 4470 North Shallowford Road at price of \$1,436,000.

This property is being purchased to facilitate the construction of the Peachford Road Extension project. When completed, the road will offer enhanced East-West connectivity from North Peachtree Road to Chamblee Dunwoody Road. This project was recommended in the Georgetown North Shallowford Master Plan and the Transportation Master Plan. To complete the project, the City will need to acquire additional property to the West of this property.

The Peachford Road extension, from North Shallowford to Dunwoody Park Drive, is identified as the most significant roadway project in the Georgetown Master Plan and is also recommended in the City's Comprehensive Transportation Plan. The Georgetown Master Plan envisions the local roadway connection as a "complete street" with on-street bicycle lanes, landscaping, lighting and wide sidewalks. The roadway would greatly enhance community connectivity by creating an east-west alternative to Cotillion Drive, which could be adversely impacted by future I-285 and /or transit improvements. The extension also helps distribute traffic to reduce pressure on major intersections such as Chamblee Dunwoody at North Shallowford, which already operates at a low level of service. For cyclists and pedestrians, the corridor when completed with other recommended improvements on Old Spring House and the existing Peachford Road would connect residents in the Georgetown and Perimeter area with Dunwoody's largest green space, Brook Run Park.

The project is beneficial from a land use perspective because it helps to break up the large existing street blocks into a smaller grid, which is more conducive to creating a walkable mixed-use development. Creating a new east-west connection significantly enhances the accessibility and visibility of the property between Chamblee Dunwoody Road and North Shallowford Road increasing the potential to accommodate higher-quality redevelopment.



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In the public participation process, the Peachford Road extension was preferred over several alternatives to improve east-west connectivity and reduce block sizes.

Staff has completed the necessary due diligence work to finalize the purchase of this property at the November City Council voting meeting. Due diligence included:

## DUE DILLIGENCE ACTIVITIES

### 1. SURVEY

An ALTA survey is a boundary survey that has been jointly prepared and adopted by the American Land Title Association (ALTA) and the American Congress on Surveying and Mapping (ACSM). The completed ALTA Survey shows easements, rights-of-way, locations of all improvements on the land (observable utilities, roads, driveways, etc.), and other factors influencing the ownership of land. Additionally, the ALTA Survey provides the title company with the information needed to insure the title to the land. Staff has received an ALTA survey for this property, which was prepared by Hughes-Ray Company, Inc. and there are no issues of concern related to the survey.

### 2. APPRAISALS

Two independent MAI (Member of the Appraisal Institute) appraisals of the property listed above were completed in accordance with City purchasing rules. The results are as follows:

1. Weibel and Associates, Inc. (Georgia Certified General Real Property Appraiser) determined the Market Value "As Is" of the fee simple interest of the subject property, based on market conditions as of September 29, 2011, is one million five hundred fifty thousand dollars (\$1,550,000). This appraisal is above our purchase price of \$1,436,000.
2. Alex Rubin and Company. (Georgia Certified General Real Property Appraiser) determined the Market Value "As Is" of the fee simple interest of the subject property, based on market conditions as of November 3, 2011, is one million three hundred thousand dollars (\$1,300,000). This appraisal is below our purchase price of \$1,436,000.

The variance between the two appraisals is 16%. The City's purchasing policy requires two appraisals if the purchase price is above \$500,000 and the variance between the two appraisals is less than 20%. A third appraisal is not required.

The average of the two appraisals is \$1,425,000. This is \$11,000 less than the purchase price, amounting to a .8% variance, which is statistically insignificant. It is reasonable to conclude that the appraisals clearly justify the purchase price for this property.

### 3. ENVIRONMENTAL ASSESSMENT

The Phase I Environmental Site Assessment was performed in general 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. A Phase I Environmental Site Assessment conducted by Rindt-McDuff Associates revealed no evidence





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of Recognized Environmental Conditions. There are no issues of concern related to the environmental assessment.

#### 4. TITLE REVIEW

The City engaged Alison Woodrow, Esq., a commercial real estate attorney with FSB FisherBroyles, a Limited Liability Partnership, to represent the City in this transaction. Ms. Woodrow has reviewed all of the title work related to this transaction.

The parcel has a cross-access and drainage easement related to the common driveway the property shares with the adjacent parcel to the South. These easements will need to be modified when the final roadway design is completed. Initial discussions with the neighboring property owner have been productive and we do not anticipate any problems that would prevent us from proceeding with the plan to extend Peachford Road at this location. Based upon her records review, and, with the disclosure above regarding the easements, Ms. Woodrow has recommended the City move forward with the purchase of the property.

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

#### FUNDING

City Council amended the FY 2011 Budget at the October 24<sup>th</sup> City Council meeting. Funds from HOST reserves were budgeted for this purchase. This will be an all cash transaction and funds will be wired at closing from the City to the Seller for the purchase price of \$1,436,000 plus customary applicable closing costs. There will be no debt on this property.

#### RECOMMENDATION

Staff recommends the City Council hold a public hearing and pass a Resolution at the December 5, 2011 Council meeting to authorize the City Manager to finalize and close the purchase of the 5.17 acre property located at 4470 North Shallowford Road. Purchase price is set at \$1,436,000 and is due at closing.

STATE OF GEORGIA  
CITY OF DUNWOODY

**RESOLUTION 2011-11-53**

**A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO A SALES CONTRACT  
FOR PARTICULAR PROPERTY ADDRESSED AT 4470 NORTH SHALLOWFORD ROAD,  
DUNWOODY, GEORGIA 30338**

**WHEREAS,** the City Council is charged with providing for the health, safety and welfare of the citizens of the City, as well as regulate and manage property development and planning in the City; and

**WHEREAS,** the City has recently adopted a Master Plan for the Georgetown / North Shallowford area that provides a future plan for improvement of said area of the City; and

**WHEREAS,** the City now desires to purchase a parcel of land, addressed at 4470 North Shallowford Road, and designated more specifically as Tax Parcel Identification Number 18 344 03 003, a 5.15 acre property for the price of \$1,436,000, pursuant to the Purchase and Sale Agreement as attached hereto and incorporated herein by reference; and

**WHEREAS,** the City desires to acquire said property as a possible extension of the local road network, future possible park/recreational facility, and/or a future public/private venture as a catalyst for redevelopment of the area; and

**NOW THEREFORE BE IT RESOLVED,** by the Mayor and Council for the City of Dunwoody that the City Manager is hereby authorized to execute all necessary documents to place the 5.15 acre property designated as 18 344 03 003, addressed at 4470 North Shallowford Road, under a sales contract, for the purchase price of \$1,436,000.00. The City Manager and City Attorney are hereby authorized to execute all necessary documents pursuant to the Purchase and Sale Agreement necessary to effect the purchase thereof.

**SO RESOLVED AND EFFECTIVE,** this 5<sup>th</sup> day of December, 2011.

Approved:

\_\_\_\_\_  
Ken Wright, Mayor

Attest:

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

(Seal)

REPORT OF AN APPRAISAL  
OF  
**12,067± SQUARE FOOT SINGLE-TENANT OFFICE BUILDING  
ON 5.18± ACRES OF LAND**

4470 NORTH SHALLOWFORD ROAD  
DUNWOODY, DEKALB COUNTY, GEORGIA 30338

AS OF  
NOVEMBER 3, 2011

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

November 4, 2011

Mr. Rich Hampton  
Purchasing Manager  
City of Dunwoody  
41 Perimeter Center East  
Suite 250  
Dunwoody, Georgia 30346  
Rich.Hampton@dunwoodyga.gov

RE: 12,067± SF Single-Tenant Office Building  
On 5.18± Acres of Land  
4470 North Shallowford Road  
Dunwoody, DeKalb County, Georgia 30338

Dear Mr. Hampton:

As requested, I have viewed the subject site and improvements, and analyzed the economics of the area for the purpose of estimating the Market Value of the Fee Simple Estate in the referenced property. The effective date of appraisal is November 3, 2011.

Employment of the appraiser was not conditional upon the appraiser producing a specified value or a value within a given range. Future employment prospects are not dependent upon the appraiser producing a specified value. Employment of the appraiser and payment of the fee is not based on whether a loan application is approved or disapproved. The estimated exposure period is less than 12 months for this property.

In my opinion, this appraisal has been completed 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.

**This appraisal is intended to be a complete appraisal in a restricted report.**

**This is a Restricted Appraisal Report which is intended to comply with the reporting requirements of USPAP. As such, it presents only summary conclusions that were made in the appraisal process to develop the appraiser's opinion of value. Proper understanding of this report may not be possible without additional information in the work file of the appraiser. The method of valuation, together with the pertinent facts and data gathered in our investigation, is maintained in our work files.**

Mr. Rich Hampton  
Purchasing Manager  
City of Dunwoody

November 3, 2011  
Page 2

I 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 my inspection. However, I am not an expert in this field. I 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 is intended to be a Complete Appraisal in a Restricted Appraisal Report. The client is the addressee and the intended user is the client. The intended use of the appraisal is to aid in a public acquisition.

The estimated Market Value of the Fee Simple Interest in the property, as of November 3, 2011, was:

**ONE MILLION THREE HUNDRED THOUSAND DOLLARS**  
**(\$1,300,000)**

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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**SUMMARY OF SALIENT FACTS AND CONCLUSIONS**

<b>PROPERTY DESCRIPTION:</b>	12,067± SF Single-Tenant Office Building On 5.18± Acres of Land
<b>LOCATION:</b>	4470 North Shallowford Road Dunwoody, DeKalb County, Georgia 30338 Tax Parcel No. 18-344-03-003
<b>DATE OF APPRAISAL:</b>	November 3, 2011
<b>DATE OF REPORT:</b>	November 4, 2011
<b>INTEREST APPRAISED:</b>	Fee Simple
<b>ZONING:</b>	"OI", Office Institution District by Dunwoody County
<b>HIGHEST AND BEST USE:</b>	Future Office/Commercial Development
<b>FLOOD ZONE:</b>	The site is not located within a flood prone area per FEMA Panel 13089C0016H, dated May 7, 2001.
<b>MARKET VALUE VIA SALES, COMPARISON APPROACH, AS LAND ONLY:</b>	\$1,300,000
<b>MARKET VALUE VIA SALES COMPARISON APPROACH, AS IMPROVED:</b>	\$1,100,000
<b>FINAL MARKET VALUE:</b>	\$1,300,000
<b>MARKETING/EXPOSURE TIME:</b>	Less than 12 months.

**IDENTIFICATION OF PROPERTY**

The property appraised and reported herein consists of a two-story single-tenant office building containing 12,067± square feet and located on a 5.18± acre site. It is located on the west side of North Shallowford Road north of Interstate 285 in Land Lot 344 of the 18<sup>th</sup> District, City of Dunwoody, DeKalb County, Georgia. The street address is 4470 North Shallowford Road, Dunwoody, Georgia 30338. The subject is further identified as Tax Parcel 18-344-03-003.

**PROPERTY INTEREST 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 USE OF APPRAISAL**

The purpose of this appraisal is to estimate the Market Value of the Fee Simple Interest in the property as of November 3, 2011, the most recent date of viewing(EXTERIOR ONLY), 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 use of this appraisal is for a public acquisition. The exposure period is 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.

**COMPETENCY OF THE APPRAISERS**

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.

**EFFECTIVE DATE OF APPRAISAL AND REPORT**

The date of the appraisal is November 3, 2011, the most recent date of viewing. The date of the report is November 4, 2011.

**SCOPE OF THE APPRAISAL**

The term "scope of the appraisal" means the extent of the process of collecting, confirming, and reporting appraisal data. The scope of the work performed in this appraisal assignment includes the definition of the appraisal problem; **an exterior inspection** of the property being appraised; consideration of the highest and best use of the land as vacant and property as improved, and; collection, verification and analysis of data which leads to the completion of the Sales Comparison Approaches to value as both vacant land and as improved as of the effective date of the appraisal; arriving at a final value estimate for the subject property, and preparation of a restricted report presenting the conclusion for this assignment. This appraisal is intended to be a complete appraisal in a restricted report. In the appraisal of the subject property land only and land and improvements, I have utilized the sales comparison approach.

**HISTORY OF PROPERTY**

County records indicate that ownership is currently in the name of American Medicorp Development. A review of county records reveals that there have been no transfers of the subject or interest within the past ten years. The subject is currently under contract to the City of Dunwoody for an undisclosed amount and subsequent to this was listed for sale for \$1,400,000 or \$116.02 per square foot of building including land.

It is noted that I have not performed a formal title search. I recommend that a qualified attorney be retained should a formal title search be desired.

**HIGHEST AND BEST USE**

"Highest and Best Use" of a property is defined as "that logical, legal, and most probable use which will yield the greatest net income to the land over a sustained period of time. It is also that available use or program of probable future utilization which produces the highest present land value."

Four criteria have been evaluated in estimating highest and best use. They are: (1) physical possible, (2) legally permissible, (3) economically feasible, and (4) maximally productive. It is our opinion, based on the land and improved sales analyses, that future development with an office/commercial use represents the highest and best use of the site, as vacant and as improved.

**APPRAISAL PROCEDURES AND VALUE CONCLUSIONS**

In the appraisal of the subject property, I have utilized the sales comparison approach to value as both vacant land and as improved as of the effective date of the appraisal. The

comparable sales utilized in the valuation of the subject property, **Land Only**, are summarized as follows:

<u>Sale No.</u>	<u>Grantor/Grantee</u>	<u>Date</u>	<u>Sale Price</u>	<u>Book/Page</u>	<u>Price/Acre</u>
1	Jack W. Boone/ The Donnellan School, Inc.	12/10	\$2,185,000	49709/274 Fulton Co.	\$272,818
2	Coker Properties, LP/ Scannell RevEx #115, LLC	12/10	\$12,686,730	50453/388 Gwinnett Co.	\$250,449
3	Perimeter Hospitality, LLC/ Perimeter Atlanta Hotel Group, LLC	11/10	\$900,000	49554/172 Fulton Co.	\$689,655
4	Jettison, LLC/ Peach Park, LLC	05/10	\$845,000	50108/542 & 546/Fulton Co.	\$243,516

After considering all reported data, it is our opinion that the market value of the subject property, Land Only, is reasonably estimated at \$250,000 per acre, or:

<hr/>		
<b>5.18± Acres @ \$250,000 Per Acre</b>	<b>=</b>	<b>\$1,295,000</b>
<b>Rounded</b>	<b>=</b>	<b>\$1,300,000</b>
<hr/>		



The comparable sales utilized in the valuation of the subject property, **as improved**, are summarized as follows:

Sale No.	Location	Sale Date	Bldg. Size (SF)	Price/SF
1	1455 Lincoln Pkwy. Dunwoody, GA	06/11	182,000±	\$72.86
2	4800 Ashford Dunwoody Rd. Dunwoody, GA	03/11	44,992±	\$75.57
3	5582 Peachtree Rd. Chamblee, GA	07/10	14,000±	\$98.21
4	4100 Perimeter Park Dr. Dunwoody, GA	07/10	10,504±	\$68.55
5	4480 and 4488 North Shallowford Rd. Dunwoody, GA	04/10	44,760±	\$102.77
6	4500 North Shallowford Rd. Dunwoody, GA	12/09	21,779±	\$48.21

After considering all reported data, it is our opinion that the market value of the subject property, as improved, is reasonably estimated at \$90.00 per square foot, or:

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**12,067 Square Feet @ \$90.00 per Square Foot = \$1,086,030**

**ROUNDED = \$1,100,000**

---

Therefore, based on the land and improved sales, the estimated “As Is” Market Value of the Fee Simple Interest in the property, as of November 3, 2011, was:

**ONE MILLION THREE HUNDRED THOUSAND DOLLARS**

**(\$1,300,000)**

**USE RESTRICTION**

This restricted report is for the use of the client, only. **This appraisal is intended to be a complete appraisal in a restricted report. This is a Restricted Appraisal Report which is intended to comply with the reporting requirements of USPAP. As such, it presents only summary conclusions that were made in the appraisal process to develop the appraiser's opinion of value. Proper understanding of this report may not be possible without additional information in the work file of the appraiser. The method of valuation, together with the pertinent facts and data gathered in our investigation, is maintained in our work files.**

**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 are 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. Nelya Alekseenko provided significant professional assistance to the persons signing this report.
11. The appraisers have not provided services regarding the subject property in the past three years.



---

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. 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.

# Report of Phase I Environmental Site Assessment

**4470 North Shallowford Road  
Atlanta, Georgia  
DeKalb County**



Prepared for:

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

**October 25, 2011**

R2011-177



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



Rindt-McDuff Associates, Inc.  
Engineering and Environmental Consulting

October 25, 2011

Mr. Rich Hampton CPPB  
Purchasing Manager  
City of Dunwoody  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346

Subject: Report of Phase I Environmental Site Assessment  
4470 North Shallowford Road  
Atlanta, Georgia  
DeKalb County

Dear Mr. Hampton:

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.**

A handwritten signature in blue ink, appearing to read "Joe Hartline", is written over the company name.

Joseph W. Hartline, CHMM  
Manager, EHS Services

Enclosure

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## 1.0 EXECUTIVE SUMMARY

Rindt-McDuff Associates, Inc. (RMA) has completed a Phase I Environmental Site Assessment (ESA) at the property located at 4470 Shallowford Road, Atlanta Georgia in DeKalb County, Georgia (Site). RMA was authorized to proceed with the Phase I ESA by Mr. Rich Hampton, Purchasing Manager of the City of Dunwoody, on October 13, 2011. Lisa Hayden of RMA visited the Site on October 21, 2011. 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 to the north of Interstate 285 and on the west side of North Shallowford Road. The property is privately owned and is not in current use.

### 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 (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 with no exceptions to the standard. 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, 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 to the north of Interstate 285 and on the west side of North Shallowford Road.

**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 south there are pockets of residential homes.

**3.3 Current Use and Description of Property**

The Site is composed of approximately 5.18 acres of heavily vegetated land with a 2-story office building situated on the eastern portion of the property. The building is currently vacant and was previously a medical office building occupied primarily by physicians in various types of medical practices. (Appendix B, Photos 1-12)

## 3.4 Current Uses of Nearby Properties

Refer to the Figures in Appendix A, and Photos 13-16 in Appendix B.

Direction	Adjacent Property Type	Area Property Type	Gradient	REC
North	Residential	Residential & Commercial	Cross-Gradient	No
East	Residential	Residential & Commercial	Down-Gradient	No
South	Commercial	Residential & Commercial	Down-Gradient	No
West	Commercial	Residential & Commercial	Up-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. Rich Hampton, Purchasing Manager of the City of Dunwoody, on October 13, 2011. The Phase I ESA is part of an environmental due diligence effort prior to purchase of the Site by the City of Dunwoody. Ms. Heather Potter, Executive Assistant to the City Manager, completed a user questionnaire to assist RMA in determining whether any recognized environmental conditions or historical recognized environmental conditions were present for the Site.

## 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 is unknown.

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.

#### 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 identified seven regulated facilities within the ASTM/AAL-recommended search and are summarized below. The complete database report is included in Appendix E.

ID	Facility Name/Address	Distance	Direction	Field Located	Regulatory Database	Gradient	Comments	R E C
1	NORTH SHALLOWFORD OPER HQ 4404 N SHALLOWFORD RD ATLANTA GA 30338	<1/8 mile	SW	Yes	LUST UST	Down-Gradient	No further action (per EPD, closed 9/03)	No
2	EMORY DUNWOODY MEDICAL CENTER 4575 N SHALLOWFORD RD ATLANTA GA 30338	1/4 mile	NW	Yes	LUST UST	Cross-Gradient	No further action	No
3	BP 4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	No further action	No
3	BP/AMOCO #7022 4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable		No
4	BP #24027 4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	Cleanup initiated; currently retail stores	No
5	BROOKHAVEN CHEVRON 4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable		No
5	SHELL ROYAL FOODMART 4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	1/4-1/2 mile	SW	Yes	LUST	*Not Applicable	In remediation	No
6	CHARTER PEACHTFORD HOSPITAL 2151 PEACHTFORD RD ATLANTA GA 30338	1/4-1/2 mile	NE	Yes	LUST	*Not Applicable	Status unknown	No
7	FASHION CARE/EXECUTIVE CARE 2211 SAVOY DR CHAMBLEE GA 30341	1/2-1 mile	SE	Yes	STATE	*Not Applicable	Class II Vinyl chloride release	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. Sixty orphan sites were shown in the environmental database report. Further investigation into the orphan site locations revealed that none of the locatable orphan sites were within the ASTM/AAI-recommended search distances. The remaining orphan sites were not locatable.

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 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 960 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 from the Site into a tributary of Nancy Creek. See Appendix A.

#### 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 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 the Site as wooded surrounded by farm land. The 1968 photograph shows wooded land in the immediate vicinity of the Site and the region to the west of the site. The property to the south is not wooded and has few structures, and to the east are multiple structures. The 1988 and later maps show the building on the east side of the Site, with the areas to the west and north appearing less wooded and having additional structures.

##### Historical Topographic Maps

Historical topographic maps for 1954, 1968, 1973 and 1993 were obtained from FirstSearch Technology Corporation as a means of determining major changes to the subject property and surrounding areas. Earlier maps were also obtained but were not found useful in this exercise. The 1954 map shows the Site as partly wooded and partly non-wooded. The 1973 revision show the property as primarily non-wooded,

with a small wooded area along the eastern portion of the property. Non-wooded land borders the property to the east, north, and west. The 1982 revision shows the property as non-wooded along with adjacent properties. Generally surrounding the outlying land is designated as urban along with some wooded areas interspersed.

#### 5.4.2 Sanborn Fire Insurance Maps

Historic fire insurance maps were not available for the Site and 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 Site was owned by the Donaldson family in 1905, then Besser and Fine in 1968, and was sold to Shallowford Community Hospital in 1982.

The tax assessor's records indicate that a medical office building was built on the Site in 1984.

#### 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 1988 the Site was listed as a medical office building with locations to the north and east as mixed businesses and offices since 1979. Directories in 1974 and earlier indicate residential/apartments in the area.

#### 5.4.5 Previous Environmental Reports

No previous environmental studies were reported to have been conducted on the Site.

No on-site RECs were identified in the review of historical sources.

### 5.5 Historical Use Information on Adjoining Properties

Direction	Adjoining Property Type	Source	Date	Comments
North	Wooded and Cultivated	Aerial Photo	1938	
West	Wooded	Aerial Photo	1938	



South	Farm Land	Aerial Photo	1938	
East	Farm Land	Aerial Photo	1938	

No off-site 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

None observed.

#### 6.3.3 Solid Waste

There was no dumpster or accumulation of waste observed at the Site. A minimal amount of paper and trash was observed at the west end of the Site adjacent to the power line easement. (Appendix B, Photo 17)

#### 6.3.4 Sewage Disposal/Septic Tanks

None observed.

#### 6.3.5 Hydraulic Equipment

A locked room with an outside door at the rear of the building contains the elevator hydraulic equipment. Floor stains were observed. No cracks

in the floor were observed, therefore all indications are that the leak was contained within the room and did not migrate to soil. (Appendix B, Photos 7 and 18)

#### 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, American Medicorp, indicated that there are no contracted maintenance services for the Site.

#### 6.3.7 Electrical Transformers/PCBs

One pad-mounted transformer is located toward the back of the building on the south side. No leaks or stains were observed. (Appendix B, Photo 20)

#### 6.3.8 Water Supply and Wells

The Site is connected to the municipal water system.

#### 6.3.9 Drains and Sumps

A small drain was observed by the sidewalk at the rear of the building along with rip rap and a concrete conveyance leading around the north side of the building. Due to the uphill slope of the property behind the building, it is assumed that the drain is likely part of the method for routing storm water around the building. (Appendix B, Photos 21 and 22)

#### 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

None observed.

#### 6.3.13 Pits, Ponds, Lagoons

None observed.

#### 6.3.14 Surface Waters/State Waters

No surface waters or waters interpreted as state waters were observed during the Site reconnaissance.

## 6.3.15 Stains or Spills

Some staining was observed under the elevator hydraulic equipment (see section 6.3.5 above) and an air compressor on the second floor. As with the elevator hydraulic fluid stain, no cracks were observed in the floor beneath the air compressor, so there is no reason to believe that oil migrated from the second floor to soil. RMA does not consider either stained area to be a REC. (Appendix B, Photo 19)

No recognized environmental conditions were observed during the Site reconnaissance.

**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 while it has been vacant since 2007. Mr. Martin confirmed that there have not been any other environmental assessments performed on the Site.

## 7.2 Interview with Site Manager

Not applicable.

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

Ms. Heather Potter of the City of Dunwoody completed a User Questionnaire to assist RMA in determining whether there are any current or historical recognized environmental conditions for the Site. No recognized environmental conditions were identified from answers provided on the User Questionnaire.

Not applicable.

## 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. No records were identified.

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 historical aerial photograph dated 1938 showing the Site as partly wooded and partly cultivated.

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. It is recommended, however, that solid waste be removed and properly disposed.

## 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: October 18, 2011.

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

FirstSearch Technology Corp., City Directory. October 18, 2011.

FirstSearch Technology Corp., Environmental FirstSearch, (Environmental Database) Report. October 13, 2011.

FirstSearch Technology Corp., Historical Aerial Photos: October 19, 2011.

Frank May, Environmental Lien Search Report, October 23, 2011.

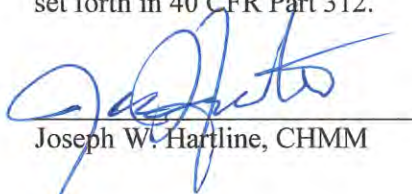
User’s Questionnaire – October 14, 2011.

U.S.G.S. 7.5 Minute Topographic Map, Chamblee, Georgia: 2011.

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

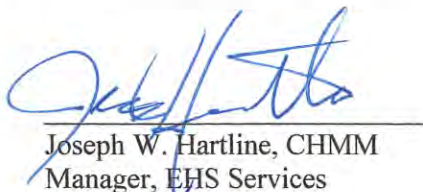
I declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Section 312.10 of 40 CFR 312.

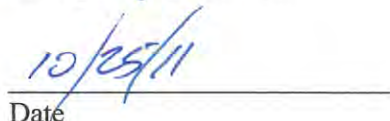
I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

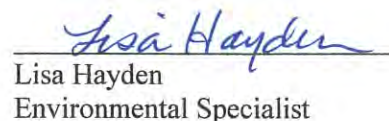
  
Joseph W. Hartline, CHMM

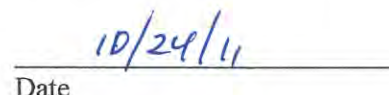
  
Date

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 4470 North Shallowford Road, Atlanta, GA, 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

  
Date

  
Lisa Hayden  
Environmental Specialist

  
Date

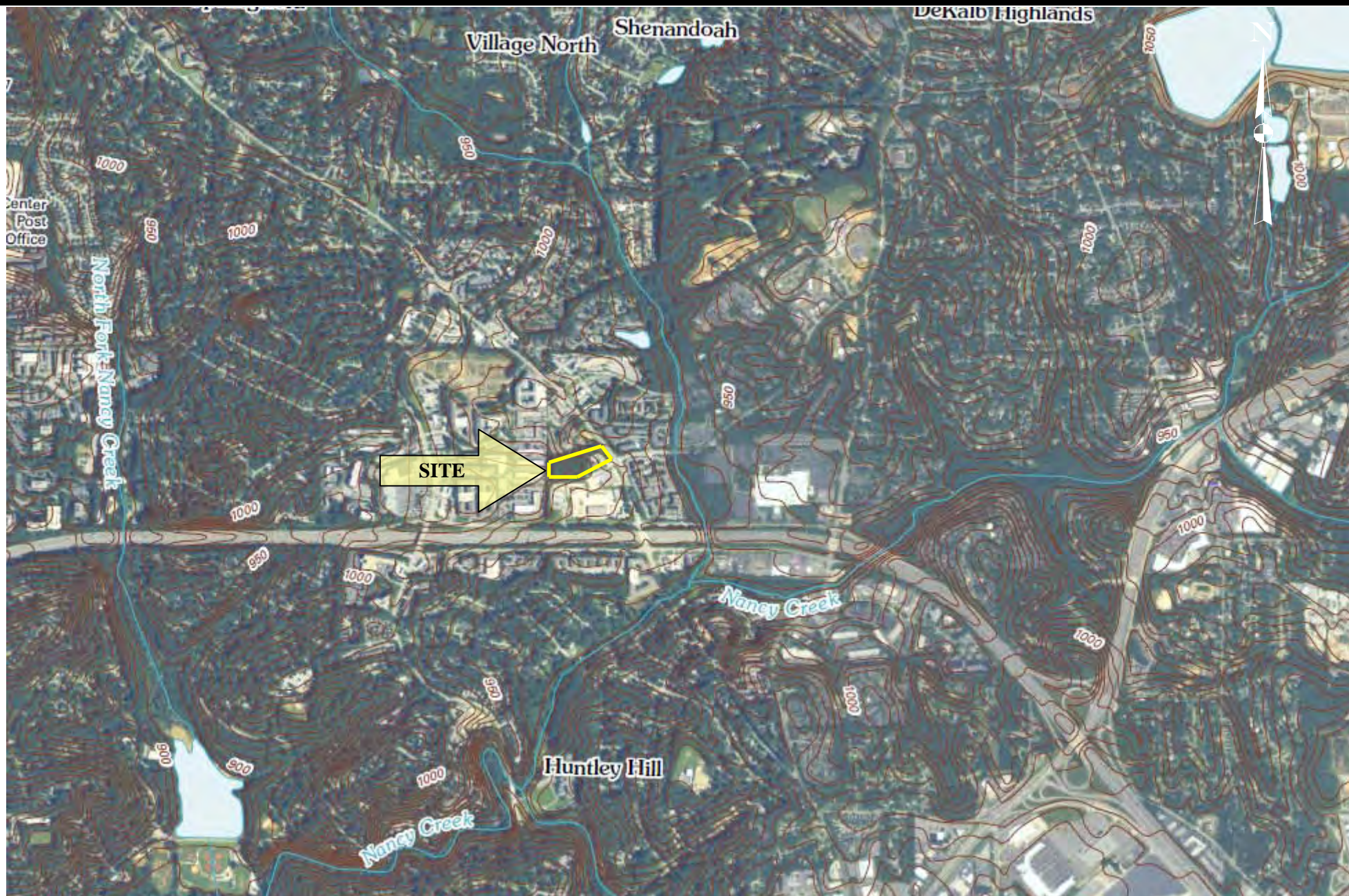
## 13.0 QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Joseph W. Hartline is the Environmental Professional (EP) on this project. Mr. Hartline has over twenty 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. Lisa Hayden performed the Phase I Environmental Site Assessment with Mr. Hartline. Ms. Hayden has over ten years of experience in environmental compliance management. In addition to performing environmental site assessments for Rindt-McDuff under the direction of Mr. Hartline, she also conducts regulatory research and site assessments to develop plans for industrial storm water pollution prevention and oil spill prevention as required by state and federal regulations.

# APPENDIX A

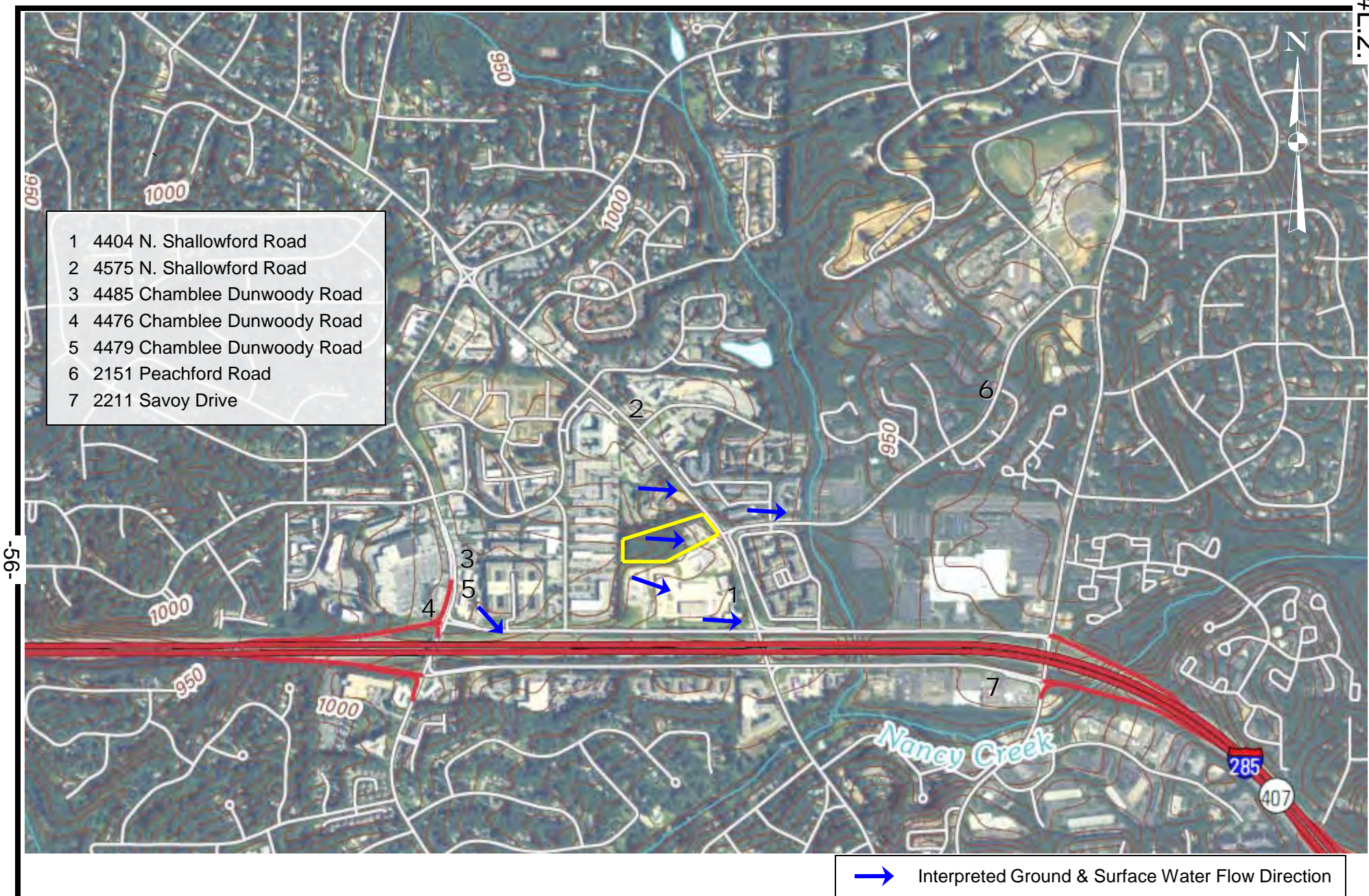
## Figures





Sheet No.  <b>1</b>	Drawn: LH  Reviewed: JH	Project No.: 2011-177  Scale: 1:24000	<div data-bbox="987 1372 1323 1445"> <b>FIGURE 1 TOPOGRAPHIC MAP</b> </div> <div data-bbox="882 1469 1407 1542"> <b>4470 NORTH SHALLOWFORD ROAD ATLANTA, GEORGIA</b> </div>	<div data-bbox="1491 1388 1785 1510"> </div> <div data-bbox="1795 1404 2016 1510">         Rindt-McDuff Associates, Inc.          334 Cherokee Street          Marietta, GA 30060          Phone No. (770)427-8123          Fax No. (770)425-8930       </div>
11-177 Figure 1	Revised:	Date: 10/19/11		





- 1 4404 N. Shallowford Road
- 2 4575 N. Shallowford Road
- 3 4485 Chamblee Dunwoody Road
- 4 4476 Chamblee Dunwoody Road
- 5 4479 Chamblee Dunwoody Road
- 6 2151 Peachford Road
- 7 2211 Savoy Drive

Sheet No.  <b>2</b>	Drawn: LH  Reviewed: JH	Project No.: 2011-177  Scale: NTS	<b>FIGURE 2</b> <b>SITE VICINITY MAP</b>  <b>4470 NORTH SHALLOWFORD ROAD</b> <b>ATLANTA, GEORGIA</b>		<div data-bbox="1491 1396 1785 1518"> </div> <div data-bbox="1795 1412 2016 1510">                         Rindt-McDuff Associates, Inc.                          334 Cherokee Street                          Marietta, GA 30060                          Phone No. (770)427-8123                          Fax No. (770)425-8930                     </div>
11-177 Figure 2	Revised:	Date: 10/18/11			





Sheet No.

**3**

11-177 Figure 3

Drawn: LH

Reviewed: JH

Revised:

Project No.: 2011-177

Scale: NTS

Date: 10/14/11

**FIGURE 3  
AERIAL IMAGE**

**4470 NORTH SHALLOWFORD ROAD  
ATLANTA, GEORGIA**



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

# APPENDIX B

## Photographs





**PHOTO 1**  
**Front of property from North Shallowford Road**



**PHOTO 2**  
**Facing west along the south property line**  
**(office building to the right, post office and Georgia Power facility to the left)**



#L.2.



PHOTO 3

**Portion of the north edge of the Site from the adjacent  
assisted living property to the north (facing south)**



PHOTO 4

**Within the wooded land behind office building**





PHOTO 5

**Portion of the western end of the Site from the adjacent office complex looking across the power line easement that separates the two properties (facing east)**



PHOTO 6

**North side of the building facing west**



#L.2.



PHOTO 7  
**Back of the building**



PHOTO 8  
**Southwest side of the office building**





PHOTO 9  
**Facing North Shallowford Road from behind the office building**



PHOTO 10  
**Interior office space**



#L.2.

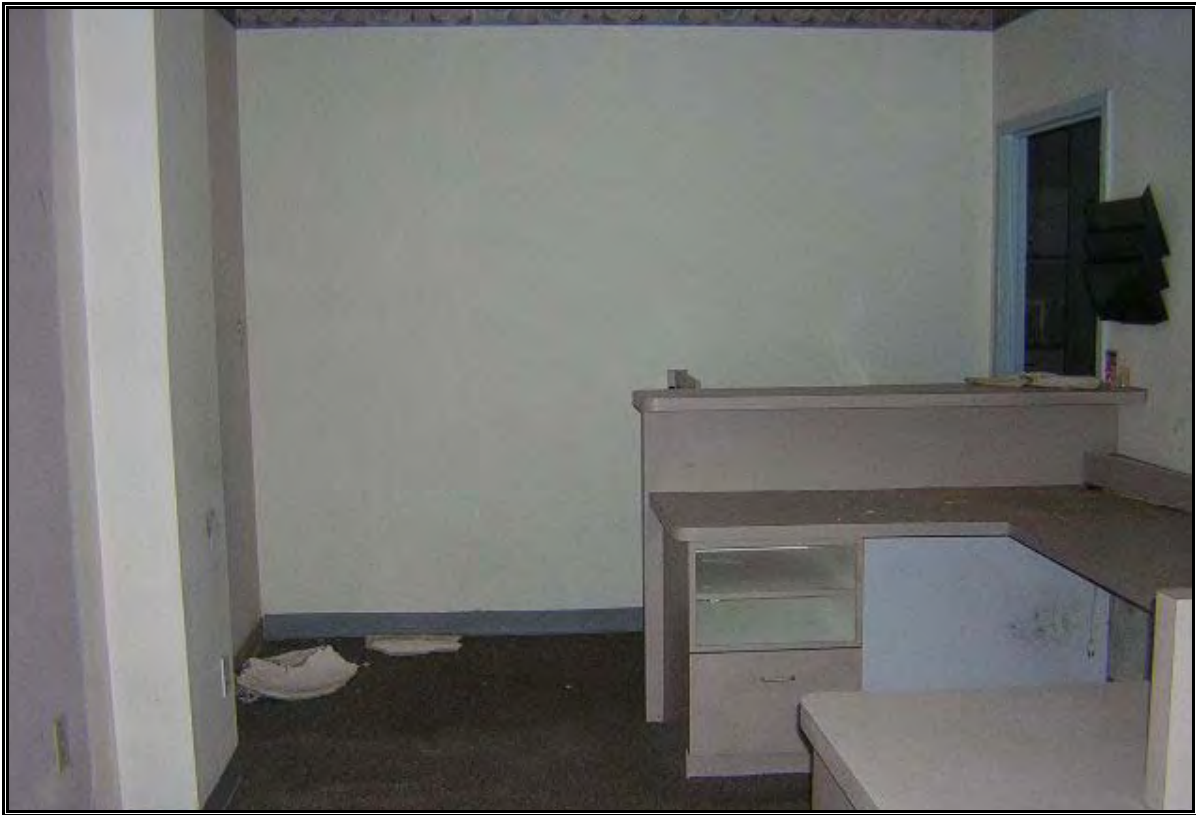


PHOTO 11  
Interior office space



PHOTO 12  
Interior office space



PHOTO 13  
Assisted living complex adjacent to the north



PHOTO 14  
Peachford/N. Shallowford intersection and apartments adjacent to the east



#L.2.



PHOTO 15

**Post office and Georgia Power property adjacent to the south**



PHOTO 16

**Office complex to the west beyond power line easement**





PHOTO 17

**Trash at west end of property adjacent to the power line easement**



PHOTO 18

**Elevator hydraulic equipment**



#L.2.



PHOTO 19  
Air compressor in second floor utility room



PHOTO 20  
Transformer near the back of the office building on the south side





PHOTO 21  
**Drain at the back of the building**



PHOTO 22  
**Storm water conveyance from the back of building around the north side**

# APPENDIX C

## Interview Documentation



### USER QUESTIONNAIRE

Site address: 4470 N. 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

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



#L.2.

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

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:

Heather Potter

Signature:

Heather Potter

Organization/Company

CITY OF DUNWOODY

Date:

10/14/11

RINDT-McDUFF ASSOCIATES, INC.  
334 CHEROKEE STREET  
MARIETTA, GA 30060

PAGE 2 OF 2  
P(770) 427-8123  
F(770) 425-8930

# APPENDIX D

## Title Review

CHAIN OF OWNERSHIP REVIEW  
(for Environmental Phase 1 purposes)

**Job #** R2011-177

**Date:** 10/23/11

**Tax Parcel #:** 18-344-03-003

**Owner:** American Medicorp Development Co.

**Address:** 4470 N. Sallowford Rd.

**Location:** Land Lot 344 of the 18<sup>th</sup> District of DeKalb County

++++Tax Assessors records indicated the site is composed of 5.15 acres and is occupied by a medical office building built in 1984

++The deed record indicated the site was part of a larger tract which was owned by the Donaldson family from 1905 until Thomas E. Donaldson sold the site to Abe Besser in 1968. Mr. Besser sold a ½ interest to James Fine at the same time. There was no indication of property use by Besser & Fine.

The site was sold to Shallowford Community Hospital in 1982 and there are associated documents indicating development of the site. The site was sold in 1993 to NC-SCHI, Inc. and then to the current owner in 1994.

— There are a number of easements, right of ways, agreements, etc. which were reviewed. Please note there are utility easements with the adjoining property which appears to be a U. S. Postal Service Carrier Annex.

— 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 =**

FILED & RECORDED  
DEKALB COUNTY, GA.

MAY 2 12 17 PM '94

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

STATE: DeKalb  
FACILITY: Shallowford  
DESCRIPTION: MOB #2  
PROPERTY: S9  
ADDRESS: 4470 Shallowford Rd.  
Atlanta, GA  
DRAFT DATE: 4/27/94  
AND NO.: No. 3

DeKalb County, Georgia  
Real Estate Transfer Tax

Paid \$ 2,336.10

Date 5-2-94  
CLERK, SUPERIOR COURT

By Mary Tarnadee  
Deputy Clerk

# GENERAL WARRANTY DEED

THIS INDENTURE, made this 24th 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;

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.

20th 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

  
Unofficial Witness

By:



Name: Roland P. Richardson

Title: Vice President

BOOK 8167 PAGE 154

STATE OF TENNESSEE )  
COUNTY OF DAVIDSON )

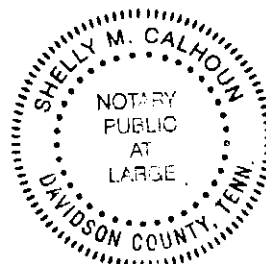
Before me, Shelly M Calhoun a Notary Public of the state and county aforesaid, personally appeared Roland P. Richardson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of NC-SCHI, Inc., the within named bargainer, a Georgia corporation, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes and considerations therein contained, by signing the name of the corporation by himself as such Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of April, 1994.

Shelly M Calhoun  
Notary Public

My Commission Expires:

JNP/h4  
\$9.DED



My Commission Expires MAY 25, 1996

BOOK 8167 PAGE 155

Case No. 12282.04

EXHIBIT A

TRACT S-9

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 344 of the 18th District of DeKalb County, Georgia, and described as follows:

BEGINNING at an iron pin found on the Land Lot Line which is common to Land Lots 345 and 344 a distance of 1101.1 feet from the intersection of said common Land Lot Line and the southwesterly right-of-way line of North Shallowford Road (an 80-foot right-of-way at that point), thence South 00 degrees 19 minutes 37 seconds West a distance of 200.07 feet to a concrete monument; thence North 89 degrees 56 minutes 50 seconds East a distance of 392.90 feet to an iron pin found; thence North 62 degrees 54 minutes 15 seconds East a distance of 111.49 feet to a concrete monument; thence North 63 degrees 00 minutes 02 seconds East a distance of 438.87 feet to an iron pin found on the southwesterly right-of-way line of North Shallowford Road (a 70-foot right-of-way at that point); thence North 38 degrees 05 minutes 58 seconds West along said right-of-way a distance of 65.00 feet to an iron pin set; thence North 39 degrees 05 minutes 44 seconds West along said right-of-way a distance of 178.32 feet to an iron pin found; thence South 71 degrees 47 minutes 58 seconds West a distance of 767.90 feet to an iron pin found and the POINT OF BEGINNING.

The above-described tract contains 5.159 acres of land, more or less, and is more particularly delineated on that certain survey prepared for Charter Medical Corporation by Engineering & Inspection Systems, Inc. and dated October 20, 1982, as last revised October 25, 1982, bearing the seal of John E. Norton, Georgia Registered Land Surveyor No. 1848, to which survey reference is made herein for all purposes.

LESS AND EXCEPT from the above-described property any portion of subject property conveyed by Right of Way Deed from Shallowford Community Hospital to DeKalb County, dated June 22, 1987, filed for record June 26, 1987 at 2:36 o'clock p.m., recorded in Deed Book 5876, page 305, DeKalb County, Georgia, Records.

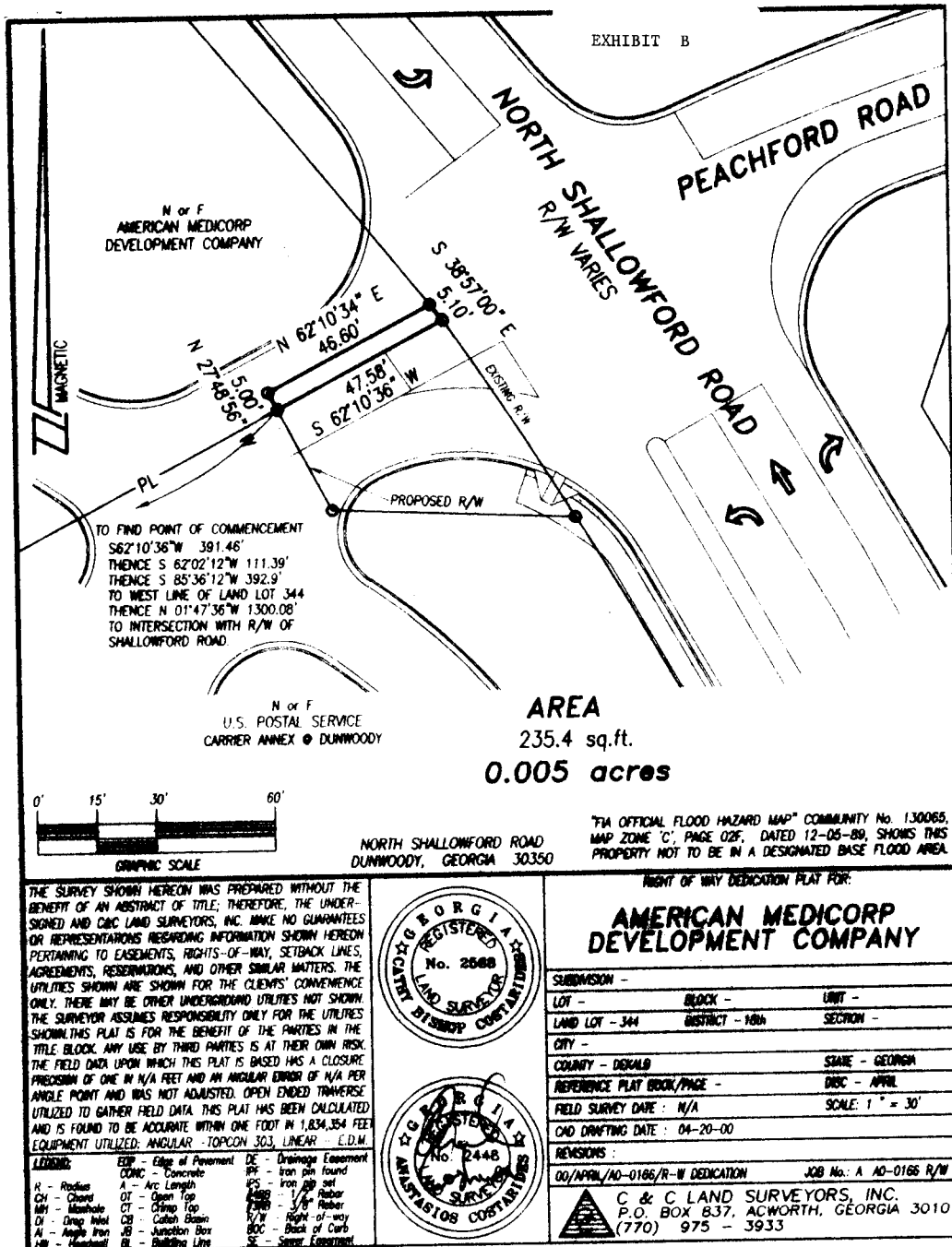
BOOK 8167 PAGE 156

Chain of Ownership for Tax Parcel 18-344-03-003						
Record #	Instrument Date	Instrument Type	Grantor	Grantee	Property Description / Notes	Book / Page
A	4/13/1905	WD	J. M. Kimbro	T. M. Donaldson	40 acres in LL 344	3A/137
B	6/10/1959	Executors	The Executors of the Estate of Thomas M. Donaldson	J. W. Donaldson & C. Y. Donaldson	70 acres in LL 344	1505/322
C	2/1/1960	QC	J. W. Donaldson	C. Y. Donaldson	37.77 acres in LL 344	1505/323
D	1/13/1965	WD	C. Y. Donaldson	Thomas E. Donaldson	Tract west side of Shallowford Rd. in LL 344	1957/73
E	2/15/1968	WD	Thomas E. Donaldson	Abe Besser	5.17 acres in LL 344	2282/464
F	2/15/1968	WD	Abe Besser	James A. Fine	½ interest in 5.17 acres in LL 344	2326/515
G	10/26/1982	WD	Abe Besser & James A. Fine	Shallowford Community Hospital, Inc.	5.17 acres in LL 344	4672/683
H	9/30/1993	WD	Shallowford Community Hospital, Inc.	NC-SCHI, Inc.	5.159 acres in LL 344	7855/480
I	4/29/1994	WD	NC-SCHI, Inc. successor by merger to Dunwoody MOB, Inc.	American Medicorp Development Co.	5.159 acres in LL 344	8167/153

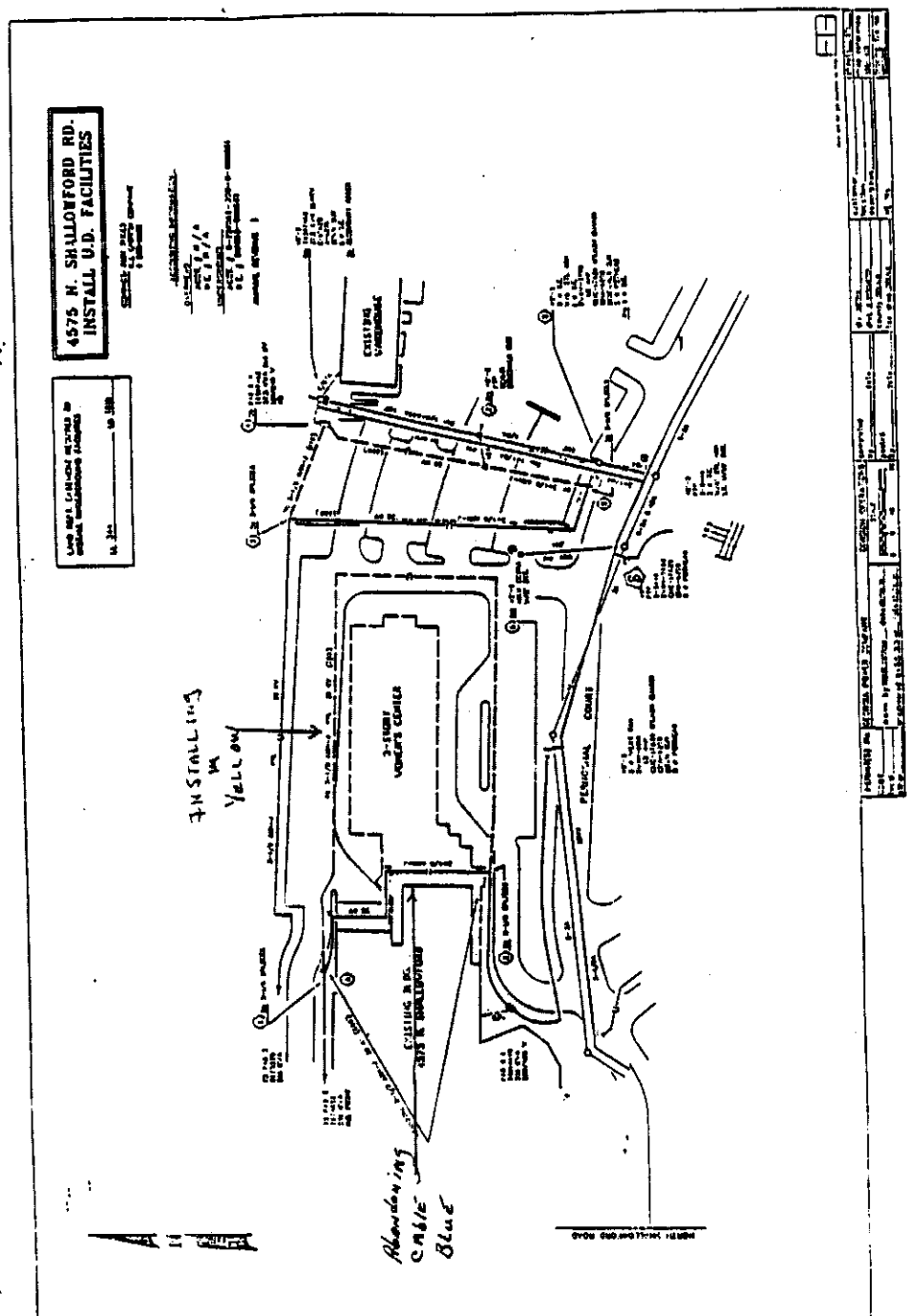


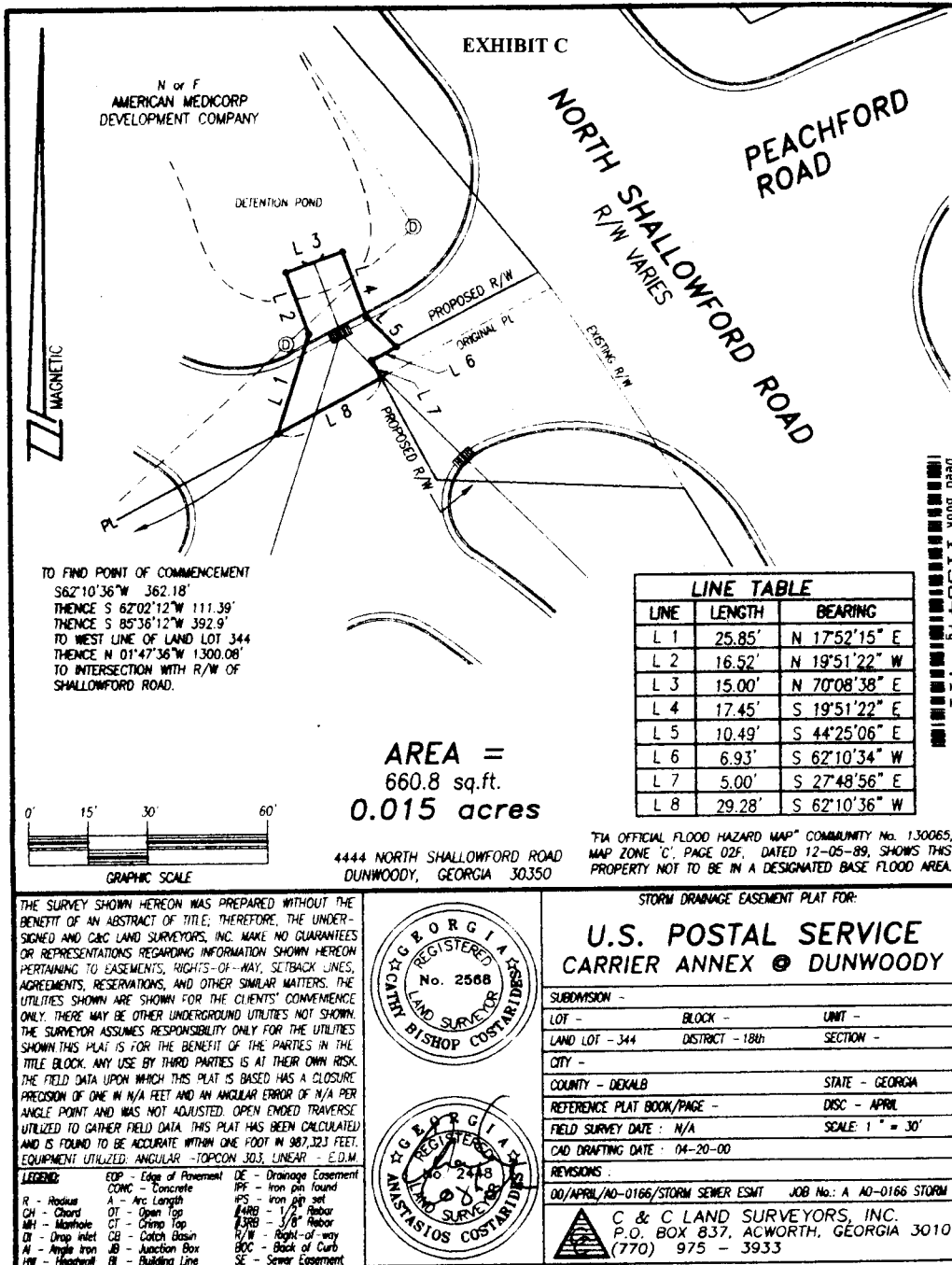
*Jeanette Rozier*  
 Jeanette Rozier  
 Clerk of Superior Court DeKalb Cty. Ga.  
 I HEREBY CERTIFY THAT THIS DEED WAS FILED IN DEED BOOK 11441 PAGE 183

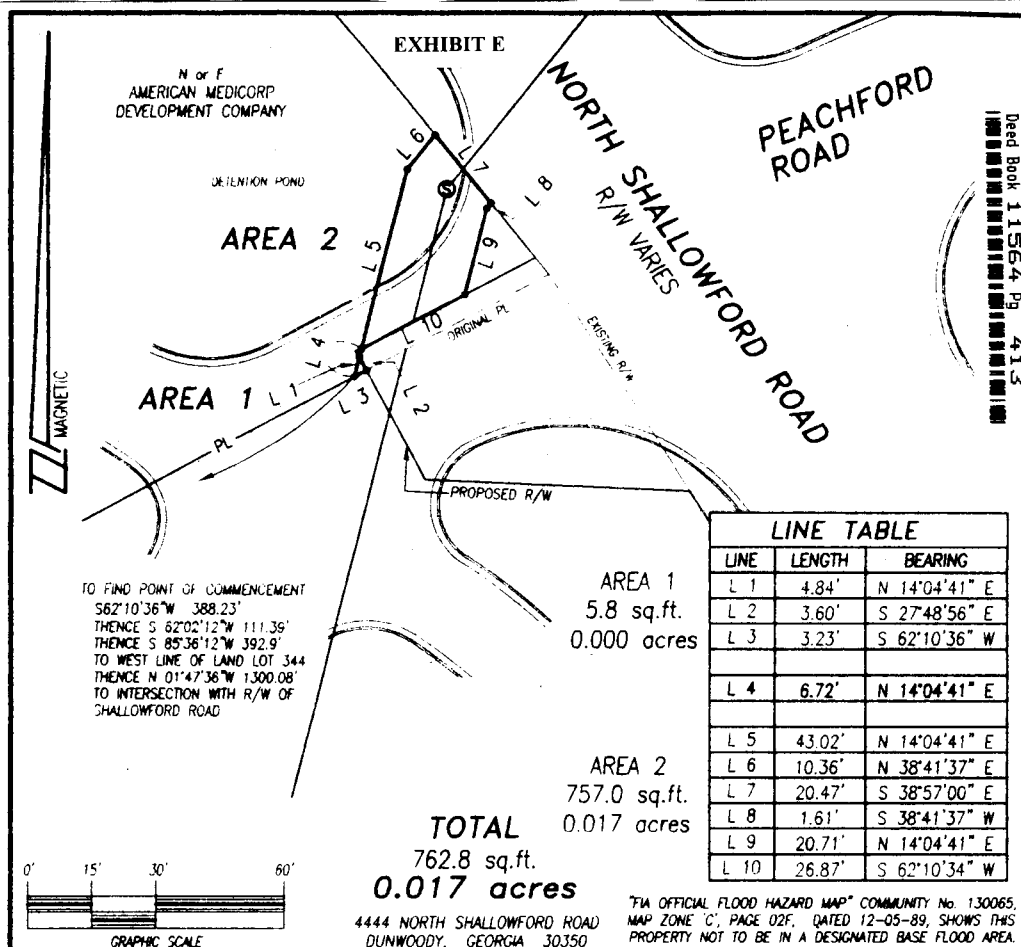
EXHIBIT B











THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN N/A FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT AND WAS NOT ADJUSTED. OPEN ENDED TRAVERSE UTILIZED TO GATHER FIELD DATA. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000 FEET. EQUIPMENT UTILIZED: ANGULAR - TOPCON 303, LINEAR - E.D.M.

**LEGEND:**  
 EOP - Edge of Pavement DE - Drainage Easement  
 CONC - Concrete IPF - Iron pin found  
 R - Radius A - Arc Length IPS - Iron pin set  
 CH - Chord OT - Open Top 1/4" - 1/2" Rebar  
 MH - Manhole CT - Crimp Top 3/8" - 3/4" Rebar  
 DI - Drop inlet CB - Catch basin R/W - Right-of-way  
 AI - Apple Iron JB - Junction Box BOC - Back of Curb  
 HW - Headwall BL - Building Line SE - Sewer Easement



SANITARY SEWER EASEMENT PLAT FOR:

**U.S. POSTAL SERVICE  
CARRIER ANNEX • DUNWOODY**

SUBMISSION -		
LOT -	BLOCK -	UNIT -
LAND LOT - 344	DISTRICT - 180a	SECTION - 2
CITY -		
COUNTY - DEKALB		STATE - GEORGIA
REFERENCE PLAT BOOK/PAGE -		DISC - APRIL
FIELD SURVEY DATE - N/A		SCALE: 1" = 30'
CAD DRAFTING DATE - 04-20-00		
REVISIONS:		
00/APRIL/A0-0166/STORM SEWER ESMT		



**C & C LAND SURVEYORS, INC.**  
 P.O. BOX 837, ACWORTH, GEORGIA 30101  
 (770) 975 - 3933

Deed Book 11564 Pg 397  
 Filed and Recorded Sep-01-2000 11:15am  
 2000-0099600

# EASEMENT AGREEMENT

  
 Jeanette Rozier

THIS EASEMENT AGREEMENT (this "Agreement"), dated 8th day of September 2000, made and entered into by and between AMERICAN MEDICORP DEVELOPMENT CO., d/b/a Dunwoody Medical Center, a Delaware corporation ("Grantor"), and MANNING PROPERTIES, LTD., an Alabama limited partnership, and TERRY HENLEY (together, "Grantee").

## WITNESSETH:

Grantor is the owner of certain real property located in Land Lot 344 of the 18th District, DeKalb County, Georgia, more particularly described on Exhibit A attached hereto (the "Grantor Tract"), and Grantee is the owner of certain real property located in Land Lot 344 of the 18th District, DeKalb County, Georgia, more particularly described on Exhibit B attached hereto (the "Grantee Tract") that is contiguous to the Grantor Tract. Grantee intends to develop the Grantee Tract and to construct thereon a United States postal facility. The parties have agreed that the construction of a common entrance (the "Entrance") from North Shallowford Drive directly opposite Peachford Road into both the Grantee Tract and the Grantor Tract along the common boundary of both tracts will be in the best interests of the parties, all as shown on the Layout and Staking Plan (the "Plan") attached hereto and incorporated herein. The parties have agreed to grant to each other cross-easements to the extent necessary for the use of the Entrance by both parties. In addition, Grantor has agreed that Grantee may direct storm water from the Grantee Tract into the storm water detention pond (the "Detention Pond") located on the Grantor Tract.

NOW, THEREFORE, in consideration of the covenants contained herein, the sum of Ten and no/100ths (\$10.00) dollars in hand paid by Grantee to Grantor, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

### 1. Grant of Easements.

(a) Grantor does hereby grant to Grantee for the benefit of the Grantee Tract, on and subject to the terms and conditions set forth herein, a non-exclusive and perpetual easement (the "Grantee Easement") for the purpose of access to and ingress and egress to and from the Grantee Tract and for the construction, installation, maintenance, repair, replacement, use and enjoyment of a paved driveway and related facilities which shall be installed by Grantee at substantially the location shown on the Plan; TO HAVE AND TO HOLD the Grantee Easement unto Grantee, subject to the terms and conditions hereof; and Grantor will, subject to the terms and conditions hereof, warrant, and forever defend the right and title to the Grantee Easement unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantee. The Grantee Easement includes the right to go upon the Grantor Tract for the purpose of installing, inspecting, maintaining, repairing and replacing said driveway and related facilities, as may from time to time be necessary, together with all rights and benefits appurtenant thereto.

(b) Grantee does hereby grant to Grantor for the benefit of the Grantor Tract, on and subject to the terms and conditions set forth herein, a non-exclusive and perpetual easement (the "Grantor Easement") for the purpose of access to and ingress and egress to and from the Grantor Tract and for the construction, installation, maintenance, repair, replacement, use and enjoyment of a paved driveway and related facilities which shall be installed by Grantee at substantially the location shown on the Plan; TO HAVE AND TO HOLD the Grantor Easement unto Grantor, subject to the terms and conditions hereof; and Grantee will, subject to the terms and conditions hereof, warrant, and forever defend the right and title to the Grantor Easement unto Grantor against the claims of all persons whomsoever claiming by, through or under Grantor. The Grantor Easement includes the right to go upon the Grantee Tract for the purpose of installing, inspecting, maintaining, repairing and replacing said driveway and related facilities, as may from time to time be necessary, together with all rights and benefits appurtenant thereto.

(c) The Grantee Easement and the Grantor Easement shall be limited to that part of the paved area of the Entrance as actually constructed that is shown on Exhibit C attached hereto.

2. Entrance. The Entrance and related facilities shall be constructed as shown on the Plan at the sole cost and expense of Grantee, in accordance with all applicable governmental requirements and in accordance with plans and specifications which have been approved by all governmental authorities having jurisdiction. Grantee shall obtain at its expense all licenses and permits necessary for the construction of the Entrance. Grantee agrees also at its sole cost and expense (a) to cause a new traffic light and signal to be placed in Shallowford Road at the intersection of Peachford Road and the Entrance as shown on the Plan and as approved by all governmental authorities having jurisdiction, and (b) to relocate all utility lines as necessary.

3. Detention Pond. Grantor agrees that Grantee shall have the right to use the Detention Pond for the drainage of storm water from the Grantee Tract. In such event, Grantee agrees at its sole cost and expense to enlarge the Detention Pond as necessary for such purpose and to construct such drainage facilities as are necessary in connection therewith, all in accordance with applicable governmental rules and regulations and in accordance with plans and specifications which have been approved by all governmental authorities having jurisdiction.

4. Method of Installation, Restoration Obligations and Insurance. Grantee agrees that prior to commencing the subject work, Grantee's licensed and insured contractor shall locate all relevant utilities, install usual barriers to discourage pedestrian access to the construction area and install relevant erosion control measures. In addition, Grantee agrees that its contractor shall complete the installation of the approved Entrance and related facilities. Following completion of any construction, installation, maintenance, repair or replacement work on the Grantor Tract, at its sole cost and expense Grantee shall restore any damage to the Grantor Tract caused by such work. Grantee agrees such restoration shall include replacement of landscaping in a manner similar to the landscaping prior to the commencement of construction. Grantee acknowledges and agrees that it shall, prior to commencing work on the Entrance, provide Grantor a copy of a certificate of insurance for its contractor evidencing general liability and worker compensation insurance with Grantor (or its designee) named as an additional insured thereunder. Grantee agrees to cause the subject work

to be performed in such a manner as to minimize any interference with or disruption of traffic to and from the Grantor Tract.

5. Grantor's Monument Sign. At its sole cost and expense Grantee shall move Grantor's existing monument sign to a location designated by Grantor.

6. Maintenance. It is understood and agreed that there will be a one-year contractor's warranty for the construction of the Entrance and for the enlargement of the Detention Pond and the work related thereto. Following construction and installation of the Entrance, at its sole cost and expense Grantee shall perform such maintenance, repair and replacement work as is required to keep that part of the Entrance that is located on the Grantee Tract in a good and serviceable condition and in compliance with all governmental requirements, and at its sole cost and expense Grantor shall perform such maintenance, repair and replacement work as is required to keep that part of the Entrance that is located on the Grantor Tract in a good and serviceable condition and in compliance with all governmental requirements. The parties agree that the cost of the maintenance and repair of the Detention Pond shall be shared equally.

7. Rights Reserved. Grantor shall have the right to use Grantor Tract for any purpose which is not inconsistent with the terms of this Agreement and any other agreement between Grantor and Grantee, but Grantor shall not have the right to improve or alter, or permit the improvement or alteration of, the Grantor Tract in any manner which would materially and adversely affect Grantee's use and enjoyment of the Grantee Easement. Grantee shall have the right to use Grantee Tract for any purpose which is not inconsistent with the terms of the Agreement and any other agreement by and between Grantor and Grantee, but Grantee shall not have the right to improve or alter, or permit the improvement or alteration of, the Grantee Tract in any manner which would materially and adversely affect Grantor's use and enjoyment of the Grantor Easement.

8. Governmental Requirements. In the event of any conflict between any provision of any applicable law, ordinance, statute, rule, or regulation of any governmental body or agency having jurisdiction and any provision of this Agreement, the more restrictive provision shall be controlling.

9. Public Dedication. The grant of easement contained herein is not intended and shall not be construed as a dedication of the Grantee Easement or the Grantor Easement or any portion thereof for public use.

10. Miscellaneous. Each of the exhibits and the Plan referred to herein shall be and are hereby incorporated herein by this reference, in the same manner and with the same effect as if fully set forth herein at each place where reference is made thereto. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. The Grantee Easement granted hereby is intended to benefit all portions of the Grantee Tract and to burden only those portions of the Grantor Tract herein described. The Grantor Easement granted hereby is intended to benefit all portions of the Grantor Tract and to burden only those portions of the Grantee Tract herein described. Such burdens and benefits shall run with the title to the Grantor Tract and the



Grantee Tract and shall be binding upon and inure to the benefit of the record owner in fee simple of all or any part of either Grantor Tract or the Grantee Tract.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal, as of the date first above written.

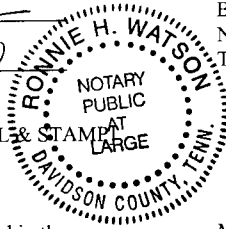
Signed, sealed and delivered in the presence of:

AMERICAN MEDICORP DEVELOPMENT  
CO., d/b/a Dunwoody Medical Center, a  
Delaware corporation

Witness, Ronnie H. Watson  
Notary Public

By: Howard K. Patterson  
Name: Howard K. Patterson  
Title: Vice President


[AFFIX NOTARIAL SEAL]



Signed, sealed and delivered in the presence of:

MANNING PROPERTIES, LTD.

Witness: Tina Williams  
Notary Public

By:   
Earl Manning, General Partner

[AFFIX NOTARIAL SEAL & STAMP]

Signed, sealed and delivered in the presence of:

presence of:

Imanola Patterson

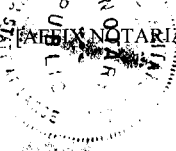
Witness

Meade Whitely

Notary Public

  
Terry Henley

[AFFIX NOTARIAL SEAL & STAMP]



## EXHIBIT A

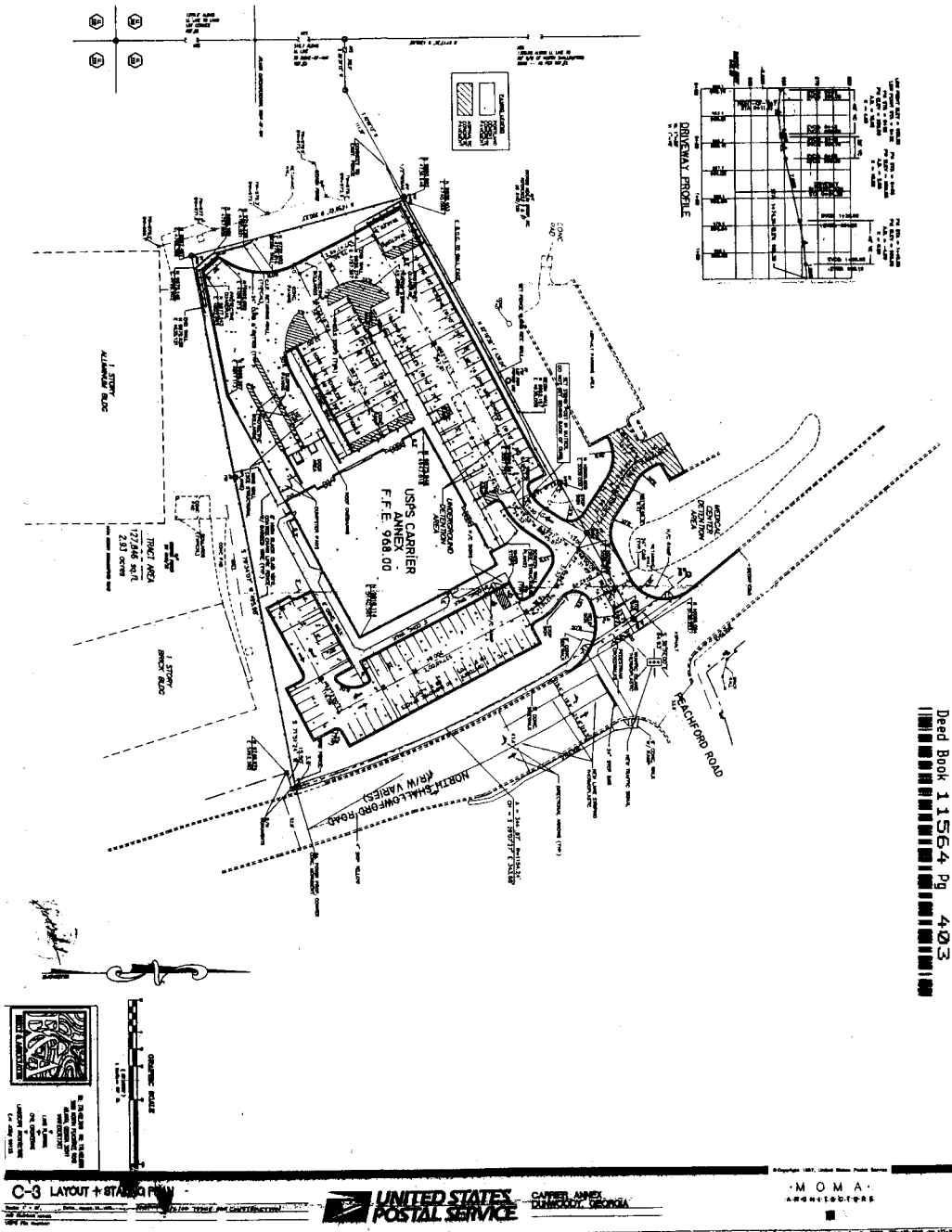
*All that tract of land lying in Land Lot 344 in the 18th District of DeKalb County, Georgia being tract S-9 of Lawyers Title Commitment No. 11022.04(a) issued by Trinity Title Insurance Agency, Inc. for Shallowford Community Hospital and being more particularly described as follows:*

*BEGINNING at a 1/2" crimped top pipe FOUND at the intersection of the southern right of way of North Shallowford Road (80' right of way) and the common land lot line between Land Lots 344 and 345; thence running Southerly along the western line of Land Lot 344 a distance of 1100.10 feet to an iron pin found being the TRUE POINT OF BEGINNING; thence along said right of way S 38°34'25" E a distance of 180.46 feet to an iron pin found; thence S 36°12'37" E a distance of 64.95 feet to an iron pin found; thence leaving said right of way S 64°49'04" W a distance of 439.89 feet to an iron pin found; thence S 64°40'40" W 111.61 feet to an iron pin found; thence N 88°14'40" W a distance of 392.90 feet to a iron pin set located on the western boundary of Land Lot 344; thence along said land lot line N 00°50'52" E a distance of 200.08 feet to a iron pin set; thence N 73°40'20" E a distance of 767.90 feet to an iron pin found being the POINT OF BEGINNING; containing 5.179 acres as shown on a survey by Hartrampf Engineering, Inc. dated September 30, 1993.*

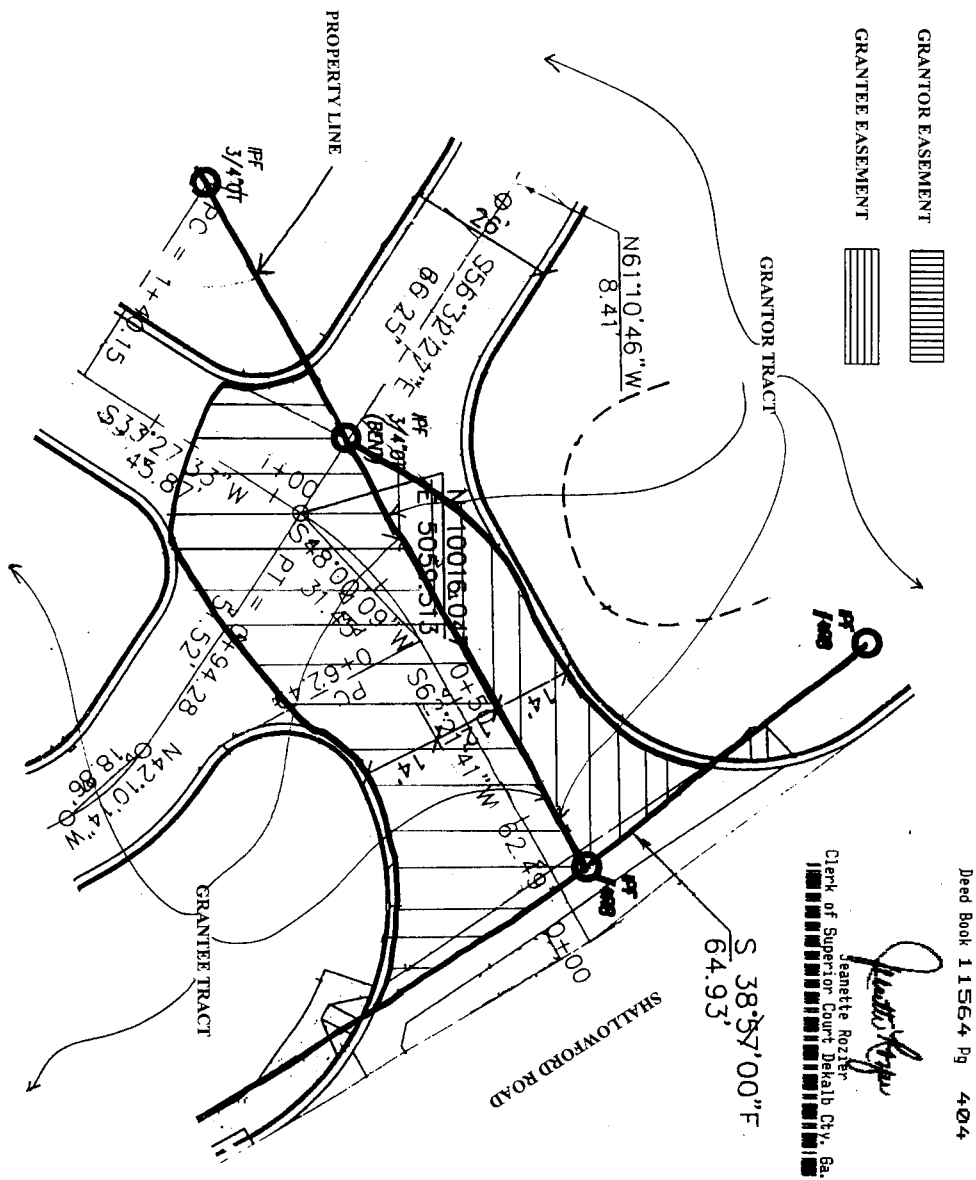
**EXHIBIT B**

ALL THAT TRACT or parcel of land lying and being in Land Lot 344 of the 18<sup>th</sup> District of DeKalb County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the line dividing Land Lots 344 and 345, said District and County and the southwesterly right of way line of Shallowford Road (having an 80 foot right of way at this point); thence running south 01 degree 47 minutes 36 seconds east, along said land lot line, a distance of 1300.08 feet to a point; thence leaving said land lot line and running north 85 degrees 36 minutes 12 seconds east, a distance of 392.9 feet to a point; thence running north 62 degrees 02 minutes 12 seconds east, a distance of 111.39 feet to a #4 rebar found and THE TRUE POINT OF BEGINNING; from said True Point of Beginning as thus established, thence running north 62 degrees 10 minutes 36 seconds east, a distance of 439.04 feet to a #4 rebar found on the southwesterly right of way line of North Shallowford Road (which rebar is located 33.3 feet from the centerline of North Shallowford Road); thence running along said right of way line, along the arc of a curve having a radius of 1,154.24 feet, a distance of 344.90 feet (said arc being subtended by a chord having a bearing of south 26 degrees 06 minutes 55 seconds east, and a length of 343.62 feet) to a point (which point is located 30.9 feet from the centerline of North Shallowford Road); thence leaving said right of way line and running south 79 degrees 34 minutes 07 seconds west, a distance of 495.98 feet to a #4 rebar found; thence running north 14 degrees 58 minutes 42 seconds west, a distance of 200.23 feet to a #4 rebar found and the Point of Beginning; containing 2.93 acres (127,846 square feet) as shown on ALTA/ACSM & Topographic Survey for Hyneman/Nicotra Self Storage Dunwoody, LLC, made by CC Land Surveyors Incorporated, bearing the seals of Cathy Bishop Costarides, Ga. R.L.S. No. 2568 and Anastasios Costarides, Ga. R.L.S. No. 2448, dated February 27, 1998, last revised June 19, 1998.



## EXHIBIT C



AFTER RECORDING, RETURN TO:  
Thomas A. Spillman, Esq.  
Smith, Gambrell & Russell, LLP  
Suite 3100, Promenade II  
1230 Peachtree Street, N.E.  
Atlanta, Georgia 30309-3592

### DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (this "Agreement"), dated and effective as of October 13, 1998 (the "Effective Date"), made and entered into by and between AMERICAN MEDICORP DEVELOPMENT CO., d/b/a Dunwoody Medical Center, a Delaware corporation (herein referred to as "Grantor"), and HYNEMAN/NICOTRA SELF STORAGE DUNWOODY, LLC, a Georgia limited liability company (herein referred to as "Grantee");

### WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Land Lot 344 of the 18th District, DeKalb County, Georgia, the same being more particularly shown in Exhibit "A" attached hereto (the "Grantor Tract"); and

WHEREAS, Grantee is the owner of certain real property located in Land Lot 344 of the 18th District, DeKalb County, Georgia, the same being more particularly described in Exhibit "B" attached hereto (the "Grantee Tract"); and

WHEREAS, Grantor has agreed to grant and convey to Grantee a non-exclusive and perpetual drainage easement for the benefit of the Grantee Tract, subject to the terms and conditions contained herein;

NOW, THEREFORE, in consideration of the covenants contained herein, the sum of ten and no/100ths (\$10.00) dollars in hand paid by Grantee to Grantor, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

1. Grant of Drainage Easement. Grantor does hereby grant to Grantee for the benefit of the Grantee Tract, on and subject to the terms and conditions set forth herein, a non-exclusive and perpetual easement (the "Drainage Easement") for the purpose of collecting and discharging storm and surface water and for the construction, installation, maintenance, repair, replacement, use and enjoyment of a subsurface storm drainage pipe and related facilities (collectively the "Drainage Facilities"), which Drainage Facilities shall be installed at the location (or at substantially the same

RE/62464-3 - 10/12/98 029345.004

location) shown on the drawing attached hereto as Exhibit "C"; TO HAVE AND TO HOLD the Drainage Easement, subject to the terms and conditions hereof; and Grantor will, subject to the terms and conditions hereof, warrant, and forever defend the right and title to the Drainage Easement unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantee. The Drainage Easement granted hereby includes the right to go upon the Grantor Tract for the purpose of installing, inspecting, maintaining, repairing and replacing the Drainage Facilities, as may from time to time be necessary, together with all rights and benefits appurtenant thereto.

2. Drainage Facilities. The Drainage Facilities shall be constructed at the sole cost and expense of Grantee, in accordance with all applicable governmental requirements (including, without limitation, all governmental requirements relating to facilities to be dedicated and accepted for public use and maintenance) and in accordance with plans and specifications which have been approved by all governmental authorities having jurisdiction.

3. Location of Drainage Easement. The Drainage Easement hereby granted shall include both (i) a temporary construction easement (the "Construction Easement"), encumbering the area encumbered by the Permanent Easement, as defined below, and also encumbering a twenty (20) foot wide strip located contiguous to but outside of the boundaries of the Permanent Easement area, which Construction Easement is more particularly shown on the drawing attached hereto as Exhibit "C", and (ii) a permanent easement (the "Permanent Easement"), which Permanent Easement is to encumber the area more particularly shown on the drawing attached hereto as Exhibit "C" and more particularly described on Exhibit "D" attached hereto.

4. Method of Installation, Restoration Obligations and Insurance. Grantee agrees that prior to commencing the subject work, Grantee's licensed and insured subcontractor will locate all relevant utilities, photograph the Construction Easement Area, install usual barriers to discourage pedestrian access to the Construction Easement Area and install relevant erosion control measures. In addition, Grantee agrees that its subcontractor will remove vegetation from the Construction Easement Area and complete the installation of the approved Drainage Facilities. Grantee shall, following completion of performance of any construction, installation, maintenance, repair or replacement work on the Grantor Tract, restore any damage to the Grantor Tract caused by such work. Grantee agrees such restoration shall include turf (sod) restoration and minor grubbing of the area around the existing MARTA bus stop sign. Grantee acknowledges and agrees that it shall, prior to commencing work on the Drainage Facilities, provide Grantor a copy of the certificate of insurance evidencing general liability and worker compensation insurance with Grantor (or its designee) named as an additional insured thereunder.

5. Maintenance by Grantee. Following construction and installation of the Drainage Facilities, Grantee shall at its sole cost and expense perform such maintenance, repair and replacement work as is required to keep the Drainage Facilities in a good and serviceable condition and in compliance with all governmental requirements.

6. Rights Reserved. Grantor shall have the right to use Grantor Tract for any purpose which is not inconsistent with the terms of the Agreement and any other agreement by and between Grantor and Grantee, but Grantor shall not have the right to improve or alter, or permit the improvement or alteration of, the Grantor Tract in any manner which would materially and adversely affect Grantee's use and enjoyment of the Drainage Easement.

7. Governmental Requirements. In the event of any conflict between any provision of any applicable law, ordinance, statute, rule, or regulation of any governmental body or agency having jurisdiction and any provision of this Agreement, the more restrictive provision shall be controlling.

8. Public Dedication. The grant of easement contained herein is not intended and shall not be construed as a dedication of the Drainage Easement, or any portion thereof, for public use. Grantee, however, shall have the right to publicly dedicate the Drainage Easement, or any portion thereof (in which event this Agreement shall terminate, be null and void and of no further force and effect as to any portion so dedicated). Grantor agrees that it shall cooperate with Grantee in achieving the dedication of the Drainage Facilities for public use and maintenance as part of the public drainage system of DeKalb County, as soon as practicable following the installation thereof and completion of all required restoration work to the Grantor Tract, which cooperation shall include the execution and delivery of standard DeKalb County form drainage easement agreement. Upon dedication and acceptance of any portion of the Drainage Easement, DeKalb County shall be responsible for performing the maintenance, repair and replacement of any portion so dedicated and accepted, and the obligations of Grantee pursuant to Sections 4 and 5 of this Agreement shall terminate with respect to said portion.

9. Miscellaneous. Each of the exhibits referred to herein and attached hereto shall be and are hereby incorporated herein by this reference, in the same manner and with the same effect as if fully set forth herein at each place where reference is made thereto. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. The Drainage Easement granted hereby is intended to benefit all portions of the Grantee Tract and to burden only those portions of the Grantor Tract herein described. Such burdens and benefits shall run with the title to the Grantor Tract and the Grantee Tract and shall be binding upon and inure to the benefit of the record owner in fee simple of all or any part of either Grantor Tract or the Grantee Tract.

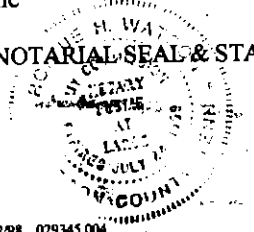
IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

AMERICAN MEDICORP DEVELOPMENT  
CO., d/b/a Dunwoody Medical Center, a  
Delaware corporation

Helen W. Cook  
Witness  
Bonnie H. Watson  
Notary Public

[AFFIX NOTARIAL SEAL & STAMP]



RE/62464-3 - 10/12/98 029345.004

By: Howard K. Patterson  
Name: Howard K. Patterson  
Title: Vice President

Attest:  
By: [Signature]  
Name: David L. Benson  
Title: Assistant Secretary

[CORPORATE SEAL]





Signed, sealed and delivered in the  
presence of:

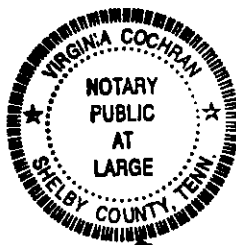
HYNEMAN/NICOTRA SELF STORAGE  
DUNWOODY, LLC, a Georgia limited  
liability company

Gina Williams  
Witness  
Virginia J. Cochran  
Notary Public

By: [Signature]  
Name: J. Kevin Hyneman  
Its: Manager

[COMPANY SEAL]

[AFFIX NOTARIAL SEAL & STAMP]



Commission Expires:  
August 22, 2000

SENT BY:

10-12-98 :11:01AM :

COLUMBIA/UNGA  
 Dec 1986  
 Book 1 0386 Pg 712

EXHIBIT "A"

### ***Legal Description***

*All that tract of land lying in Land Lot 344 in the 18th District of DeKalb County, Georgia being tract 5-9 of Lawyers Title Commitment No. 11022.04(a) issued by Trinity Title Insurance Agency, Inc. for Shallowford Community Hospital and being more particularly described as follows:*

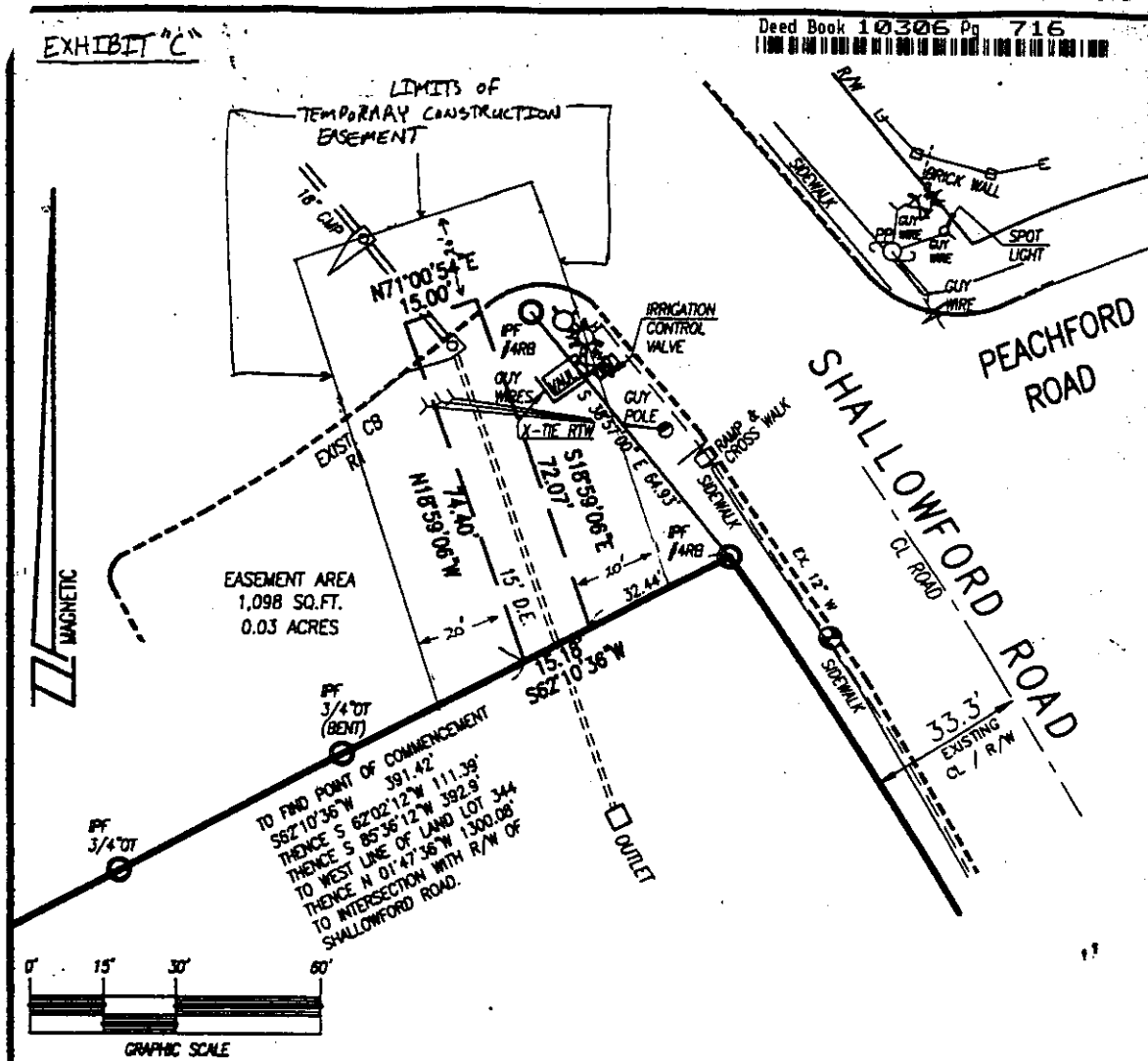
BEGINNING at a 1/2" crimped top pipe FOUND at the intersection of the southern right of way of North Shallowford Road (80' right of way) and the common land lot line between Land Lots 344 and 345; thence running Southerly along the western line of Land Lot 344 a distance of 1100.10 feet to an iron pin found being the TRUE POINT OF BEGINNING; thence along said right of way S 35°34'25" E a distance of 180.46 feet to an iron pin found; thence S 36°12'37" E a distance of 64.95 feet to an iron pin found; thence leaving said right of way S 64°49'04" W a distance of 433.89 feet to an iron pin found; thence S 64°40'40" W 111.61 feet to an iron pin found; thence N 88°14'40" W a distance of 392.90 feet to a iron pin set located on the western boundary of Land Lot 344; thence along said land lot line N 00°50'52" E a distance of 200.08 feet to a iron pin set; thence N 73°40'20" E a distance of 767.90 feet to an iron pin found being the POINT OF BEGINNING; containing 5.179 acres as shown on a survey by Hartman Engineering, Inc. dated September 30, 1993.

**EXHIBIT "B"**

ALL THAT TRACT or parcel of land lying and being in Land Lot 344 of the 18th District of DeKalb County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the line dividing Land Lots 344 and 345, said District and County and the southwesterly right-of-way line of North Shallowford Road (having an 80 foot right-of-way at this point); thence running south 01 degrees 47 minutes 36 seconds east, along said land lot line, a distance of 1,300.08 feet to a point; thence leaving said land lot line and running north 85 degrees 36 minutes 12 seconds east, a distance of 392.9 feet to a point; thence running north 62 degrees 02 minutes 12 seconds east, a distance of 111.39 feet to a #4 rebar found and THE TRUE POINT OF BEGINNING; from said True Point of Beginning as thus established, thence running north 62 degrees 10 minutes 36 seconds east, a distance of 439.07 feet to a #4 rebar found on the southwesterly right-of-way line of North Shallowford Road (which rebar is located 33.3 feet from the centerline of North Shallowford Road); thence running along said right-of-way line, along the arc of a curve having a radius of 1,154.24 feet, a distance of 344.97 feet (said arc being subtended by a chord having a bearing of south 26 degrees 07 minutes 27 seconds east, and a length of 343.68 feet) to a point (which point is located 30.8 feet from the centerline of North Shallowford Road); thence leaving said right-of-way line and running south 79 degrees 34 minutes 22 seconds west, a distance of 496.08 feet to a #4 rebar found; thence running north 14 degrees 58 minutes 42 seconds west, a distance of 200.23 feet to a #4 rebar found and the Point of Beginning; containing 2.94 acres (127,875 square feet) as shown on ALTA/ACSM & Topographic Survey for Hyneman-Nicotra Self Storage Dunwoody, LLC, made by CC Land Surveyors Incorporated, bearing the seals of James G. Secrist, Ga. R.L.S. No. 2526 and Anastasios Costarides, Ga. R.L.S. No. 2448, dated February 27, 1998, revised March 10, 1998.

RE/32614-1 - 3/17/98 029345.004



THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND C&C LAND SURVEYORS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE UTILITIES SHOWN ARE SHOWN FOR THE CLIENTS' CONVENIENCE ONLY. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. THE SURVEYOR ASSUMES RESPONSIBILITY ONLY FOR THE UTILITIES SHOWN. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE IN 24,115 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.

EQUIPMENT UTILIZED: ANGULAR - TOPCON 30J, LINEAR - E.D.M.

**LEGEND:**  
EOP - Edge of Pavement DE - Drainage Easement  
CONC - Concrete PF - Iron pin found  
A - Arc Length RPS - Iron pin set  
R - Radius 4RB - 1/2" Rebar  
CH - Chord 5RB - 5/8" Rebar  
MH - Manhole CT - Curb Top R/W - Right-of-way  
DI - Drop Inlet CB - Catch Basin BOC - Back of Curb  
AI - Angle Iron JB - Junction Box SE - Sewer Easement  
HW - Handrail BL - Building Line



EASEMENT PLAT FOR:

**HYNEMAN-NICOTRA  
SELF STORAGE DUNWOODY, LLC**

SUBDIVISION -		
LOT -	BLOCK -	UNIT -
LAND LOT - 344		DISTRICT - 192A
CITY -		
COUNTY - DEKALB		STATE - GEORGIA
REFERENCE PLAT BOOK/PAGE -		DISC - SEPTEMBER
		SCALE: 1" = 30'
CAD DRAFTING DATE: 9-2-98		
REVISIONS:		
JOB No.: A 98-0090-01		
<b>C &amp; C LAND SURVEYORS, INC.</b> P.O. BOX 837, ACWORTH, GEORGIA 30101 (770) 975 - 3933		

**EXHIBIT "D"**

**PERMANENT DRAINAGE EASEMENT AREA**

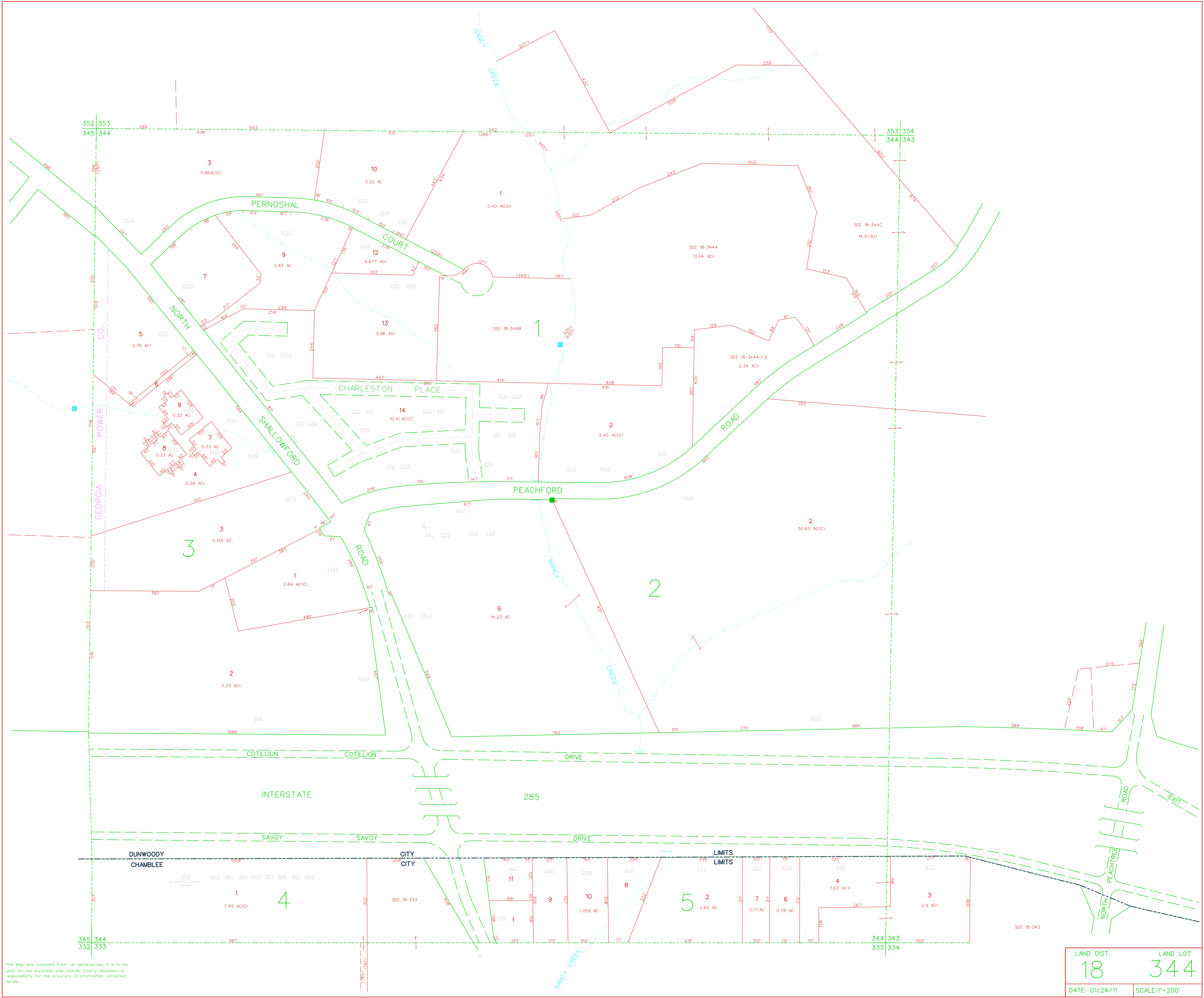
All that tract or parcel of land lying and being in Land Lot 344 of the 18th District, DeKalb County, Georgia, being more particularly described as follows:

COMMENCING at that point lying and being at the intersection of the southerly margin of the right-of-way of Shallowford Road with the west line of Land Lot 344 of said 18th District of DeKalb County; thence along said West line of Land Lot 344 South  $1^{\circ}47'36''$  E 1,300.08 feet to a point; thence N  $85^{\circ}36'12''$  E 392.09 feet to a point; thence N  $62^{\circ}02'12''$  E 111.39 feet to a point; thence N  $62^{\circ}10'36''$  E 391.42 feet to the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING thus established, continuing N  $62^{\circ}10'36''$  E 15.18 feet to a point; thence N  $18^{\circ}59'06''$  W 72.07 feet to a point; thence S  $71^{\circ}00'54''$  W 15 feet to a point; thence S  $18^{\circ}59'06''$  E 74.40 feet to the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing approximately 1,098 square feet being more particularly shown on that certain Easement Plat for Hyneman Nicotra Self Storage Dunwoody, LLC, dated September 2, 1998, prepared by Anastasios Costarides (G.R.L.S. No. 2448) of C&C Land Surveyors, Inc..

RE/62431-1 - 9/22/98 029345.004





This Map was compiled from an aerial survey. It is to be used for tax purposes only. DeKalb County assumes no responsibility for the accuracy of information contained herein.

LAND DIST.	LAND LOT
18	344
DATE: 01/24/11	SCALE: 1"=200'

# APPENDIX E

## Regulatory Search Info

# ***FirstSearch Technology Corporation***

## **Environmental FirstSearch<sup>TM</sup> Report**

Target Property:

**4470 NORTH SHALLOWFORD RD**

**ATLANTA GA 30338**

Job Number: R2011-177

### **PREPARED FOR:**

Rindt-McDuff Associates, Inc.

334 Cherokee Street

Marietta, Georgia 30060

10-13-11



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

## Environmental FirstSearch Search Summary Report

**Target Site:** 4470 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	09-30-11	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	07-26-11	0.50	0	0	0	0	-	10	10
NFRAP	Y	07-26-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	07-11-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	07-11-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	07-11-11	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	07-05-11	0.50	0	0	0	0	-	0	0
ERNS	Y	07-18-11	0.12	0	0	-	-	-	3	3
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	10-07-11	1.00	0	0	0	0	1	0	1
State Spills 90	Y	09-08-11	0.12	0	0	-	-	-	6	6
State Spills 80	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	03-01-10	0.50	0	0	0	0	-	36	36
State/Tribal LUST	Y	08-01-11	0.50	0	1	1	6	-	0	8
State/Tribal UST/AST	Y	09-14-10	0.25	0	1	1	-	-	0	2
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	05-31-11	0.50	0	0	0	0	-	1	1
State/Tribal Brownfields	Y	04-16-11	0.50	0	0	0	0	-	0	0
State Wells	Y	11-14-96	0.50	0	0	0	0	-	0	0
TRIS	Y	07-19-11	0.25	0	0	0	-	-	0	0
Releases	Y	07-18-11	0.25	0	0	0	-	-	1	1
Federal Other	Y	01-01-10	0.25	0	0	0	-	-	0	0
SETS PRP	Y	03-30-11	0.25	0	0	0	-	-	0	0
State Other	Y	10-07-11	0.25	0	0	0	-	-	2	2
Federal IC/EC	Y	08-01-11	0.50	0	0	0	0	-	0	0
Dry Cleaners	Y	09-01-05	0.25	0	0	0	-	-	0	0

### 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**

#L.2.

**Target Site:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
Meth Labs	Y	06-08-11	0.12	0	0	-	-	-	0	0
Vapor Intrusion	Y	03-06-08	0.25	0	0	0	-	-	0	0
-TOTALS-				0	2	2	6	1	60	71

**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.

#L.2.

*Environmental FirstSearch  
Site Information Report*

**Request Date:** 10-13-11  
**Requestor Name:** JOE HARTLINE  
**Standard:** AAI

**Search Type:** COORD  
**Job Number:** R2011-177  
**Filtered Report**

**Target Site:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

*Demographics*

<b>Sites:</b>	71	<b>Non-Geocoded:</b>	60	<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>	-84.306837	-84:18:25	<b>Easting:</b>	748978.542
<b>Latitude:</b>	33.923162	33:55:23	<b>Northing:</b>	3756709.166
<b>Elevation:</b>	960		<b>Zone:</b>	16

*Comment*

<b>Comment:</b> Complete Package
----------------------------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b>						<b>Services:</b>		
ZIP Code	City Name	ST	Dist/Dir	Sel			<b>Requested?</b>	<b>Date</b>
						Fire Insurance Maps	No	
						Aerial Photographs	Yes	10-13-11
						Historical Topos	Yes	10-13-11
						City Directories	Yes	10-13-11
						Title Search	No	
						Municipal Reports	No	
						Liens	No	
						Historic Map Works	No	
						Online Topos	Yes	10-13-11



***Environmental FirstSearch  
Target Site Summary Report***

**Target Property:** 4470 NORTH SHALLOWFORD RD      **JOB:** R2011-177  
ATLANTA GA 30338

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **SELECTED:** 0

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

*No sites found for target address*

#L.2.

# Environmental FirstSearch

## Sites Summary Report

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	UST	NORTH SHALLOWFORD OPER HQ 4440234/ACTIVE	4404 N SHALLOWFORD RD ATLANTA GA 30338	0.12 SW	+ 13	1
1	LUST	NORTH SHALLOWFORD OPER HQ 4440234/UNKNOWN	4404 N SHALLOWFORD RD ATLANTA GA 30338	0.12 SW	+ 13	3
2	UST	EMORY DUNWOODY MEDICAL CENTER 9044192/CLOSED	4575 N SHALLOWFORD RD ATLANTA GA 30338	0.25 NW	+ 20	5
2	LUST	EMORY DUNWOODY MEDICAL CENTER 9044192/NFA - NO FURTHER ACTION	4575 N SHALLOWFORD RD ATLANTA GA 30338	0.25 NW	+ 20	6
3	LUST	BP 0601085/NFA - NO FURTHER ACTION	4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.41 SW	+ 61	8
3	LUST	BP/AMOCO #7022 00601085/	4485 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.41 SW	+ 61	11
4	LUST	BP #24027 04440209/CLEANUP INITIATED	4476 CHAMBLEE DUNWOODY RD ATLANTA GA 30338	0.43 SW	+ 63	14
5	LUST	BROOKHAVEN CHEVRON 4440501/	4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.43 SW	+ 57	17
5	LUST	SHELL ROYAL FOODMART 04440501/IN REMEDIATION	4479 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338	0.43 SW	+ 57	19
6	LUST	CHARTER PEACHFORD HOSPITAL 9044211/UNKNOWN	2151 PEACHFORD RD ATLANTA GA 30338	0.44 NE	+ 11	21
7	STATE	FASHION CARE/EXECUTIVE CARE 10786/CLASS II	2211 SAVOY DR CHAMBLEE GA 30341	0.58 SE	- 23	22

# Environmental FirstSearch

## Sites Summary Report

#L.2.

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **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	MILAN EXPRESS GASP-0909-59116/	CLEVELAND AVE ON RAMP & I- ATLANTA GA	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
	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

## *Environmental FirstSearch*

### *Sites Summary Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **SELECTED:** 0

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

# Environmental FirstSearch

## Sites Summary Report

#L.2.

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	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-031-05IL/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
	OTHER	DUNWOODY VILLAGE PARKWAY PROPERTY 405/NON-HSI	DUNWOODY VILLAGE PKWY ATLANTA GA	NON GC	N/A	N/A
	OTHER	NORTH DEKALB CULTURAL ARTS CENTER GAOT-1011-019/NON-HSI	5339 CHAMBLEE DUNWOODY ROAD DUNWOODY GA 30338	NON GC	N/A	N/A
	RELEASES	HARTSFIELD AIRPORT, GATE B-31 RAMP NRC-869249/AIRCRAFT	HARTSFIELD AIRPORT, GATE B 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
	VCP	JOHN F. ROWAN, SR, ITEM IV TRUST 18-333-02-023/UNKNOWN	N SHALLOWFORD RD CHAMBLEE GA	NON GC	N/A	N/A

#L.2.

*Environmental FirstSearch*  
*Sites Summary Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD      **JOB:** R2011-177  
ATLANTA GA 30338

**TOTAL:** 71      **GEOCODED:** 11      **NON GEOCODED:** 60      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
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# Environmental FirstSearch

## Site Detail Report

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### UST

**SEARCH ID:** 3      **DIST/DIR:** 0.12 SW      **ELEVATION:** 973      **MAP ID:** 1

**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

#### 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:

OVERFILL DATE:  
SPILL EXEMPT:  
SPILL DATE:

- Continued on next page -

Environmental FirstSearch  
Site Detail Report

Target Property: 4470 NORTH SHALLOWFORD RD      JOB: R2011-177  
ATLANTA GA 30338

UST

SEARCH ID:	3	DIST/DIR:	0.12 SW	ELEVATION:	973	MAP ID:	1
NAME:	NORTH SHALLOWFORD OPER HQ			REV:	9/14/10		
ADDRESS:	4404 N SHALLOWFORD RD			ID1:	4440234		
	ATLANTA GA 30338			ID2:	4440234.00		
	DEKALB			STATUS:	ACTIVE		
CONTACT:	GEORGIA POWER COMPANY			PHONE:	478-784-5832		
SOURCE:	GA EPD						

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:** 4470 NORTH SHALLOWFORD RD  
 ATLANTA GA 30338

**JOB:** R2011-177

**LUST**

**SEARCH ID:** 10      **DIST/DIR:** 0.12 SW      **ELEVATION:** 973      **MAP ID:** 1

**NAME:** NORTH SHALLOWFORD OPER HQ  
**ADDRESS:** 4404 N SHALLOWFORD RD  
 ATLANTA GA 30338  
 DEKALB  
**CONTACT:**  
**SOURCE:** GA EPD

**REV:** 8/1/11  
**ID1:** 4440234  
**ID2:** 04440234  
**STATUS:** UNKNOWN  
**PHONE:**

**SITE INFORMATION**

**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:

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:

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#L.2.

*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

<b>SEARCH ID:</b>	10	<b>DIST/DIR:</b>	0.12 SW	<b>ELEVATION:</b>	973	<b>MAP ID:</b>	1
<hr/>							
<b>NAME:</b>	NORTH SHALLOWFORD OPER HQ			<b>REV:</b>	8/1/11		
<b>ADDRESS:</b>	4404 N SHALLOWFORD RD			<b>ID1:</b>	4440234		
	ATLANTA GA 30338			<b>ID2:</b>	04440234		
	DEKALB			<b>STATUS:</b>	UNKNOWN		
<b>CONTACT:</b>				<b>PHONE:</b>			
<b>SOURCE:</b>	GA EPD						

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**

#L.2.

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

UST

<b>SEARCH ID:</b> 2	<b>DIST/DIR:</b> 0.25 NW	<b>ELEVATION:</b> 980	<b>MAP ID:</b> 2
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**NAME:** EMORY DUNWOODY MEDICAL CENTER  
**ADDRESS:** 4575 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB  
**CONTACT:** EMORY DUNWOODY MEDICAL CENTER  
**SOURCE:** GA EPD

**REV:** 9/14/10  
**ID1:** 9044192  
**ID2:** 9044192.00  
**STATUS:** CLOSED  
**PHONE:** 770-454-2017

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:

OVERFILL DATE: 3/5/1998  
SPILL EXEMPT:

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 9      **DIST/DIR:** 0.25 NW      **ELEVATION:** 980      **MAP ID:** 2

**NAME:** EMORY DUNWOODY MEDICAL CENTER  
**ADDRESS:** 4575 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB  
**CONTACT:**  
**SOURCE:** GA EPD

**REV:** 8/1/11  
**ID1:** 9044192  
**ID2:** 09044192  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

SITE INFORMATION

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

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

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

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***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**LUST**

**SEARCH ID:** 9      **DIST/DIR:** 0.25 NW      **ELEVATION:** 980      **MAP ID:** 2

**NAME:** EMORY DUNWOODY MEDICAL CENTER  
**ADDRESS:** 4575 N SHALLOWFORD RD  
ATLANTA GA 30338  
DEKALB  
**CONTACT:**  
**SOURCE:** GA EPD

**REV:** 8/1/11  
**ID1:** 9044192  
**ID2:** 09044192  
**STATUS:** NFA - NO FURTHER ACTION  
**PHONE:**

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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<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> 8/1/11 <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: 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

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

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  
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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<p><b>NAME:</b> BP  <b>ADDRESS:</b> 4485 CHAMBLEE DUNWOODY RD  DUNWOODY GA 30338  DEKALB  <b>CONTACT:</b>  <b>SOURCE:</b> GA EPD</p>	<p><b>REV:</b> 8/1/11  <b>ID1:</b> 0601085  <b>ID2:</b> 00601085  <b>STATUS:</b> NFA - NO FURTHER ACTION  <b>PHONE:</b></p>
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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  
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:

- Continued on next page -

#L.2.

*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 4      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<b>NAME:</b>	BP	<b>REV:</b>	8/1/11
<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		

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  
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: 9  
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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### LUST

**SEARCH ID:** 6      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<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  
PIPE TYPE: PRESSURE  
OVERFILL EXEMPT:  
OVERFILL DATE: 10/1/2001  
SPILL EXEMPT:

- Continued on next page -

#L.2.

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**LUST**

**SEARCH ID:** 6      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<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	<b>REV:</b> 9/1/03 <b>ID1:</b> 00601085 <b>ID2:</b> 00601085 <b>STATUS:</b> <b>PHONE:</b>
---	---

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:

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

- Continued on next page -



**Environmental FirstSearch**  
**Site Detail Report**

#L.2.

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**LUST**

**SEARCH ID:** 6      **DIST/DIR:** 0.41 SW      **ELEVATION:** 1021      **MAP ID:** 3

<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	<b>REV:</b> 9/1/03 <b>ID1:</b> 00601085 <b>ID2:</b> 00601085 <b>STATUS:</b> <b>PHONE:</b>
---	---

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  
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  
INSTALLED: 7/31/2001  
CURRENTLY IN USE: YES DATE:  
UPGRADED REPAIR NOT MARKED: YES DATE:

- More Details Exist For This Site; Max Page Limit Reached -

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 5      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1023      **MAP ID:** 4

<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> 8/1/11 <b>ID1:</b> 04440209 <b>ID2:</b> 04440209 <b>STATUS:</b> CLEANUP INITIATED <b>PHONE:</b>
---	---

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:

TANK ID: 3  
REMOVED FROM GROUND DATE UNKNOWN: YES DATE:  
PRODUCT: GAS

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# Environmental FirstSearch

## Site Detail Report

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### LUST

**SEARCH ID:** 5      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1023      **MAP ID:** 4

<p><b>NAME:</b> BP #24027  <b>ADDRESS:</b> 4476 CHAMBLEE DUNWOODY RD          ATLANTA GA 30338          DEKALB  <b>CONTACT:</b>  <b>SOURCE:</b> GA EPD</p>	<p><b>REV:</b> 8/1/11  <b>ID1:</b> 04440209  <b>ID2:</b> 04440209  <b>STATUS:</b> CLEANUP INITIATED  <b>PHONE:</b></p>
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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:

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

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Environmental FirstSearch  
Site Detail Report

Target Property: 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

JOB: R2011-177

LUST

SEARCH ID: 5      DIST/DIR: 0.43 SW      ELEVATION: 1023      MAP ID: 4

NAME:	BP #24027	REV:	8/1/11
ADDRESS:	4476 CHAMBLEE DUNWOODY RD	ID1:	04440209
	ATLANTA GA 30338	ID2:	04440209
	DEKALB	STATUS:	CLEANUP INITIATED
CONTACT:		PHONE:	
SOURCE:	GA EPD		

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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### LUST

**SEARCH ID:** 7      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1017      **MAP ID:** 5

<p><b>NAME:</b> BROOKHAVEN CHEVRON  <b>ADDRESS:</b> 4479 CHAMBLEE DUNWOODY RD  DUNWOODY GA 30338  DEKALB  <b>CONTACT:</b>  <b>SOURCE:</b> GA EPD</p>	<p><b>REV:</b> 03/01/06  <b>ID1:</b> 4440501  <b>ID2:</b> 04440501  <b>STATUS:</b>  <b>PHONE:</b></p>
--	---

#### 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:  
SPILL DATE: 8/19/1993

TANK ID: 4  
INSTALLED: 4/21/1966

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*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 7      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1017      **MAP ID:** 5

<b>NAME:</b>	BROOKHAVEN CHEVRON	<b>REV:</b>	03/01/06
<b>ADDRESS:</b>	4479 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	4440501
	DUNWOODY GA 30338	<b>ID2:</b>	04440501
	DEKALB	<b>STATUS:</b>	
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

### LUST

**SEARCH ID:** 11      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1017      **MAP ID:** 5

**NAME:** SHELL ROYAL FOODMART  
**ADDRESS:** 4479 CHAMBLEE DUNWOODY RD  
DUNWOODY GA 30338  
DEKALB  
**CONTACT:**  
**SOURCE:** GA EPD

**REV:** 8/1/11  
**ID1:** 04440501  
**ID2:** 04440501  
**STATUS:** IN REMEDIATION  
**PHONE:**

#### 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

TANK ID: 4  
REMOVED FROM GROUND: YES DATE: 1/1/1986  
PRODUCT: USED OIL

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*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

LUST

**SEARCH ID:** 11      **DIST/DIR:** 0.43 SW      **ELEVATION:** 1017      **MAP ID:** 5

<b>NAME:</b>	SHELL ROYAL FOODMART	<b>REV:</b>	8/1/11
<b>ADDRESS:</b>	4479 CHAMBLEE DUNWOODY RD	<b>ID1:</b>	04440501
	DUNWOODY GA 30338	<b>ID2:</b>	04440501
	DEKALB	<b>STATUS:</b>	IN REMEDIATION
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	GA EPD		

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:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

**LUST**

**SEARCH ID:** 8      **DIST/DIR:** 0.44 NE      **ELEVATION:** 971      **MAP ID:** 6

**NAME:** CHARTER PEACHFORD HOSPITAL  
**ADDRESS:** 2151 PEACHFORD RD  
ATLANTA GA 30338  
DEKALB

**REV:** 8/1/11  
**ID1:** 9044211  
**ID2:** 09044211  
**STATUS:** UNKNOWN  
**PHONE:**

**CONTACT:**  
**SOURCE:** GA EPD

**SITE INFORMATION**

**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:

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***Environmental FirstSearch***  
***Site Detail Report***

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

STATE

**SEARCH ID:** 1      **DIST/DIR:** 0.58 SE      **ELEVATION:** 937      **MAP ID:** 7

**NAME:** FASHION CARE/EXECUTIVE CARE

**ADDRESS:** 2211 SAVOY DR  
CHAMBLEE GA 30341  
DEKALB

**CONTACT:**

**SOURCE:** GA EPD

**REV:** 10/7/11

**ID1:** 10786

**ID2:**

**STATUS:** CLASS II

**PHONE:**

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

## #L.2.

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.

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 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.

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.

Federal Other: EPA SECTION SEVEN TRACKING SYSTEM (SSTS) database of registration and production data for facilities which manufacture pesticides. VAPOR INTRUSION DATABASE database that records the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in contaminated soil or groundwater can emit vapors that may migrate through soil and into indoor air spaces.

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.

State Other: EPD NON HAZARDOUS SITES (NON HSI) - database of hazardous sites that didn't score high enough to make the hazardous site inventory. 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.

Federal IC / EC: EPA FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either engineering or an institutional control. The data includes the control and the media contaminated. RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES (RCRA) RCRA site that 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.

Vapor Intrusion: EPA VAPOR INTRUSION DATABASE - This database contains site-specific measurements of vapor attenuation, or the reduction in vapor concentrations as volatile contaminants move from soil and groundwater into indoor air.



## 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

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 InteriorBureau of Indian Affairs

Updated annually

#L.2.

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

TRIS: EPA Environmental Protection Agency.

Updated quarterly

Federal Other: EPA Environmental Protection Agency

Updated quarterly

SETS PRP: EPA Environmental Protection Agency, National Technical Information Services

Updated when available

State Other: EPD Georgia Environmental Protection Division (EPD) of the Georgia Department of Natural Resources

Updated quarterly

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

Vapor Intrusion: EPA Environmental Protection Agency

Updated when available

#L.2.

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** 4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338

**JOB:** R2011-177

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Azalea Garden Dr	0.23 NW		
Charleston Pl	0.06 NE		
Cotillion Dr	0.17 SE		
Dunwoody Park	0.24 NW		
N Savoy Dr	0.23 SE		
N Shallowford Rd	0.02 NW		
NORTH SHALLOWFORD RD	0.00--		
Peachford Cir	0.06 SE		
Peachford Rd	0.03 NE		
Pernoshal Ct	0.19 NW		
Ramp	0.04 SE		
Savoy Dr	0.23 SE		
Tycoon Rd	0.19 SE		

## **HISTORICAL FIRE INSURANCE MAPS**

### **NO MAPS AVAILABLE**

**10-13-11**

**R2011-177**

**4470 NORTH SHALLOWFORD RD  
ATLANTA GA 30338**

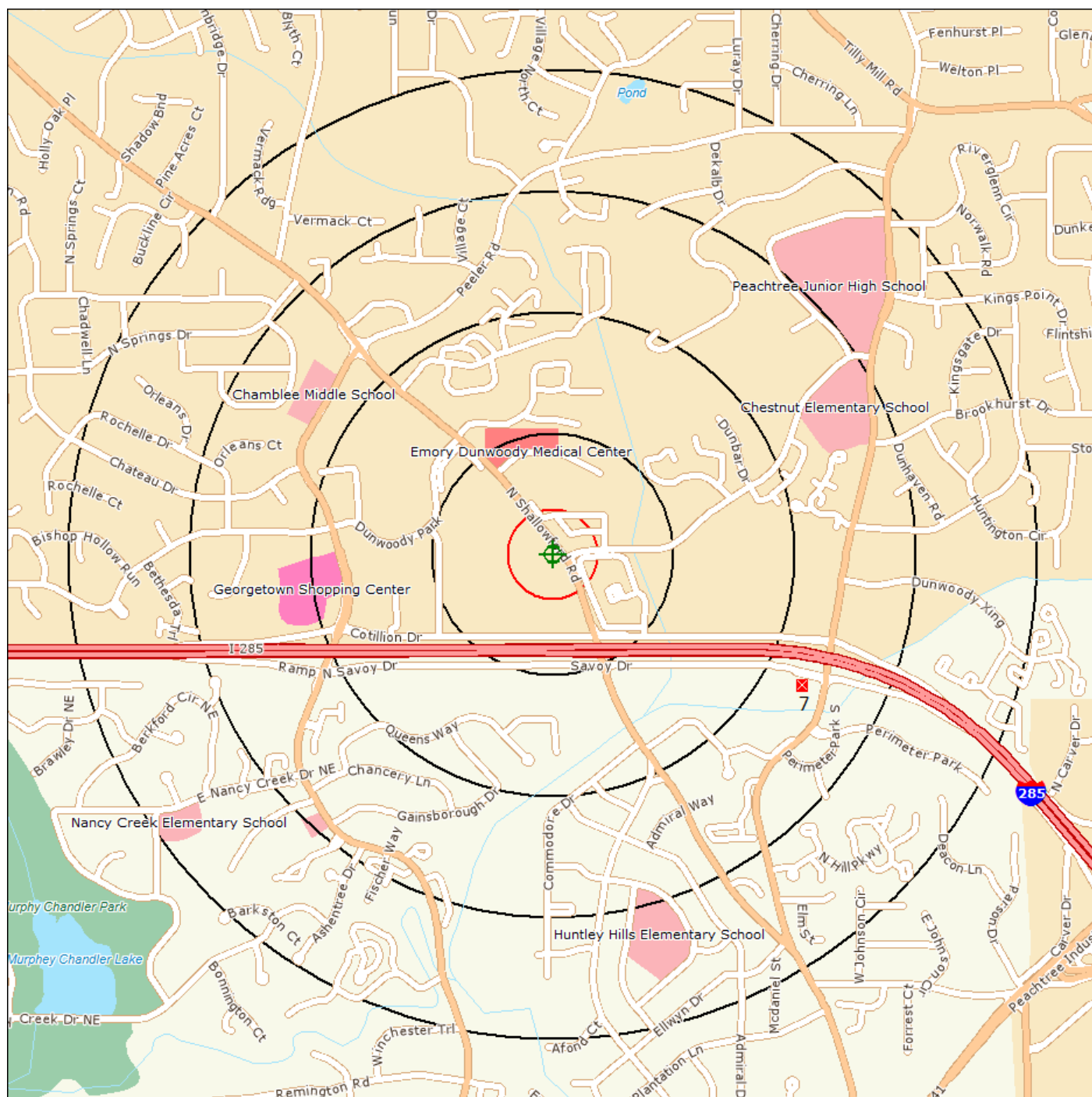
A search of FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability confirmed that there are NO MAPS AVAILABLE for the Subject Location as shown above.

FirstSearch Technology Corporation's proprietary database of historical fire insurance map availability represents abstracted information from the Sanbornfi Map Company obtained through online access to the U.S. Library of Congress via local libraries.

#### **Copyright Policy & Disclaimer**

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4470 NORTH SHALLOWFORD RD, ATLANTA GA 30338



Source: Tele Atlas

Target Site (Latitude: 33.923162 Longitude: -84.306837) .....

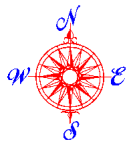
Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





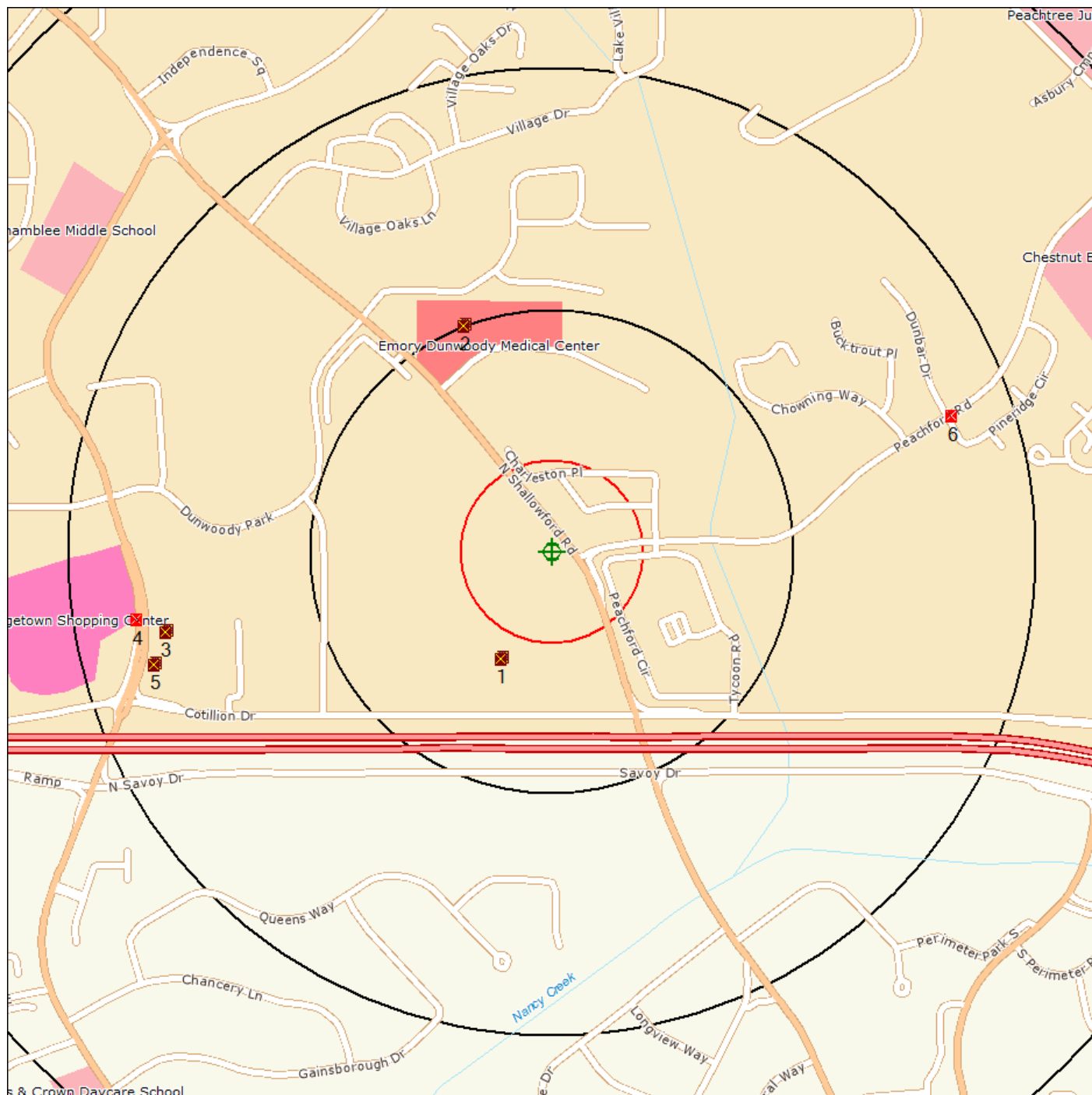
# Environmental FirstSearch

.5 Mile Radius

ASTM Map: CERCLIS, RCRATSD, LUST, SWL



4470 NORTH SHALLOWFORD RD, ATLANTA GA 30338



Source: Tele Atlas

Target Site (Latitude: 33.923162 Longitude: -84.306837) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

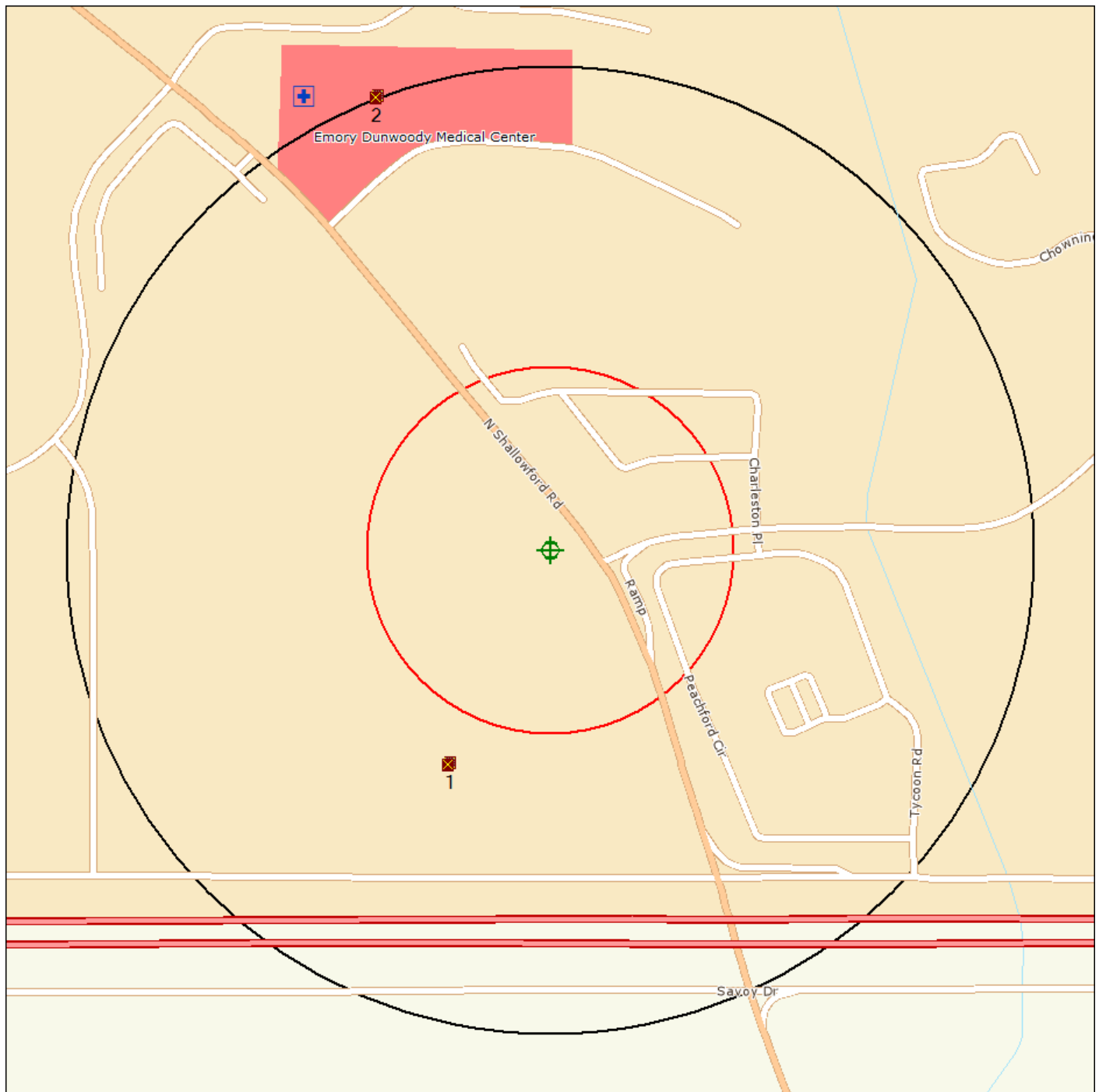
Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





4470 NORTH SHALLOWFORD RD, ATLANTA GA 30338



Source: Tele Atlas

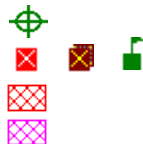
Target Site (Latitude: 33.923162 Longitude: -84.306837) .....

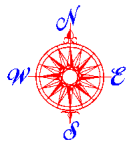
Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





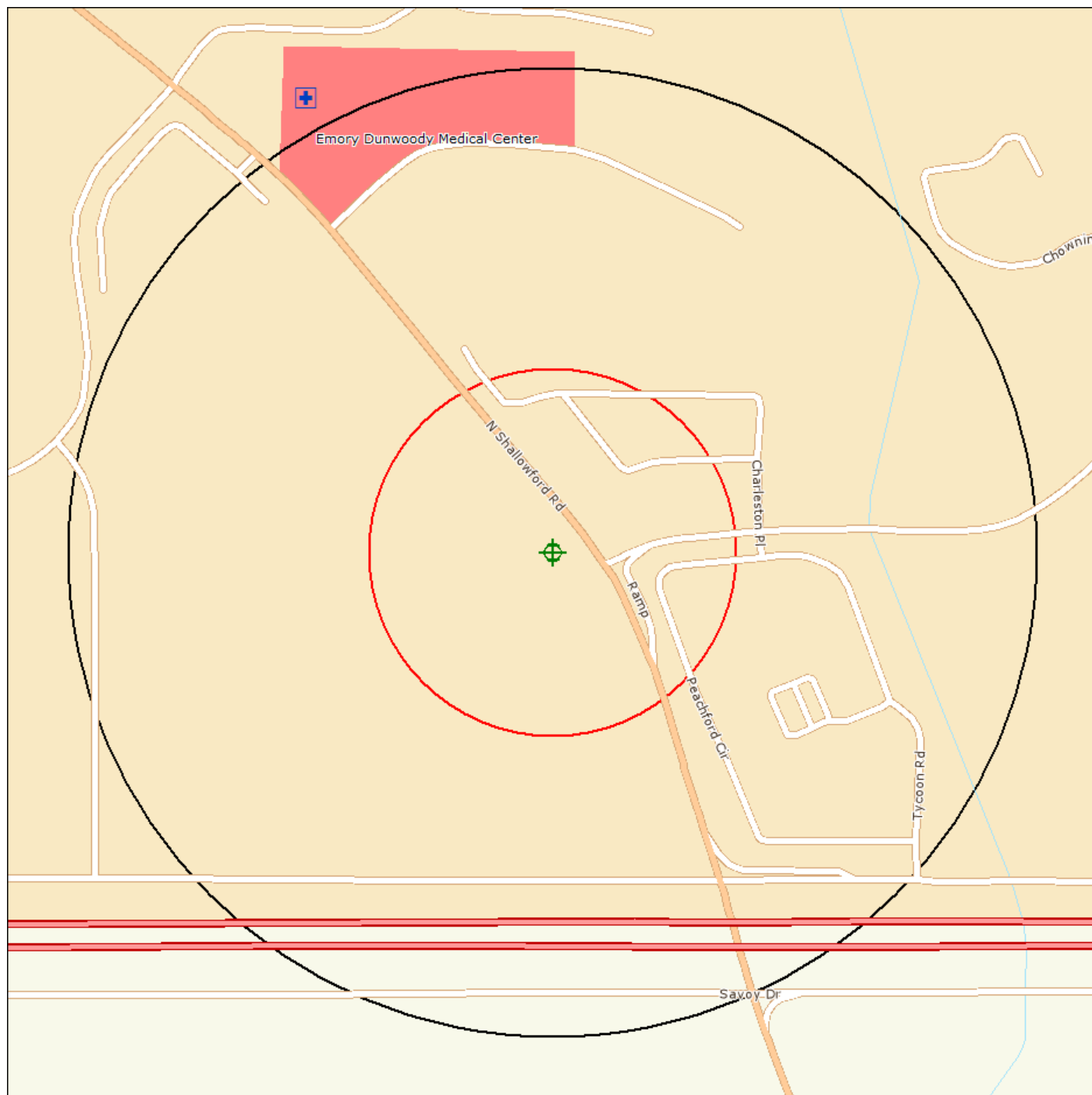
# Environmental FirstSearch

.25 Mile Radius

Non-ASTM Map: Spills 90, Releases, Other



4470 NORTH SHALLOWFORD RD, ATLANTA GA 30338



Source: Tele Atlas

Target Site (Latitude: 33.923162 Longitude: -84.306837) .....

Identified Site, Multiple Sites, Receptor .....

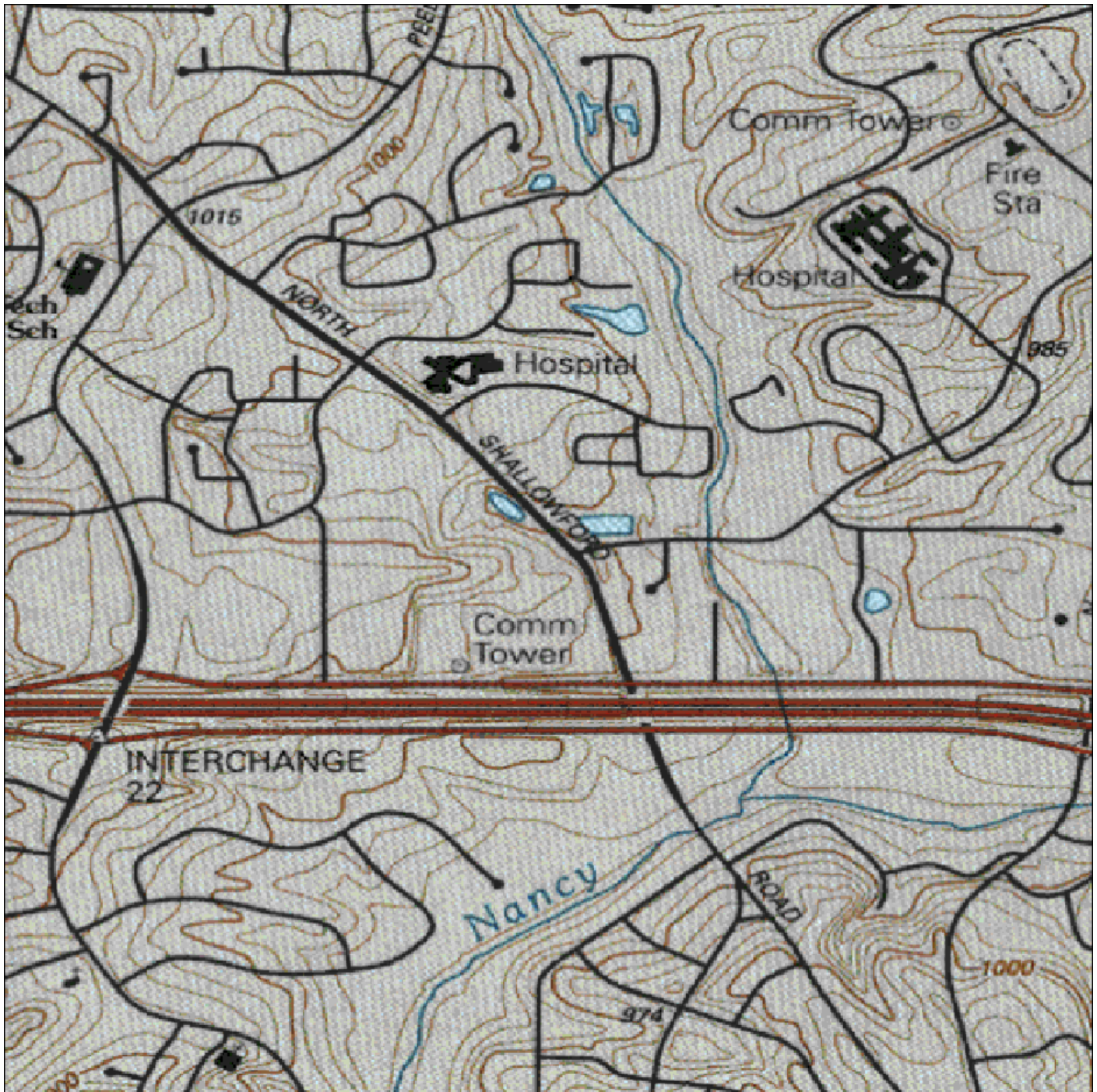
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

National Historic Sites and Landmark Sites .....

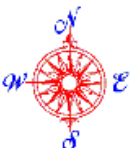
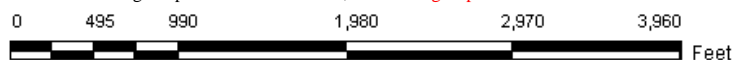
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





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

Map Name: CHAMBLEE  
 Map Reference Code: 33084-H3-TF-024

-148-

Date Created: 1993--  
 Contour Interval: 10 feet

Date Revised: None--  
 Elevation:

JOB NO.

FIGURE NO.

1

# APPENDIX F

## Historical References



#L.2.



Historical Aerial Photo  
2007  
4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

Target Site: 33.923162 -84. -150- Job Number: R2011-177



1 inch equals 750 feet



#L.2.



Historical Aerial Photo

1993

4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

Target Site: 33.923162 -84. -151- Job Number: R2011-177



1 inch equals 750 feet



#L.2.



Historical Aerial Photo

1988

4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

Target Site: 33.923162 -84. -152- Job Number: R2011-177



1 inch equals 750 feet



#L.2.



Historical Aerial Photo

1968

4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338

Target Site: 33.923162 -84. -153- Job Number: R2011-177



1 inch equals 750 feet



#L.2.



Historical Aerial Photo

1952

**4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

Target Site: 33.923162 -84.36627 Job Number: R2011-177

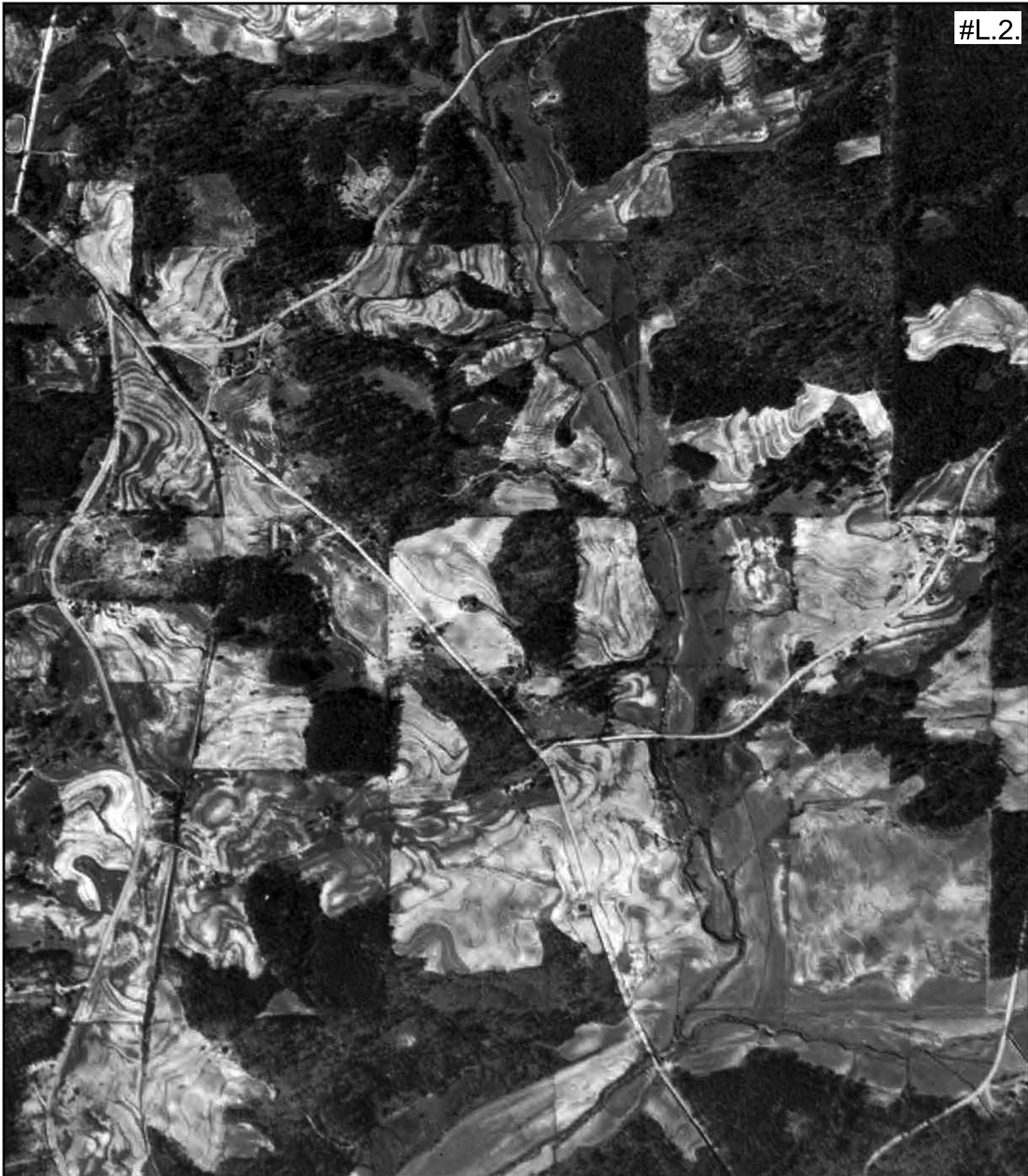
-154-



1 inch equals 750 feet



#L.2.



Historical Aerial Photo

1938

**4470 NORTH SHALLOWFORD RD  
ATLANTA, GA 30338**

Target Site: 33.923162 -84.36627 Job Number: R2011-177  
-155-



1 inch equals 750 feet



#L.2.



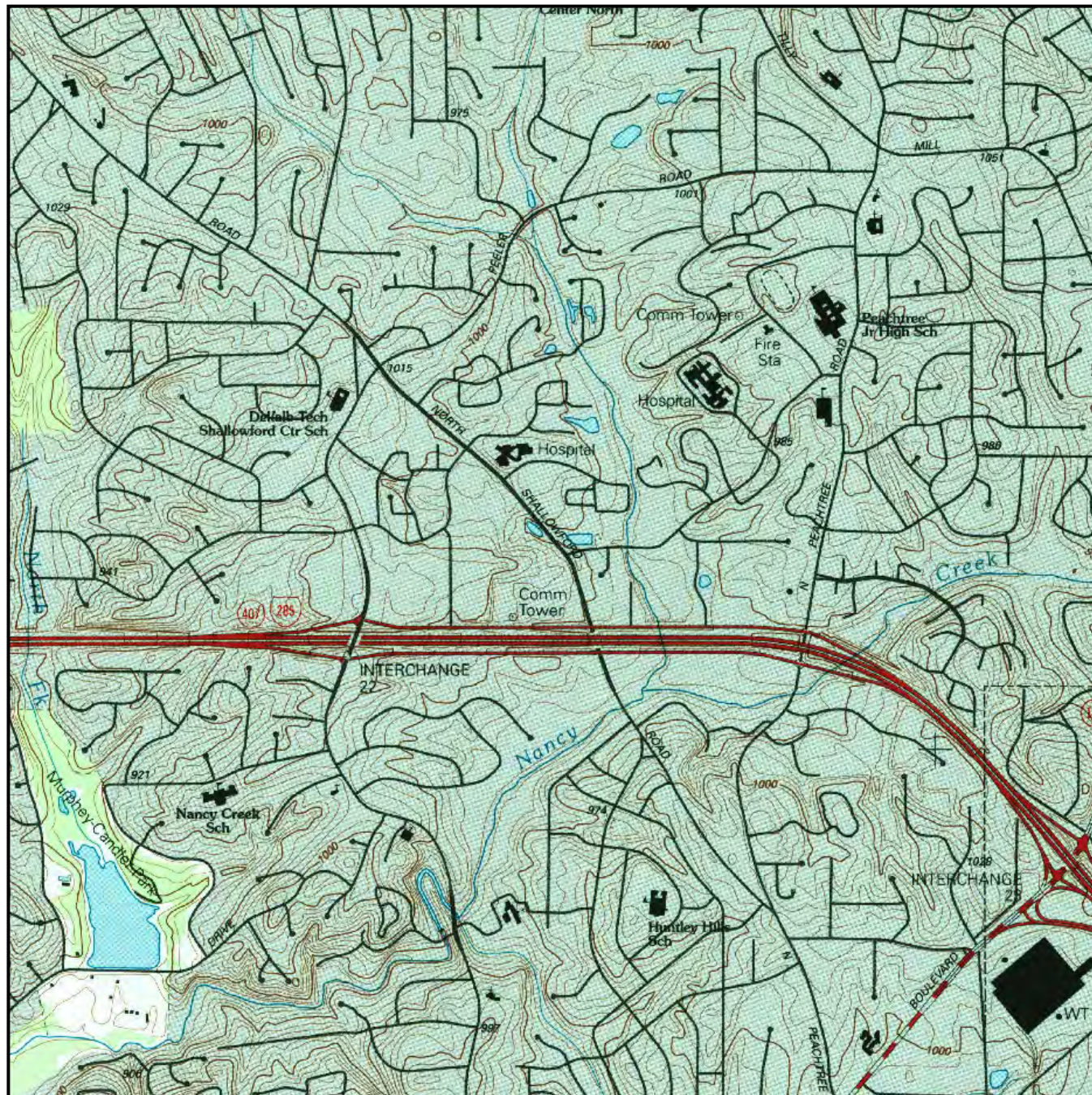
# Environmental FirstSearch

Historical Topographic Map

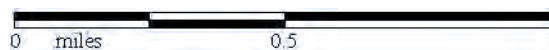


Quad Name: Chamblee, GA  
Year: 1993 Original Map Scale: 1: 24000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162



Building	---	Railroad	---
Topo Contour	6000	Tanks	• • • • •
Depression	⊖	Primary Highway	---
Quarry or Open Pit Mine	×	Trail	---





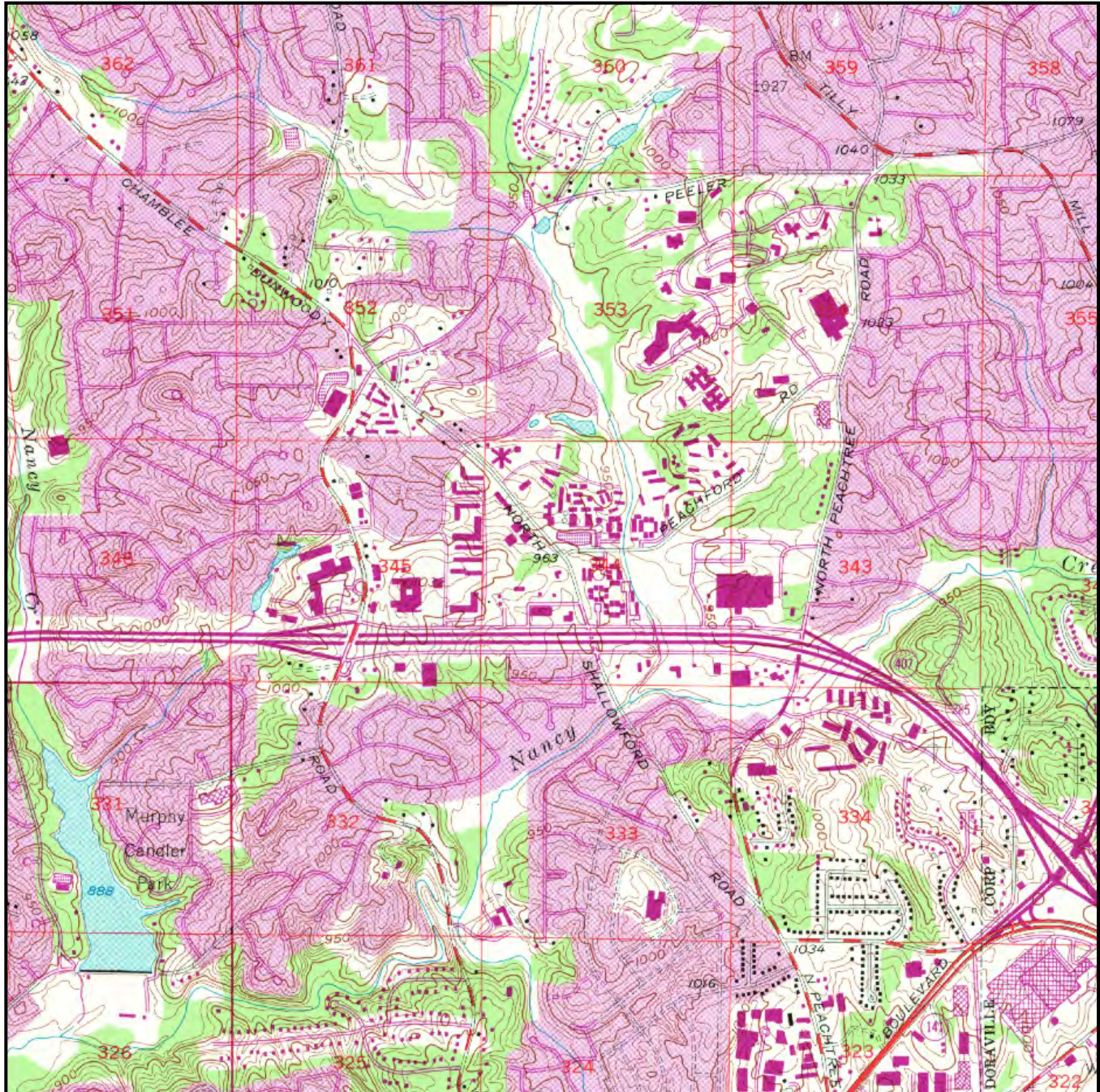
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1954 (Revised 1982) Original Map Scale: 1: 24000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162

0 miles 0.5 1

Building	---	Railroad	---
Topo Contour	6000	Tanks	• • • •
Depression	6000	Primary Highway	---
Quarry or Open Pit Mine	×	Trail	---



#L.2.



# Environmental FirstSearch

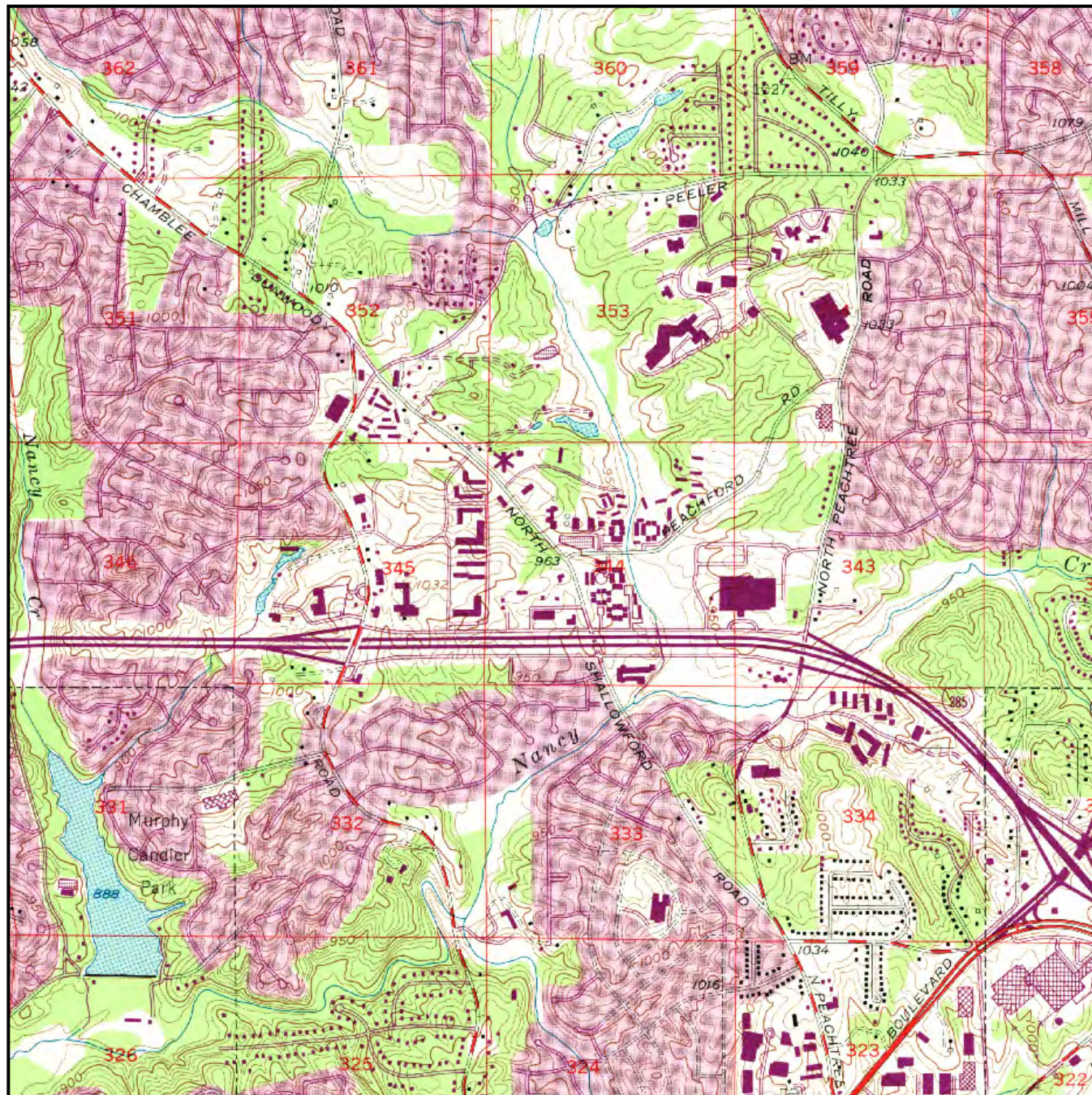
Historical Topographic Map



Quad Name: Chamblee, GA

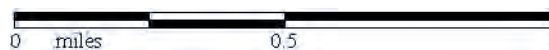
Year: 1954 (Revised 1968, 1973) Original Map Scale: 1: 24000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177

Target Site: -84.306837, 33.923162



Building	---	Railroad	---
Topo Contour	6000	Tanks	• • •
Depression	6000	Primary Highway	---
Quarry or Open Pit Mine	x	Trail	---





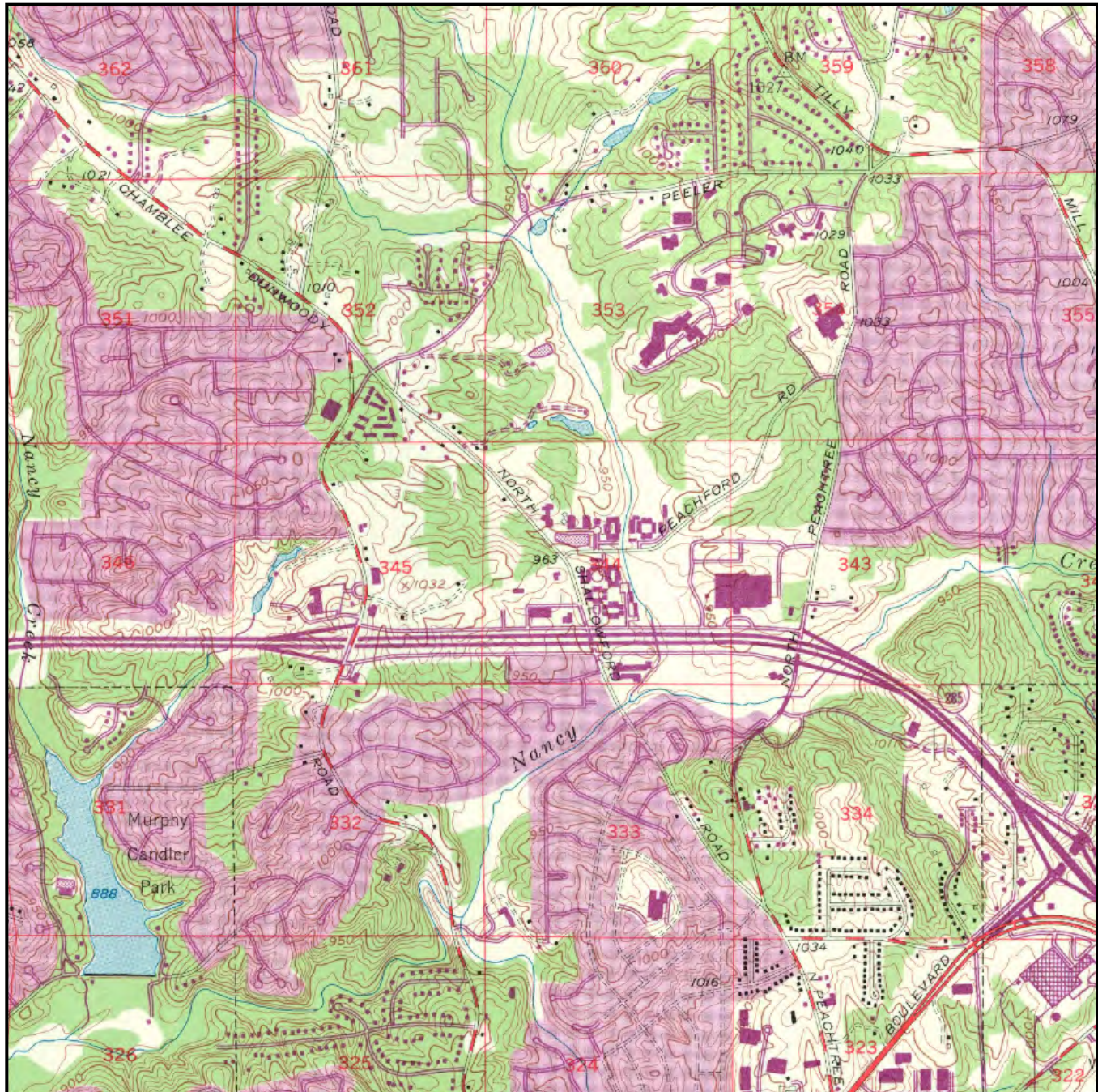
# Environmental FirstSearch

Historical Topographic Map



Quad Name: Chamblee, GA  
Year: 1954 (Revised 1968) Original Map Scale: 1: 24000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162

0 miles 0.5 1

Building	---	Railroad	---
Topo Contour	6000	Tanks	• • • •
Depression	6000	Primary Highway	---
Quarry or Open Pit Mine	×	Trail	---



#L.2.



# Environmental FirstSearch

Historical Topographic Map

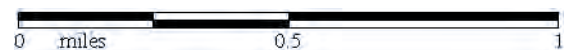


Quad Name: Chamblee, GA  
Year: 1954 Original Map Scale: 1: 24000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162



Building	--- ■ ■ ■	Railroad	—+—
Topo Contour	—6000—	Tanks	● ● ●
Depression	—( )—	Primary Highway	—+—
Quarry or Open Pit Mine	×	Trail	—+—





# Environmental FirstSearch

Historical Topographic Map



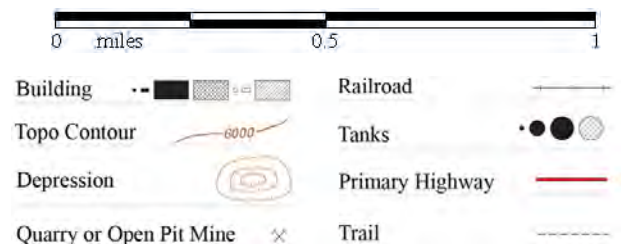
Quad Name: Atlanta, GA

Year: 1895 (Reprinted 1926) Original Map Scale: 1: 125000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162





#L.2.



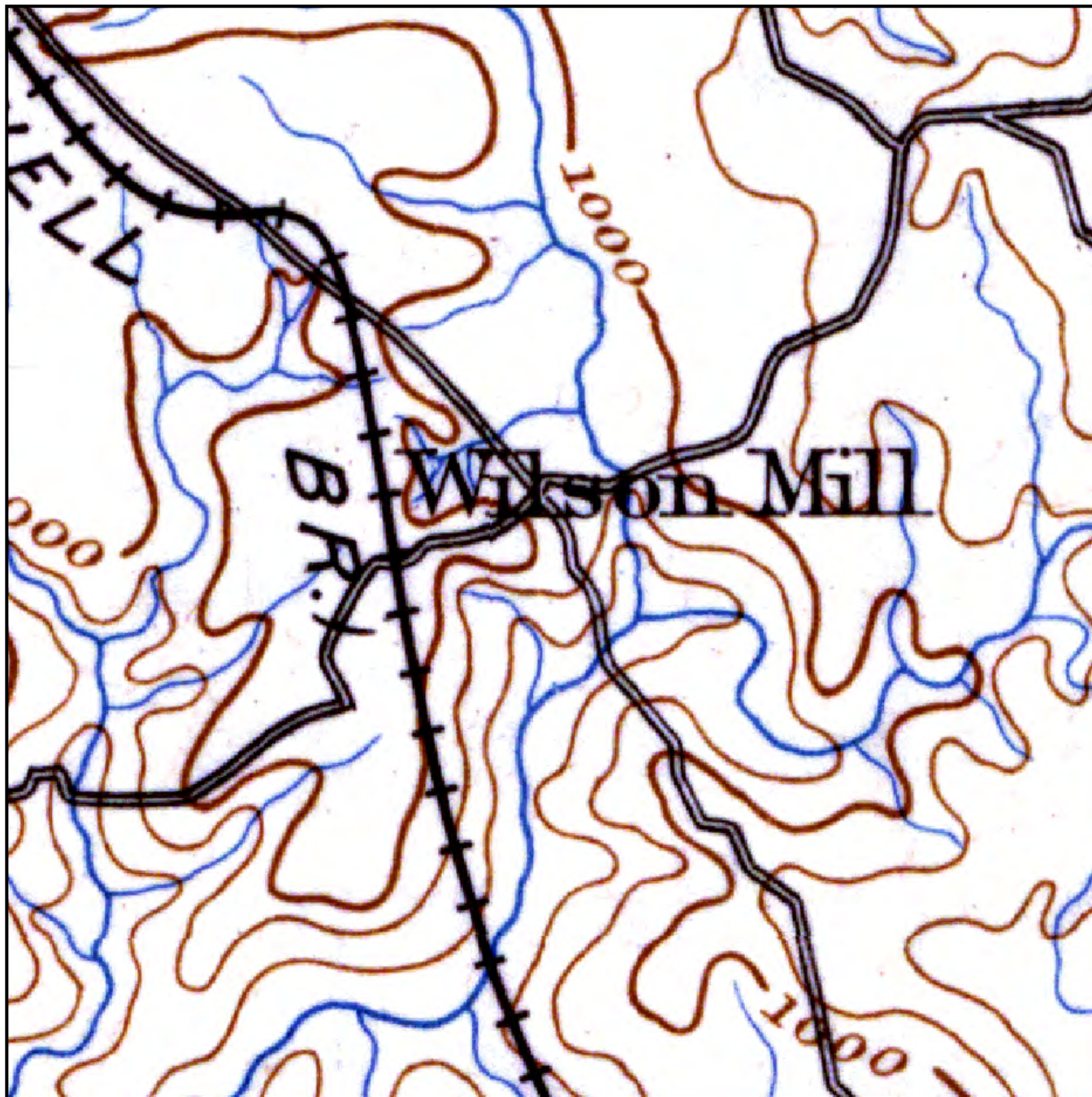
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Historical Topographic Map

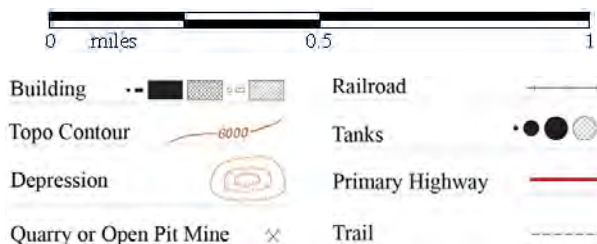


Quad Name: Atlanta, GA  
Year: 1895 Original Map Scale: 1: 125000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162







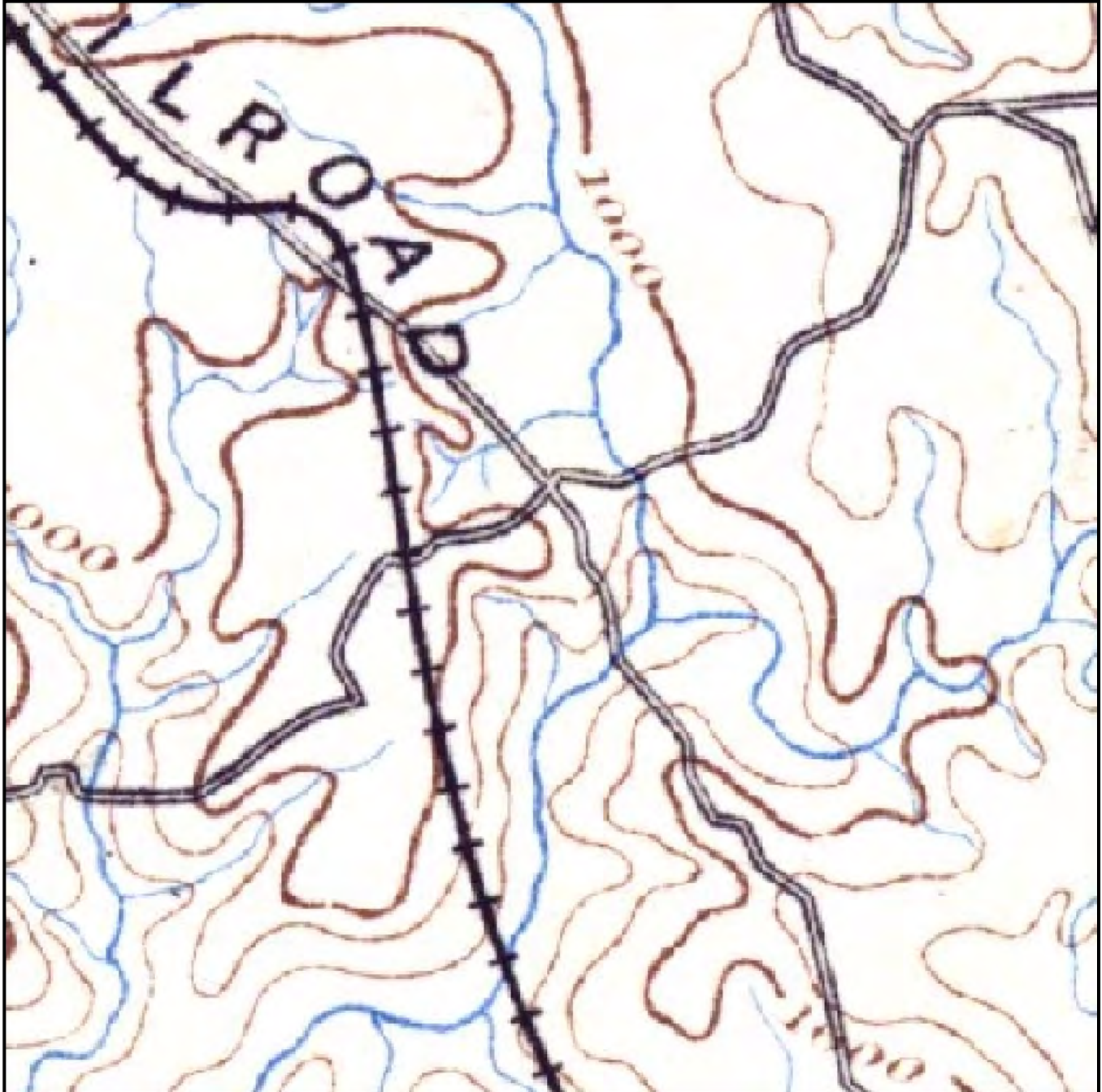
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Historical Topographic Map

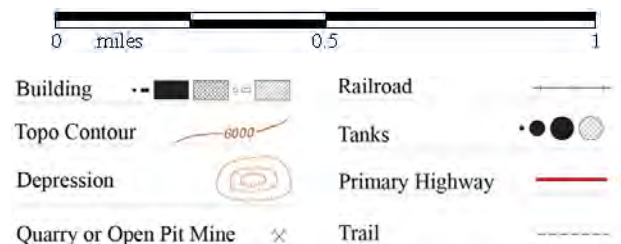


Quad Name: Atlanta, GA  
Year: 1892 Original Map Scale: 1: 125000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162



#L.2.



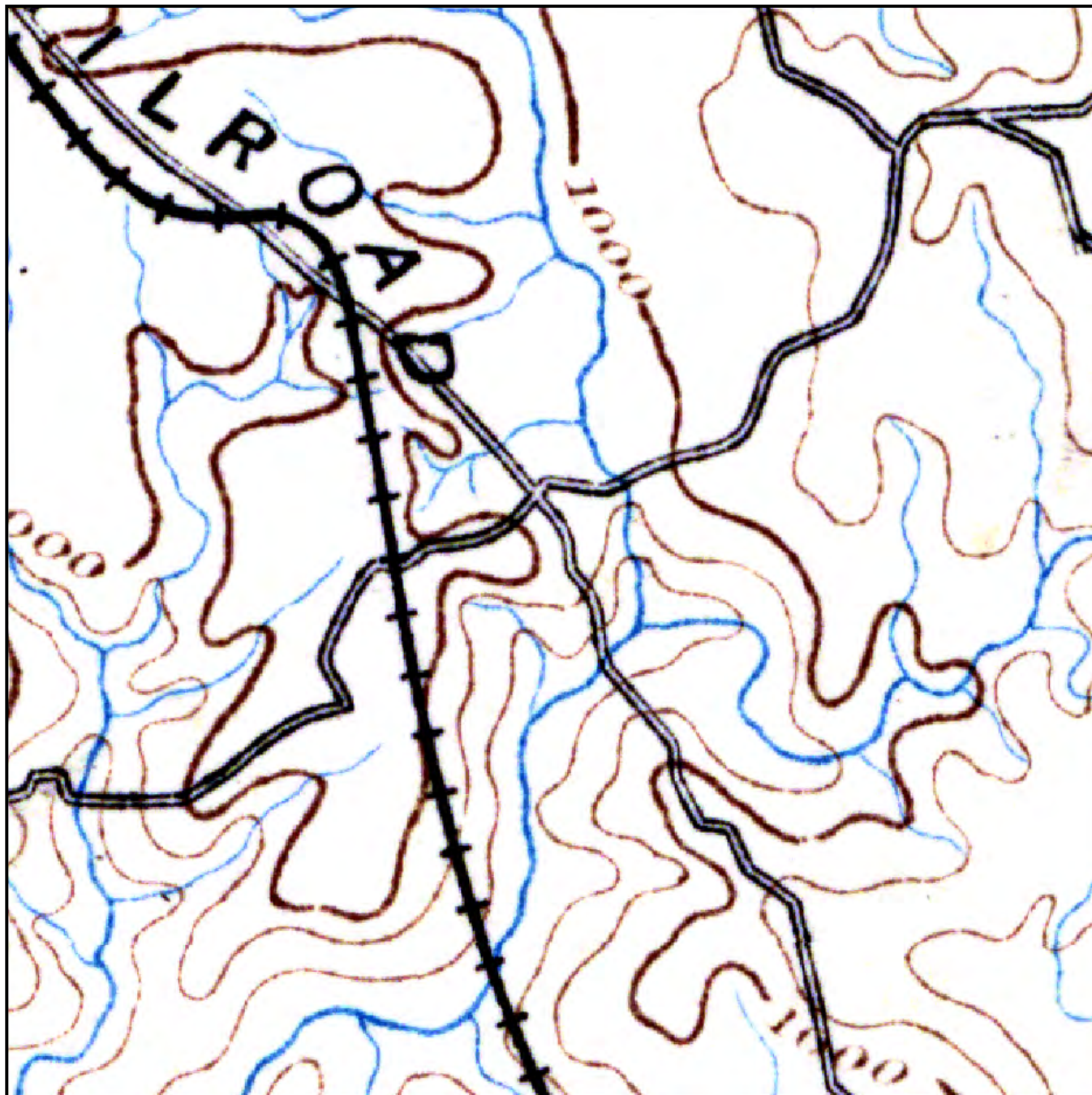
# Environmental FirstSearch

Historical Topographic Map

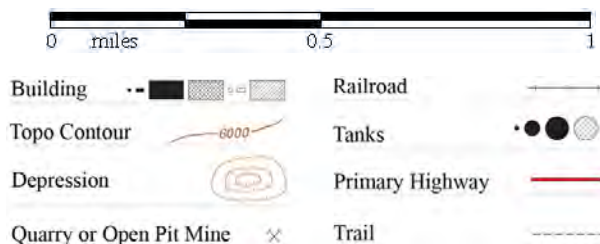


Quad Name: Atlanta, GA  
Year: 1882 Original Map Scale: 1: 125000

4470 NORTH SHALLOWFORD RD, ATLANTA, GA



Job Number: R2011-177  
Target Site: -84.306837, 33.923162





## CITY DIRECTORY REVIEW

Report Date: 10/13/2011

Client Job Number: R2011-177

FirstSearch Index Number: 282317

Site Address(es): 4470 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	4401 N Shallowford Rd Atlanta, GA:	Great Clips For Hair
		Power Tan & Video
	4404 N Shallowford Rd Atlanta, GA:	Georgia Power Co
		Shacoh Reprographics Of Atlanta Inc
	4407 N Shallowford Rd Atlanta, GA:	Weeks Construction
		Idemudia, Kennedy
	4435 N Shallowford Rd Atlanta, GA:	Wachovia Mortgage Co
		Alan B Miller Md
	4470 N Shallowford Rd Atlanta, GA:	Aprc
		Atlanta Cosmetic & Reconstructive Su
	4480 N Shallowford Rd Atlanta, GA:	Atlanta Pharmaceutical Research Cent
		Daniel Goodman Md Pc
	4484 N Shallowford Rd Atlanta, GA:	Dr Cohen & Fixelle Pc
		Dowman Covington Md
	4484 N Shallowford Rd Atlanta, GA:	Facilities Performance Group
		Gwo Construction
	4484 N Shallowford Rd Atlanta, GA:	Harshman Phillips & Co Llc
		Kazi Moin Md
	4484 N Shallowford Rd Atlanta, GA:	Wwl Associates Inc
		Alvo, Isaac
	4484 N Shallowford Rd Atlanta, GA:	Ashley, Clarise
		Barkley, Joe
	4484 N Shallowford Rd Atlanta, GA:	Beaton, Sara

#L.2.ar/Source	Address (es)	Listings
2007/Cole Directory	4484 N Shallowford Rd Atlanta, GA:	Beishline, Theodore
		Bellville, Betty
		Bermann, Manfred
		Boggs, J
		Brannan, Unav
		Caskey, Edna
		Cazes, Cory
		Chaber, Carol
		Derr, M
		Dewitt, R
		Ewing, Mo
		Fox, Mary
		Geeslin, James
		Goldstein, Jean
		Grillas, Maria
		Hamell, Howard
		Harris, Vernon
		Henley, Jane
		Howell, Jean
		Johannsen, G
		Kahn, Herbert
		Kaplan, Myril
		Kelly, M
		Kendall, Elizabeth
		King, Joyce
		Lawson, Nancy
		Lee, Lois
		Lum, Velma
		Mackel, Joesph
		Mcculloch, Jane
		Mcrae, Barbara
		Medley, O
		Mills, D
		Mothershed, Roy
		Peter M Jamieson Md Pc Inc
		Propes, J
		Ray, Ben

Year/Source	Address (es)	Listings	#L.2.
2007/Cole Directory			
	4484 N Shallowford Rd Atlanta, GA:	Rayfield, J	
		Reid, Eben	
		Sauer, Alfred	
		Sharpe, Thelma	
		Solomon, Shirley	
		Spearman, John	
		Sprague, Lena	
		Thomas, Jean	
		Thompson, C	
		Tripp, M	
		Waterford Gardens	
		Wildermuth, Dorothy	
		Williams, Bettie	
	4488 N Shallowford Rd Atlanta, GA:	Castillo Katia Obgyn Pc	
		Castillo, Walters	
		Courtroom Connect Corp	
		Health Inc Service Plan His Plan	
		Interask Inc	
		Jensen, Donald	
		Kazi, Moin	
		Kirkland & Assocs Architects Pc	
		Novacare Rehabilitation	
		Pathworks Anatomic Pathology Laborat	
	4500 N Shallowford Rd Atlanta, GA:	Atlanta Cardiology Primary Care	
		Bailey, June	
2004/Cole Directory			
	4401 N Shallowford Rd Atlanta, GA:	Atlantic States Bank	
		Great Clips For Hair	
	4407 N Shallowford Rd Atlanta, GA:	Idemudia, Kennedy	
	4435 N Shallowford Rd Atlanta, GA:	Wachovia Mortgage Co	
	4470 N Shallowford Rd Atlanta, GA:	Alan B Miller Md	
		Alan M Fixelle Md Pc	
		Albert F Johary Md	
		Atlanta Phrmctcl Rsrch Ctr	
		Daniel Goodman Md Pc	
		Johary, Albert	
		Pentel Data	

#L.2.ar/Source	Address (es)	Listings
2004/Cole Directory		
	<b>4480 N Shallowford Rd Atlanta, GA:</b>	Cleansing Clinic
		Dowman Covington Md
		The Md Partners Group Llc
	<b>4484 N Shallowford Rd Atlanta, GA:</b>	Alvo, Isaac
		Barkley, Joe
		Beishline, Theodore
		Caldwell, Wynelle
		Carlson, Thelma
		Caskey, Edna
		Cazes, Cory
		Cheek, Vernon
		Derr, M
		Edmonson, Frank
		Ervin, Edward
		Ewing, Mo
		Fox, Mary
		Hollifield, Vera
		Howell, Jean
		Kahn, Herbert
		Kelly, M
		Marmer Med Eye Ctr
		Mccarthy, Carrie
		Propes, J
		Ray, Ben
		Rayfield, J
		Sutherland, E
		Thomas, J
		Tripp, M
		Wheeler, Paul
	<b>4488 N Shallowford Rd Atlanta, GA:</b>	Castillo Walters Ob Gyn
		Georgia Pinnacle Corp
		Georgia Sports Mdcn Ctr Htltn
		Jensen, Donald
		Kazi, Moin
		Pathworks Anatomic Path Lab
		Smith Robert S Md
	<b>4498 N Shallowford Rd Atlanta, GA:</b>	Mosuave Draper Inc



Year/Source	Address (es)	Listings	#L.2.
2000/Cole Directory			
	4401 N Shallowford Rd Atlanta, GA:	Noize Toys	
	4448 N Shallowford Rd Atlanta, GA:	Eden Samuel W Md	
		Kazi Moin Md	
		North Atlanta Internal Medicine Pc	
	4470 N Shallowford Rd Atlanta, GA:	Atlanta Cosmetic & Reconstructive Surgery	
		Atlanta Research Professional	
		Cohen Robert A Md Pc	
		Fixelle Alan M Md Pc	
		Goodman Daniel Md	
		Johary Albert F Md Pc	
		Key Communications	
		Koger Linwood G Iii Md	
		Miller Alan B Md	
		Montero Nestor Md	
	4480 N Shallowford Rd Atlanta, GA:	Allergy Center Of Atlanta	
		Bell-wade Gigi Md	
		Bernard Mlaver Medical Clinic	
		Disch Steven Md	
		Doctors Weight Loss	
		Klein Mark C Dc	
		Marmer Medical Eye Center	
		Mlaver Bernard Phys	
		Moore Daniel W Md	
		Physicians Specialist In Pain Management Pc	
		Pro Bel Tv Station Equipment	
		Schlachter Lawrence B Md Pc	
		Spectrum Neurosurgical Specialists Pc	
	4484 N Shallowford Rd Atlanta, GA:	Daniel James & Company Cpa	
		Days Construction	
		Harshman William C Cpa	
		Jamieson Peter M Md	
		Phillips Bruce A Cpa	
	4488 N Shallowford Rd Atlanta, GA:	Castillo Walters Obgyn	
		Consulate General Of Nigeria	
		Georgia Pinnacle	
		Kazi Moin Md	
		Kirkland & Associates	
		North Atlanta Internal Medicine Pc	

#L.2.ar/Source	Address (es)	Listings
2000/Cole Directory	4488 N Shallowford Rd Atlanta, GA:	Suave House
		Vercon Construction
		Walters Jacqueline Md
		Waterford Gardens
	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
		North Atlanta Imaging Center
1995/Cole Directory	N Shallowford Rd Atlanta, GA:	Brantley, Rufus C
		Ford, S
		Fox, Meri C
		Phillips, William
		Rice, Nancy L
		Standifer, Jimmy
		Thompson, G
		Turner, George
		Yeh, Shih
	4415 N Shallowford Rd Atlanta, GA:	Huffman, Mark T
	4417 N Shallowford Rd Atlanta, GA:	Epperson, Karen
		Fountain Square Apartments
	4417 N Shallowford Rd #2028 Atlanta, GA:	Hibbard, James
	4417 N Shallowford Rd Atlanta, GA:	Tickner, Pat
	4419 N Shallowford Rd Atlanta, GA:	Berry, A
		Blackshear, Percy
		Duncan, C
		Mirzadzhanyan, A
		Mitchell, Barbara L
		Spencer, J W
		Swanson, C S
		Yeboah, Nana
	4444 N Shallowford Rd Atlanta, GA:	Jackson, Martha M
	4470 N Shallowford Rd #201 Atlanta, GA:	Atlanta Cosmetic & Recnstrctv
	4470 N Shallowford Rd #104 Atlanta, GA:	Barry M Yaffe Md
		Bruce Feinberg Md

Year/Source	Address (es)	Listings	#L.2.
1995/Cole Directory			
	4470 N Shallowford Rd #104 Atlanta, GA:	Cancer Specialists Of Ga	
	4470 N Shallowford Rd Atlanta, GA:	Cohen & Fixell	
		Daniel Goodman Md	
		Endometriosis Care Ctr	
		Georgia Ctr For Diabetes	
	4470 N Shallowford Rd #104 Atlanta, GA:	Jeffery A Scott Md	
		Jorge A Spinolo Md	
	4470 N Shallowford Rd Atlanta, GA:	Montero, Nestor	
	4470 N Shallowford Rd #104 Atlanta, GA:	Richard S Leff Md	
		Robert O Palmer Md	
	4480 N Shallowford Rd Atlanta, GA:	Bernard Mlaver Medical Clinic	
		Buckhead Marketing Inc	
	4480 N Shallowford Rd #206 Atlanta, GA:	Cobb Neurosurgical Assoc	
	4480 N Shallowford Rd Atlanta, GA:	Data Information Svc Of Ga	
		Doctors Weight Loss Ctr	
		Equisouth Inc	
		First Southern Financial	
	4480 N Shallowford Rd #206 Atlanta, GA:	G Phillip Kaufman Md	
		Gary P Kaufman Md	
		Mark A Gold Md	
	4480 N Shallowford Rd Atlanta, GA:	Mark Klein Dc	
		Nationwide Insurance Co	
		Peach State Properties Inc	
		Penny Pincher Co	
		Regional Representatives Corp	
		Schlachter, L	
		Sequoia Mortgage Corp	
		Shallowford Outpatient Therapy	
	4480 N Shallowford Rd #101 Atlanta, GA:	Total Financial Svc Inc	
	4484 N Shallowford Rd Atlanta, GA:	Cash, Anne	
	4488 N Shallowford Rd #150 Atlanta, GA:	Genetrix Of Georgia Inc	
	4488 N Shallowford Rd #210 Atlanta, GA:	Jack Miller	
	4488 N Shallowford Rd Atlanta, GA:	Occupant Unknown	
		Seale Group	
	4488 N Shallowford Rd #210 Atlanta, GA:	Southern Back & Orthopaedic	
	4500 N Shallowford Rd #200 Atlanta, GA:	David R Lesch Md	
		David R Villasana Md	

#L.2.ar/Source	Address (es)	Listings
1995/Cole Directory	4500 N Shallowford Rd #300 Atlanta, GA:	Dekalb Sports Medicine & Ortho
	4500 N Shallowford Rd Atlanta, GA:	Dekalb/gwinnett Sports Med
		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 Neurolgical
		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
1992/Cole Directory	N Shallowford Rd Atlanta, GA:	Gallo, V
		Gault, Mike
		Gill, K H
		Mitchell, Barbara L
		Phillips, William
		Rhodes, Timothy S
		Standifer, Jimmy
		White, Andrea
	4415 N Shallowford Rd Atlanta, GA:	Brantley, Rufus C
	4417 N Shallowford Rd Atlanta, GA:	Fountain Sqr Apts
		Moye, V
		Yeh, Shih
	4419 N Shallowford Rd Atlanta, GA:	Bunch, M
		Chamber, Sarah M
		Hill, David
		Primm, Monique
	4444 N Shallowford Rd Atlanta, GA:	Jackson, Martha M
	4470 N Shallowford Rd Atlanta, GA:	Atl Cosmetic Srgry
		Cohen Fixell Drs Pc
		Flood Thomas M Md
		Ga Oncology Asc Pc

Year/Source	Address (es)	Listings	#L.2.
1992/Cole Directory			
	<b>4470 N Shallowford Rd Atlanta, GA:</b>	Goodman Daniel Md	
		Kolmeier Karl H Md	
		Norman Leslie C Md	
		Perlow Steven L Md	
	<b>4480 N Shallowford Rd Atlanta, GA:</b>	Appraisal Inc	
		Carpet Man Inc	
		Colonial Life Ins	
		Custard Ins Adjstrs	
		D&d Carpets	
		First So Financial	
		Regional Reps Corp	
		Sequoia Mrtg Corp	
		Shallwfrd Thrpy Ctr	
	<b>4488 N Shallowford Rd Atlanta, GA:</b>	Freeman Mark W Md	
		Phoenix Shelter	
		Plimark S Dentl Lab	
		Porcetric Sys Inc	
		Shallwfrd Educ Cntr	
	<b>4500 N Shallowford Rd Atlanta, GA:</b>	Atl Ct For Athletes	
		Back Rehbltn Center	
		Computerized Neuro	
		Drexinger B R Jr Md	
		Ga Center Headaches	
		Gill Russell B Pt	
		Lesch, David R	
		North Atl Imaging	
		Pappas Jamie D Md	
	<b>4553 N Shallowford Rd Atlanta, GA:</b>	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	



#L.2.ar/Source	Address (es)	Listings
1992/Cole Directory	4553 N Shallowford Rd Atlanta, GA:	Seyfried Michl P Md
		Shallwfrd Vsetmy Ct

YEAR / SOURCE	CLOSEST LOWER ADDRESS LISTINGS	SUBJECT ADDRESS (ES)	CLOSEST UPPER ADDRESS LISTINGS
<b>1988/Polk Directory</b>	4415 North Shallowford Road Vacant 4417 North Shallowford Road Vacant 4419 North Shallowford Road Vacant 4444 North Shallowford Road Residential Listing	4470 North Shallowford Road Shallowford Medical Ofc Bldg Rooms Bode Bruce Phys Davidson Paul C phys Sivitz Wm phys Georgia Center For Back & Neck Rehabilitation Vacant Nadimi Manouchehr cardiologist Kolmeier Karl H phys Georgia Center For Back & Neck Rehab (Addl Sp) (annex)	4480 North Shallowford Road Waterford Office Park bldgs Multiple Medical Listings (Available Upon Request) 4484 North Shallowford Road Health America hlth car serv Health American (overflow) 4484a North Shallowford Road Fink Stephen C dentist 4488 North Shallowford Road Multiple Business Listings (Available Upon Request) 4500 North Shallowford Road Georgia Physical Therapy Inc
<b>1984/Polk Directory</b>	4415 North Shallowford Road Apartments Multiple Residential Listings 4417 North Shallowford Road Apartments Multiple Residential Listings Vacant 4419 North Shallowford Road Apartments Multiple Residential Listings Vacant 4444 North Shallowford Road Residential Listing	4470 North Shallowford Road Not Listed	4480 North Shallowford Road Waterford Office Park bldgs Health Group Inc ins Health Group (Overflow)(5) 4484 North Shallowford Road Health Care Health Care (Overflow) 4488 North Shallowford Road Multiple Business Listings (Available Upon Request) Army Medical Inc service medical equip Better Birth In clinic Masonite Corp build sup 4500 North Shallowford Road Marconi Avionics Inc computer repr
<b>1979/Atlanta City Directory Company Directory</b>	4415 North Shallowford Road Apartments Multiple Residential Listings 4417 North Shallowford Road Apartments Multiple Residential Listings Vacant 4419 North Shallowford Road Apartments Multiple Residential Listings 4444 North Shallowford Road Residential Listing	4470 North Shallowford Road Not Listed	4480 North Shallowford Road Waterford (Ofc Pk) bldgs Buildings Multiple Business Listings (Available Upon Request) Health Care 4488 North Shallowford Road Masonite Corp Jackson Coker & Assoc 4500 North Shallowford Road Marconi Avionics Inc computer repr 4501 North Shallowford Road Fountain Square Of Atlanta Apartments

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## CONTINUED

<b>1974/Atlanta City Directory Company Directory</b>	4415 North Shallowford Road Apartments Multiple Residential Listings 4417 North Shallowford Road Apartments Multiple Residential Listings 4419 North Shallowford Road Apartments Multiple Residential Listings 4444 North Shallowford Road Residential Listing	4470 North Shallowford Road Not Listed	(Numbering Irregular) 4501 North Shallowford Road Fountain Square Of Atlanta Apartments 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
<b>1969/Atlanta City Directory Company Directory</b>	4413 North Shallowford Road Apartments Multiple Residential Listings 4415 North Shallowford Road Apartments Multiple Residential Listings 4417 North Shallowford Road Apartments Multiple Residential Listings 4419 North Shallowford Road Apartments Multiple Residential Listings Vacant	4470 North Shallowford Road Not Listed	(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
<b>1964/Atlanta City Directory Company Directory</b>	4185 North Shallowford Road Residential Listing 4191 North Shallowford Road Residential Listing 4444 North Shallowford Road Residential Listing 4481 North Shallowford Road Multiple Residential Listings	4470 North Shallowford Road Not Listed	4500 North Shallowford Road Residential Listing 4597 North Shallowford Road Residential Listing 4600 North Shallowford Road Residential Listing 4600 rear North Shallowford Road Vacant 4601 North Shallowford Road Vacant

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<b>1960/Atlanta City Directory Company Directory</b>	(Numbering Irregular) 4175 North Shallowford Road Multiple Residential Listings 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	4470 North Shallowford Road Not Listed	4500 North Shallowford Road Residential Listing 4596 North Shallowford Road Multiple Residential Listings 4597 North Shallowford Road Residential Listing 4601 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



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# 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



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.

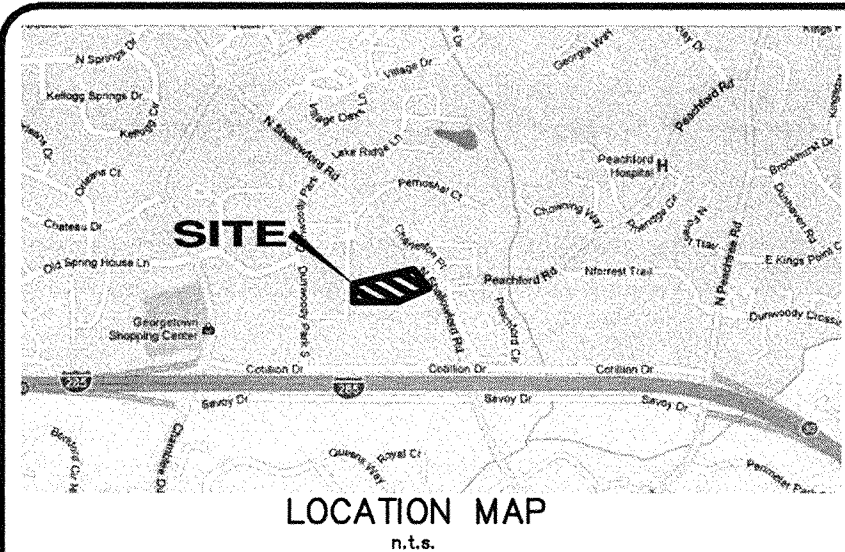
Petroleum Product – those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. section 9601(14), as interpreted by the courts and EPA, that is: “petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous 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.



#### SITE NARRATIVE

##### ACREAGE:

- TRACT 1 5.15 ACRES

##### ZONING & SETBACKS:

- CURRENT ZONING - O-1
- SETBACKS-50' FRONT
- 20' SIDE
- 30' REAR
- MAX. BUILDING HEIGHT = 70 FEET OR 5 STORIES
- MINIMUM LOT AREA = 20,000 S.F.
- MINIMUM LOT FRONTAGE = 100'

##### ALTA COMMITMENT FOR TITLE INSURANCE

EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-510196-NAS, SCHEDULE B, SECTION II, COMMITMENT DATE OCTOBER 8, 2011 AT 8:00 A.M..

12. EASEMENT FROM ALBERT BOYLSTON TO GEORGIA POWER COMPANY, DATED AUGUST 6, 1943, FILED FOR RECORD SEPTEMBER 16, 1943, AND RECORDED IN DEED BOOK 588, PAGE 165(A), DEKALB COUNTY, GEORGIA RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

13. EASEMENT FROM T.M. DONALDSON TO GEORGIA POWER COMPANY, DATED AUGUST 5, 1943, FILED FOR RECORD SEPTEMBER 16, 1943, AND RECORDED IN DEED BOOK 588, PAGE 165(B), AFORESAID RECORDS. THIS EASEMENT DOES APPEAR TO AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE AND CANNOT BE PLOTTED HEREON.

14. EASEMENT FROM T.E. DONALDSON TO GEORGIA POWER COMPANY, DATED AUGUST 16, 1966, FILED FOR RECORD JULY 10, 1967, AND RECORDED IN DEED BOOK 2214, PAGE 637, AFORESAID RECORDS. THIS EASEMENT DOES APPEAR TO AFFECT THE SUBJECT PROPERTY AND IS BLANKET IN NATURE AND CANNOT BE PLOTTED HEREON.

15. EASEMENT FROM CHARTER MEDICAL CONST. CO. TO GEORGIA POWER COMPANY, DATED JANUARY 28, 1972, FILED FOR RECORD MARCH 8, 1972, AND RECORDED IN DEED BOOK 2783, PAGE 69, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

16. EASEMENT FROM CHARTER MEDICAL CONSTRUCTION CO. TO GEORGIA POWER COMPANY, DATED JANUARY 17, 1972, FILED FOR RECORD MARCH 8, 1972, AND RECORDED IN DEED BOOK 2783, PAGE 70, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

17. EASEMENT FROM SHALLOWFORD COMMUNITY HOSPITAL, INC. TO GEORGIA POWER COMPANY, DATED DECEMBER 9, 1974, AND RECORDED IN DEED BOOK 3280, PAGE 122, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

18. EASEMENT FROM SHALLOWFORD COMMUNITY HOSPITAL TO GEORGIA POWER COMPANY, DATED OCTOBER 27, 1987, FILED FOR RECORD DECEMBER 11, 1987, AND RECORDED IN DEED BOOK 6017, PAGE 452, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

19. EASEMENT FROM SHALLOWFORD COMMUNITY HOSPITAL TO GEORGIA POWER COMPANY, DATED DECEMBER 15, 1988, FILED FOR RECORD JANUARY 11, 1989, AND RECORDED IN DEED BOOK 6337, PAGE 588, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

20. EASEMENT FROM SHALLOWFORD COM. HOSP. INC. TO GEORGIA POWER COMPANY, DATED JULY 31, 1991, FILED FOR RECORD JANUARY 15, 1992, AND RECORDED IN DEED BOOK 7148, PAGE 30, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

21. EASEMENT FROM SHALLOWFORD HOSPITAL TO GEORGIA POWER COMPANY, DATED NOVEMBER 15, 1991, FILED FOR RECORD JANUARY 21, 1992, AND RECORDED IN DEED BOOK 7156, PAGE 532, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

22. EASEMENT FROM SHALLOWFORD HOSPITAL TO GEORGIA POWER COMPANY, DATED NOVEMBER 15, 1992, FILED FOR RECORD JULY 20, 1992, AND RECORDED IN DEED BOOK 7337, PAGE 293, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

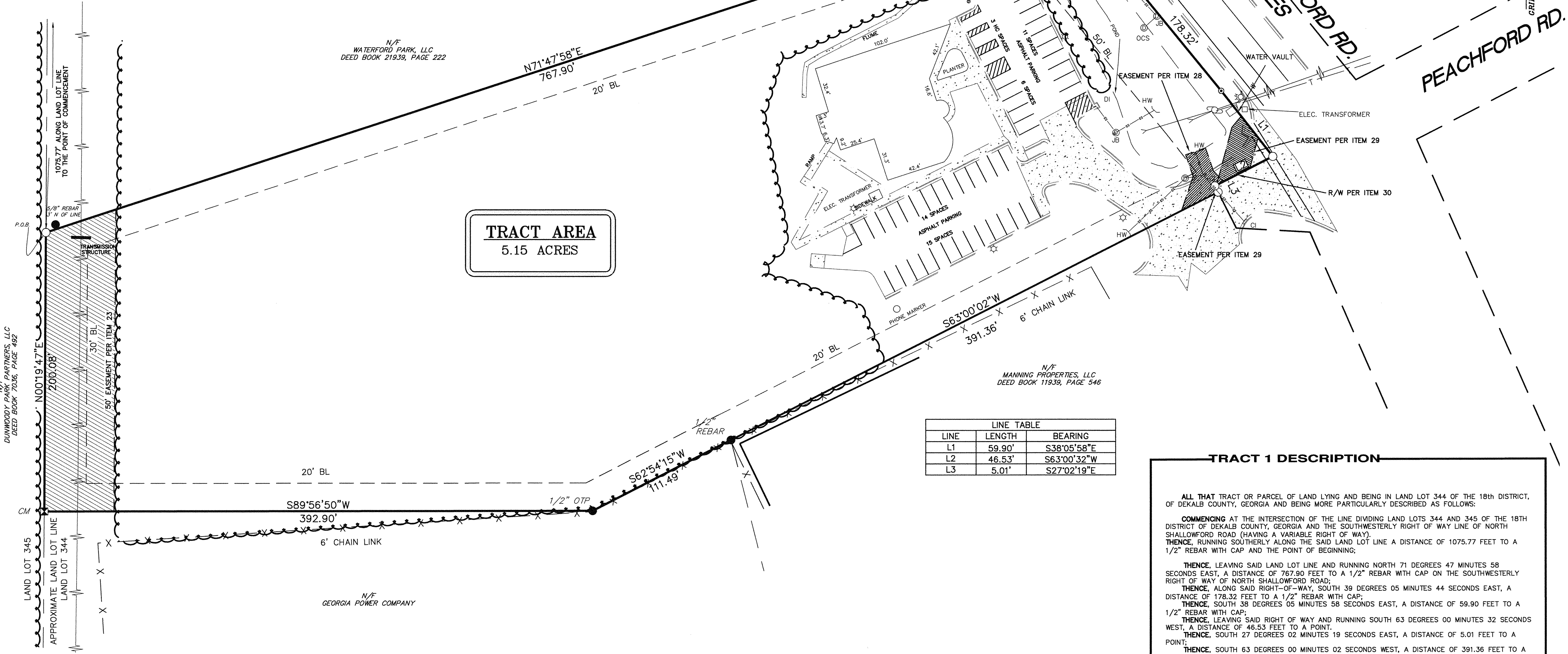
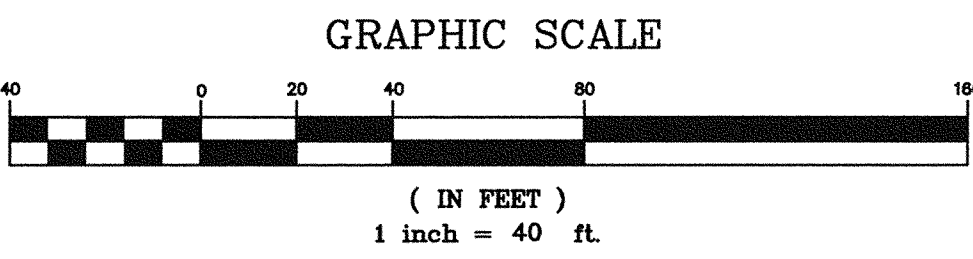
24. EASEMENT FROM J.W. DONALDSON TO GEORGIA POWER COMPANY, DATED DECEMBER 8, 1964, FILED FOR RECORD MARCH 4, 1965, AND RECORDED IN DEED BOOK 1965, PAGE 50, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

26. TERMS AND PROVISIONS OF THAT CERTAIN ENCROACHMENT AGREEMENT, BY SHALLOWFORD COMMUNITY HOSPITAL, DATED DECEMBER 9, 1991, FILED FOR RECORD JUNE 7, 1992, AND RECORDED IN DEED BOOK 7143, PAGE 724, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

27. EASEMENT FROM SHALLOWFORD HOSPITAL TO GEORGIA POWER COMPANY, DATED JULY 22, 1993, AND RECORDED IN DEED BOOK 7890, PAGE 74, AFORESAID RECORDS. BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

31. EASEMENTS AS CONVEYED IN RIGHT-OF-WAY DEED FROM MARY MARTHA JACKSON TO DEKALB COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF GEORGIA, DATED AUGUST 2, 1963, FILED FOR RECORD AUGUST 6, 1963, AND RECORDED IN DEED BOOK 1798, PAGE 198, AFORESAID RECORDS. (PERTAINS SOLELY TO APPURTENANT EASEMENT) BASED ON THE CALLS, THIS EASEMENT DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

- LEGEND**
- CALCULATED POINT
  - IRON PIN FOUND
  - IRON PIN PLACED
  - (1/2" REBAR)
  - RIGHT OF WAY MONUMENT
  - R/W --- RIGHT OF WAY
  - C.T. --- CRIMPED TOP PIPE
  - R.B. --- REINFORCING BAR
  - O.T. --- OPEN TOP PIPE
  - N/F --- NOW OR FORMERLY
  - B.L. --- BUILDING LINE
  - LAND LOT LINE
  - BOUNDARY LINE
  - FENCE
  - GAS LINE
  - UNDERGROUND POWER LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND PHONE LINE
  - SANITARY SEWER LINE
  - STORM DRAIN LINE
  - LOT NUMBER
  - PHONE MANHOLE
  - VALVE
  - GAS VALVE
  - PHONE BOX
  - TRAFFIC CROSSING POLE
  - TRAFFIC BOX
  - TRAFFIC SIGNAL POLE
  - FLAG POLE
  - WATER METER
  - WELL
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - LIGHT POLE
  - POWER POLE
  - GRAVEL
  - CONCRETE
  - ASPHALT



LINE	LENGTH	BEARING
L1	59.90'	S38°05'58"E
L2	48.53'	S63°00'32"W
L3	5.01'	S27°02'19"E

**TRACT 1 DESCRIPTION**

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:

COMMENCING AT THE INTERSECTION OF THE LINE DIVIDING LAND LOTS 344 AND 345 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH SHALLOWFORD ROAD (HAVING A VARIABLE RIGHT OF WAY);

THENCE, RUNNING SOUTHERLY ALONG THE SAID LAND LOT LINE A DISTANCE OF 1075.77 FEET TO A 1/2" REBAR WITH CAP AND THE POINT OF BEGINNING;

THENCE, LEAVING SAID LAND LOT LINE AND RUNNING NORTH 71 DEGREES 47 MINUTES 58 SECONDS EAST, A DISTANCE OF 767.90 FEET TO A 1/2" REBAR WITH CAP ON THE SOUTHWESTERLY RIGHT OF WAY OF NORTH SHALLOWFORD ROAD;

THENCE, ALONG SAID RIGHT-OF-WAY, SOUTH 38 DEGREES 05 MINUTES 44 SECONDS EAST, A DISTANCE OF 178.32 FEET TO A 1/2" REBAR WITH CAP;

THENCE, SOUTH 38 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 59.90 FEET TO A 1/2" REBAR WITH CAP;

THENCE, LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 63 DEGREES 00 MINUTES 32 SECONDS WEST, A DISTANCE OF 48.53 FEET TO A POINT;

THENCE, SOUTH 27 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 5.01 FEET TO A POINT;

THENCE, SOUTH 63 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 391.36 FEET TO A 1/2" REBAR;

THENCE, SOUTH 62 DEGREES 54 MINUTES 18 SECONDS WEST, TO A 1/2" OPEN TOP PIPE;

THENCE, NORTH 88 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 392.90 FEET TO A CONCRETE MONUMENT;

THENCE, NORTH 00 DEGREES 19 MINUTES 47 SECONDS EAST, A DISTANCE OF 200.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD, SAID PROPERTY CONTAINS 5.15 ACRES.

- GENERAL NOTES**
- FLOOD STATEMENT: AS PER OFFICIAL F.I.R.M. MAP 13089C0016H DATED MAY 7, 2001, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.
  - ZONING AND SETBACK INFORMATION IS TAKEN FROM CITY OF DUNWOODY ZONING CODE OF ORDINANCES, LATEST REVISION.
  - THE RECORDED EASEMENTS SHOWN HEREON ARE BASED UPON INFORMATION CONTAINED IN FIRST AMERICAN TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE SCHEDULE B, SECTION 2, FILE NO. NCS-510196-NAS, EFFECTIVE DATE: OCTOBER 8, 2011. HUGHES-RAY COMPANY, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE BASED UPON ABOVE GROUND APPURTENANCES AND THE DEVELOPMENT PLANS FOR THIS SITE. VERIFICATION OF UNDERGROUND UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.

**ALTA CERTIFICATION**

To: First American Title Insurance Company and the City of Dunwoody,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 1 THRU 4.6, 7(6), 7(6.2), 8 THRU 11(6), AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE SPECIFIED HEREIN. I, A LAND SURVEYOR, REGISTERED IN THE STATE OF GEORGIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 11-7-11

AARON M. MCCULLOUGH, GA. RLS. No.2990  
HUGHES-RAY COMPANY, INC.  
6554 E. Church Street  
Douglasville, Georgia 30134

GEORGIA  
REGISTERED  
LAND SURVEYOR  
AARON M. MCCULLOUGH

**ALTA**

PREPARED BY:

**HRC**

Civil Engineers • Municipal Engineers  
Land Surveyors • Landscape Architects  
HUGHES-RAY COMPANY, INC.  
6554 E. CHURCH STREET DOUGLASVILLE, GEORGIA 30134  
Phone (770) 942-0196 Fax (770) 942-0152

**SHEET 1 OF 1**

**ALTA/ACSM SURVEY for**

First American Title Insurance Company and the City of Dunwoody

4470 NORTH SHALLOWFORD ROAD DUNWOODY, GA 30338

Located in:  
Land Lot 344, 18th District City of  
Dunwoody DeKalb County, Georgia

Date: 01 November 2011 Scale: 1"=40'

**DATE: 01 NOVEMBER 2011**

NO.	DATE	REVISION DESCRIPTION
1.	11/07/11	REVISE TITLE INFORMATION

CHECKED BY: AMM  
JOB NO.: H11150  
SCALE: 1"=40'

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**DRAWING NO. H11150 ALTA**

DRAWN BY: AMM  
CHECKED BY: AMM  
JOB NO.: H11150  
SCALE: 1"=40'

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