



## Environmental Site Assessments



Project Number:  
22D01-56006-005

Date Engaged:  
April 1, 2022

Report Date:  
April 22, 2022

### Engaged by:

Gabriela Gordon  
Jr. Underwriter, Commercial Credit Ops  
Celtic Bank  
268 S State Street 300  
Salt Lake City, UT 84111

### Subject Property:

Commercial Property  
4071 US Highway 17  
Richmond Hill, GA 31324

Date: April 22, 2022

Gabriela Gordon  
Jr. Underwriter, Commercial Credit Ops  
Celtic Bank  
268 S State Street 300  
Salt Lake City, UT 84111  
and  
U.S. Small Business Administration (SBA)

Dear Gabriela Gordon and SBA,

CREtelligent was contracted by you on behalf of Celtic Bank (herein referred to as the “Client”) and Small Business Administration (SBA) to conduct a Phase I Environmental Site Assessment (herein referred to as “ESA”) on a Commercial Property located at 4071 US Highway 17, Richmond Hill, GA 31324 (herein referred to as the “subject property”) CREtelligent received written authorization from the Client on April 1, 2022 to perform the ESA Report. This ESA Report was performed in general accordance with the scope and limitations of ASTM E1527-13, the Engagement Agreement for Services Proposal 22D01-56006-005 executed by the Client. Exceptions to or deletions from this protocol are discussed in this report.

We appreciate your business. If you have any questions regarding the attached report, or if we can be of any further service to you, please do not hesitate to contact us at (866) 901-7201.

Sincerely,

Tiffany Frazier  
Senior Client Success Manager  
Direct Line: (916) 836-5745  
t.frazier@CREtelligent.com

## **SBA RELIANCE LETTER**

**April 22, 2022**

**To: Celtic Bank (“Lender”)**

**268 S State Street 300, Salt Lake City, UT 84111**

**and**

**U.S. Small Business Administration (“SBA”)**

**Re: Project Address (“Property”)**

**4071 US Highway 17, Richmond Hill, GA 31324**

**Environmental Investigation Report Number(s): 22D01-56006-005**

Dear Lender and SBA:

Stephen Reynolds (“Environmental Professional”) meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed or supervised the performance of the following “Environmental Investigation(s)” (check all that apply):

\_\_\_\_\_ A Transaction Screen of the Property dated \_\_\_\_\_, and any addendum(s) thereto, conducted in accordance with ASTM International’s most recent standard (currently ASTM E1528-14);

  X   A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated April 22, 2022, and any addendum(s) thereto, conducted in accordance with ASTM International’s most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the “additional inquiries” set forth at 40 C.F.R. § 312.22;

\_\_\_\_\_ A Phase II Environmental Site Assessment of the Property dated \_\_\_\_\_, and any addendum(s) thereto, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the Property.

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional's firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional's firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that he or she or the firm was covered as of the date of the Environmental Investigation by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to \$1,000,000 as well as any time limitations on liability, other than state or Federal statutes of limitation.

Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

Impartiality. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, Borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.



Stephen Reynolds  
Environmental Professional



Robert Fagerness  
Director of Environmental Services and Development  
CREtelligent

Attached: Certificate of Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> (SF) Heffernan Insurance Brokers 44 Montgomery Street Suite 1950 San Francisco CA 94104  <b>INSURED</b> CREtelligent, Inc. and Assessment Associates, Inc. 11344 Coloma Road, #850 Gold River CA 95670		<b>CONTACT</b> NAME: Michelle Ferguson PHONE (AC, No, Ext): 415-778-0300 FAX (AC, No): 415-778-0301 EMAIL: michellef@heffins.com ADDRESS:	
License: 0564246 ECRN: C01		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Nautilus Insurance Company NAIC # 17370	
		<b>INSURER B:</b> Technology Insurance Company, Inc. 42378	
		<b>INSURER C:</b> Great Divide Insurance Company 25224	
		<b>INSURER D:</b> Lloyd's of London	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

### COVERAGES

CERTIFICATE NUMBER: 603229527

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WORD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Professional X Pollution GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:		ECP2032415-11	7/31/2021	7/31/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000 \$
C	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY		BAP203544610	7/31/2021	7/31/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB X X EXCESS LIAB OCCUR CLAIMS-MADE DEF RETENTION \$		FFX2035304-10	7/31/2021	7/31/2022	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below:	Y/N N/A	TWC4062931	4/20/2022	4/20/2023	X PER STATUTE E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Professional Extra Liability Cyber Insurance		FFX203530410 D4LQ1232292CYBER2021	7/31/2021 11/18/2021	7/31/2022 11/18/2022	Per Claim & Aggregate 5,000,000 Per Claim & Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 RE: Per written contract or agreement with the insured. Excess Liability coverage is excess of Primary General Liability, Professional Liability and Pollution Liability coverages.

### CERTIFICATE HOLDER

### CANCELLATION

SBA Reliance - PROOF ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE:

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ACORD 25 (2016/03)

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## Project Summary Table

CREtelligent has performed a Phase I Environmental Site Assessment (ESA) of the property at 4071 US Highway 17, Richmond Hill, GA 31324 (subject property) dated April 22, 2022. This ESA was conducted at the request of Celtic Bank using procedures and practices conforming with the ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

REPORT SECTION	NFA	REC	CREC	HREC	BER	DE-MINIMIS	SECTION
Client-Provided Information	✓						<u>2.1</u>
Subject Property General Characteristics	✓						<u>2.2</u>
Historical Use Information	✓						<u>3.2</u>
Subject Property Regulatory Database Review	✓						<u>3.3.1</u>
Off-Site Regulatory Database Review	✓						<u>3.3.2</u>
Agency Records Review	✓						<u>3.4</u>
Interviews	✓						<u>4.0</u>
Observations Checklist	✓						<u>5.2</u>

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## 1.0 EXECUTIVE SUMMARY

CREtelligent has performed a Phase I Environmental Site Assessment (ESA) of the property at 4071 US Highway 17, Richmond Hill, GA 31324 (subject property) dated April 22, 2022. This ESA was conducted at the request of Celtic Bank using procedures and practices conforming with the ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to or deletions from this practice are described below.

### 1.1 Findings

The Client of this ESA report should not draw any conclusions and/or take any actions without reading this ESA report in its entirety.

Further, the goal of this ESA is to identify environmentally related risks to the subject property which, when performed in accordance with ASTM Practice E1527-13, constitutes an “all appropriate inquiry” into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B). Specifically, the goal of this assessment is to identify if any of the following conditions affect the subject property:

#### Recognized Environmental Condition (REC)

##### DESCRIPTION:

**REC** “...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

##### FINDINGS:

This assessment has revealed the following evidence of a REC in connection with the subject property:

- None.

### Historically Recognized Environmental Condition (HREC)

#### DESCRIPTION:

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

#### FINDINGS:

This assessment has revealed the following evidence of a HREC in connection with the subject property:

- None

### Controlled Recognized Environmental Condition (CREC)

#### DESCRIPTION:

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

#### FINDINGS:

This assessment has revealed the following evidence of a CREC in connection with the subject property:

- None

## De Minimis Conditions

### DESCRIPTION:

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

### FINDINGS:

This assessment has revealed the following evidence of De Minimis Condition in connection with the subject property:

- None

## Business Environmental Risk (BER)

### DESCRIPTION:

**BER** “a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice (ESA, ASTM E1527-13). Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.”

### FINDINGS:

This assessment has revealed the following evidence of a BER in connection with the subject property:

- None

## 1.2 Data Gap

A data gap, as defined in ASTM E1527-13, is the “lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.”

Data gaps with the information gathered for this assessment exist (if applicable) and are addressed in the appropriate sections of this Report. However, because the data gaps were not determined to be material in identifying REC, they are not considered by ASTM standards to be “significant” and, therefore, are not individually addressed in this section. Significant data gaps that are identified by the EP are addressed in the appropriate sections of this Report.

### 1.3 Recommendations

Based on the information referenced in this ESA, CREtelligent recommends the following:

- No further assessment is recommended.

## 1.4 Project Personnel

Per ASTM standard, this report has been prepared with oversight and final review by an Environmental Professional (EP) as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312.

I declare that, to the best of my professional knowledge and belief, I meet the definition of EPA-Certified Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) Part 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in general accordance with the standards and practices set forth in 40 CFR Part 312.



Stephen Reynolds  
Environmental Professional

The following CREtelligent personnel were directly responsible for the preparation of this report:



Michelle Manning  
Project Manager

*The resumes of the EP and Project Managers are provided in Appendix-[Consultant Resumes](#).*



**Figure 1: Subject Property Map**

Commercial Property  
4071 US Highway 17  
Richmond Hill, GA 31324



## 2.0 SUBJECT PROPERTY INFORMATION

The following subsections provide information presented by the client, a current description of the subject property, and a current description of the adjacent properties.

### 2.1 Client-Provided Information

At the time of the ESA initiation, CREtelligent forwarded to the Client's attention a subject property Environmental Questionnaire to be completed by the client and returned to CREtelligent prior to completing this ESA report. Additionally, CREtelligent requested any additional information or previous reports that would further help to identify or alleviate possible Recognized Environmental Conditions (RECs) in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries provided to the Environmental Professional preparing the ESA for his/her consideration. At the time of preparing this report, the following information was received from the client:

DOCUMENT TYPE	COMMENT
Bryan County Assessor Parcel Information	According to this document, the assessor parcel number (APN) for the subject property is 0474007.

Please see [Appendix - Client Provided Information](#).

### 2.2 Subject Property General Characteristics

#### 2.2.1 Subject Property Information

Please refer to the table below for further description of the subject property.

IDENTIFIER	DESCRIPTION OF IDENTIFIED ITEMS
Subject Property Type	Motel
Subject Property Address	4071 US Highway 17, Richmond Hill, GA 31324
Subject Property Legal Description	20GMD MOTEL 6 PBK:46
Parcel ID	0474007

IDENTIFIER	DESCRIPTION OF IDENTIFIED ITEMS
Subject Property Zoning	Commercial
Acres	2.30
Number of Buildings	One
Number of Stories	Two-story
Square Footage	24,716
Year of Construction	1984
Current Use	Commercial (motel)
Current Owner(s) of Subject Property	Whitney Cain
Current Occupant(s) of Subject Property	Dogwood Inn & Suites

### 2.2.2 Subject Property Services and Utilities

The following municipal services and utilities are provided to the subject property and/or the surrounding area.

IDENTIFIER	DESCRIPTION OF IDENTIFIED ITEM
Potable Water Supply	Provided and maintained by the City of Richmond Hill.
Sewage Disposal System	Sanitary discharges on the property are discharged into a municipal sewer system.
Storm Water	Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards the public right of way.
Electricity / Natural Gas	Georgia Power / Georgia Natural Gas
Heating/Cooling Systems	Window-mounted heating, ventilation, and air conditioning (HVAC) units.

### 2.2.3 Adjacent Property Information

During the site reconnaissance, CREtelligent observed the following land use on properties in the immediate vicinity of the subject property.

#### Adjacent Property Information

DIRECTION	ADDRESS	CURRENT USE	CURRENT OCCUPANT(S)
Northwest	4035 US-17	Gas Station	Shell-branded gas station
Northeast	No available address	Vacant Land	None
Southeast	No available address	Vacant Land	None
Southwest	No available address	Vacant Land	None

Please see [Appendix - County Tax Office Information](#).

### 3.0 RECORDS REVIEW

The following subsections summarize information obtained through the review of available records. The following subsections include physical settings, historical use information, environmental database search results, agency file review, and vapor migration.

#### 3.1 Physical Settings

The following section provides a brief summary of the physical settings associated with the subject property and general site vicinity. These settings include information on elevation, the topographic slope of the general site vicinity, a description of general soil type, nearest surface water body, and estimated depth and flow direction of groundwater where known.

PHYSICAL SETTING SOURCES	
TOPOGRAPHY	
Elevation	Approximately 18 feet above mean sea level (MSL)
Topographic Quad	Richmond Hill, GA (2017)
General Slope	Southeast
HYDROLOGY	
Nearest Surface Water Body	Sterling Creek, located approximately 0.5 miles northeast of the subject property.
Estimated Depth to Groundwater	Unavailable at the time of this report.
Estimated Groundwater Flow Direction	North-northeast.
Flood Zone	X-12: Area of minimal flood hazard.
Wetland	The U.S. Fish and Wildlife Service did not identify any wetlands or wetland features on the subject property or adjoining properties.
GEOLOGIC INFORMATION	
Geologic Units	Qpmm: Pamlico shoreline complex - marsh and lagoonal facies; dating to the Pleistocene epoch.

PHYSICAL SETTING SOURCES	
SOIL	
Soil Name	<p>Oj: Ocilla complex; somewhat poorly drained; hydrologic group B/D - these soils have moderately low runoff potential when drained and high runoff potential when undrained. This unit comprises the majority of the subject property.</p> <p>Pl: Pelham loamy sand; poorly drained; hydrologic group B/D - these soils have moderately low runoff potential when drained and high runoff potential when undrained. This unit comprises a western portion of the subject property.</p>
RADON INFORMATION	
Federal EPA Radon Zone	Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L.

Please see [Appendix - Additional Information](#) to review these resources in their entirety.

### 3.2 Historical Use Information

To establish the history of the subject property and adjacent properties, CREtelligent ordered, reviewed, and interpreted multiple historical resources. These historical resources were provided by CREtelligent's proprietary database and/or third-party sources. These historical resources include but are not limited to the following: aerial photography; sanborn/fire insurance maps; topographic maps; and city directories (where available). CREtelligent reviewed the following historical documents:

HISTORICAL RESOURCE	YEARS REVIEWED
Aerial Photographs	1949, 1956, 1966, 1974, 1983, 1993, 1999, 2005, 2006, 2007, 2009, 2010, 2013, 2015, 2017, and 2019 The aerial photographs are of varying sizes and clarity.
Topographic Maps	1920, 1944, 1948, 1950, 1958, 1971, 1980, 1999, 2014, 2017, and 2020
City Directories	1996, 2001, 2006, 2011, 2016, and 2020

The following historical data gap was identified:

- Sanborn/Fire Insurance Maps were not available at the time of this report. This is a data gap. However, historic use was identified using aerial photographs and city directories. Therefore, this data gap is not considered by the EP to be significant at this time.

Based on the available historical resources, the prior uses of the subject property and adjacent properties are summarized in the table below:

#### Historical Use of Subject Property and Adjacent Properties

YEAR RANGE	SOURCE	DESCRIPTION	RISK
1920-1966	Topo	The subject property and adjacent properties are undeveloped wooded land with the exception of one or two houses northwest adjacent.	
	Aerials		
1971-1983	Topo	The subject property and adjacent properties are undeveloped wooded land with the exception of a gas station north-northwest adjacent.	✓
	Aerials		
1984-present	Aerials	The subject property is developed with the current motel facility, and adjacent properties are undeveloped land with the exception of the gas station (Friendly Mini Market - 1996 directory) north-northwest adjacent, which was redeveloped with a second-generation gas station facility in 1987.	✓
	Topo		
	City Directory		

A summary of the concerns specific to the subject property is provided below:

- The subject property was initially developed with the current motel facility in 1984.
- No environmental concerns were identified during the historical review.

A summary of our historic review for the adjacent properties is provided below:

- The north/northwest-adjacent property was initially developed for apparent residential use sometime before 1949. It was redeveloped with a gas station in 1971 and then redeveloped with a second-generation gas station facility in 1987.
- The north/northwest-adjacent property was identified in our review of available regulatory database listings (Chevron P&R Trading Company, Inc.; Friendly Mini Market - 1996 directory). Please see 3.3.2 Off-Site Regulatory Database Review for further discussion.

*Please see Appendix - Historical Resources to review these resources in their entirety.*

### 3.3 Environmental Records Review

At the time of writing this report, the CREtelligent environmental professional reviewed the regulatory database information for reported government agencies as prescribed in Section 8.2.1 of the ASTM Standard E 1527-13. The regulatory database search was provided by a third-party vendor and is presented in Appendix [Regulatory Database Record Report](#). The results specific to the subject property are presented in Section 3.3.1 Subject Property Regulatory Database Review, while the results specific to off-site properties are presented in Section 3.3.2 Off-Site Regulatory Database Review.

#### 3.3.1 Subject Property Regulatory Database Review

The results of the regulatory database search were reviewed by the environmental professional specific to the subject property as well as "orphan or non-plottable" sites which may contain findings specific to the subject property. If warranted, additional review of available regulatory files, on-line information, and/or client provided information is additionally presented to provide an environmental professional opinion on the potential environmental risk associated with the identified regulatory finding. The following records were identified on the subject property.

- **No Database Findings** - Review of the Regulatory Database Record Report did not identify any Sites of Environmental Concern associated with the subject property; therefore, it is the environmental professional (EP's) opinion that no Recognized Environmental Condition (REC) or vapor migration/intrusion concerns are present as a result of the lack of database finding for the subject property.

#### 3.3.2 Off-Site Regulatory Database Review

The CREtelligent environmental professional has reviewed the findings of the regulatory database search for the off-site properties which are residing within 500-feet of the subject property. Additionally, regulatory database findings associated with state and/or federal greater search distances (where identified within the prescribed ASTM search radii) were screened by the environmental professional for potential environmental relevance. Identified sites requiring greater discussion are expounded upon.

Per the environmental professional's review and interpretation of available information, other sites which were identified in the regulatory database search but are not summarized below, were deemed to NOT pose an increased environmental risk to the subject property for the following reasons: a) Site(s) only hold an operating permit with no documented violations and/or releases; b) Site(s) have been granted "No Further Action" by applicable regulatory agency and/or Corrective Action is on-going under the guidance of applicable regulatory agency and/or subject property was not identified as a responsible party, contributor, or off-site impact; c) Site(s) had no documentation indicating they impacted the subject property's soil, groundwater, and/or vapor media; d) Site(s) distance and/or topographic position relative to the subject property reduces the level of potential risk associated with the

site(s), and/or e) RCRA TSD facilities reviewed and identified to NOT be hazardous waste generators. The following records (associated with facilities of environmental significance) were identified on adjacent and/or surrounding properties:

### Surrounding Properties Summary

DATABASE	SITE NAME	ADDRESS	DIST. (FT) / DIR.	ELEV. DIFF. (FT)	COMMENTS
UST, LUST	CHEVRON P&R TRADING CO INC	4035 HIGHWAY 17, RICHMOND HILL, GA 31324	>105/NW	-1	This site appears on these databases in association with historical and current underground storage tanks on the site and in association with a release of petroleum hydrocarbons at the site that was discovered in 1993. The LUST case was opened in 1993, and regulatory closure was granted in 2003. This condition, as interpreted by the EP, does not represent a REC to the subject property.
UST, LUST	RACEWAY #6705 - RICHMOND HILL	4014 HIGHWAY 17, RICHMOND HILL, GA 31324	>390/NNW	-2	This site appears on these databases in association with underground storage tanks on the site and in association with a suspected release of petroleum hydrocarbons at the site. The cleanup status is listed as "NFA (No Further Action) - Suspected Release." This condition, as interpreted by the EP, does not represent a REC to the subject property.
UST, LUST (2)	Y P REALTY INC	3945 HIGHWAY 17, RICHMOND HILL, GA 31324	>425/NE	-2	This site appears on these databases in association with historical underground

DATABASE	SITE NAME	ADDRESS	DIST. (FT) / DIR.	ELEV. DIFF. (FT)	COMMENTS
					storage tanks on the site and in association with a suspected release of petroleum hydrocarbons at the site. The cleanup status is listed as "NFA (No Further Action) - Suspected Release," and the NFA date was August 16, 2018. This condition, as interpreted by the EP, does not represent a REC to the subject property.
ALT FUELS (2), SPILLS	GEORGIA POWER RICHMOND HILL	3980 HIGHWAY 17, RICHMOND HILL, GA 31324	>430/N	-3	This site appears on these databases as a facility with electric car chargers on the site. A 2016 release incident was reported to the fire department and described as "10-12 gallons of gasoline released on the concrete at a gas station, a natural drain and into swamp due to unknown reasons. Absorbents applied." Given the downgradient distance of this site from the subject property and the small quantity of gasoline released, this condition, as interpreted by the EP, does not represent a REC to the subject property.

### 3.4 Agency Records Review

If pertinent regulatory files and/or records are identified and are associated with identified environmental concerns for the subject property and/or off-site listings, that information (as provided to CREtelligent as of the date of this report) has been added into Section 3.3.1 Subject Property Regulatory Database Review or Section 3.3.2 Off-Site

Regulatory Database Review in general accordance with ASTM E 1527-13 practice. The purpose of the additional regulatory agency file review is to obtain sufficient information to assist CREtelligent personnel in determining if a REC, HREC, CREC, BER, or a De Minimis condition exists at the subject property in connection with the identified database listings. The following additional environmental records were reviewed to supplement the standard environmental record database search discussed in Section 3.3.1 Subject Property Regulatory Database Review or Section 3.3.2 Off-Site Regulatory Database Review.

### State and Federal Agencies

DATE REQUESTED	RESOURCE	COMMENTS
04/07/22	United States Environmental Protection Agency	According to the online database search, no records were on file for the subject property.
04/07/22	Georgia Department of Administrative Services	As of the date of this report, CREtelligent has not received a response from this agency.
04/07/22	Georgia Environmental Protection Division	A response was received and no records were on file for the subject property.

### Local Agencies

DATE REQUESTED	RESOURCE	COMMENTS
04/07/22	Bryan County Department of Environmental Health	A response was received and no records were on file for the subject property.
04/07/22	City of Richmond Hill Building Department	As of the date of this report, CREtelligent has not received a response from this agency.
04/07/22	City of Richmond Hill Fire Department	As of the date of this report, CREtelligent has not received a response from this agency.

- CREtelligent requested regulatory files for the subject property and/or off site concerns; however, as of the date of this report, limited agency response has been received. Based on the quality of information obtained from other sources, the EP does not consider the lack information from regulatory agencies a significant data gap.

Please see Appendix [Regulatory Agency Records](#)

### 3.5 Vapor Migration

Indoor air quality concerns are generally excluded from the scope of ASTM E1527-13 and this assessment. The migration of volatile compounds through either volatilization of dissolved groundwater plumes or vapor advection and dispersion from relatively nearby sources (on- or off-site) caused by a documented release of hazardous substances or petroleum products to the subsurface environment can represent a vapor intrusion concern or REC to the subject property in certain conditions.

For the purposes of this assessment, the potential for vapor migration that may represent a REC to the subject property was evaluated by the environmental professional using a limited screening method based on the type of contaminant, location of contaminant (or release) with relation to the subject property, documented extent of chemicals in subsurface, and groundwater flow direction. In addition, screening tools created by regulatory agencies (EPA and various state agencies) may be used to evaluate the significance of a release with respect to the vapor migration and/or vapor intrusion potential concerns. This screening approach is not to be confused with a human health risk assessment, but rather a conservative approach at assessing if a possible risk exists. Please see Section 3.3.1 Subject Property Regulatory Database Review and Section 3.3.2 Off-Site Regulatory Database Review, which summarize the findings of this vapor assessment where necessary.

#### 4.0 INTERVIEWS

Interviews were conducted with various individuals knowledgeable of the subject property. The interviews were conducted to determine an awareness of any recognized environmentally related problems or concerns at the subject property. Specific information obtained from the noted individuals appears in the appropriate sections of this report.

The information gained from the interviews conducted by CREtelligent for this ESA were obtained from sources considered reliable and believed to be true and correct. However, CREtelligent has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of these items.

TITLE	COMMENTS
Owner	The subject property owner, Whitney Cain, has owned the subject property for two years and stated that it has operated as a motel since the site was initially developed.
Current Site Manager, Occupants, or Employees	At the time of the ESA, current site manager, occupants, or employees were not available for interview.
Past Site Manager, Occupants, or Employees	At the time of the ESA, past site manager, occupants, or employees were not available for interview.
State/Local Agency	Interviews with State/Local agencies were summarized in Section 3.4.
Other	At the time of the ESA, other individuals were not available for interview.

## 5.0 FIELD RECONNAISSANCE

The objective of the field reconnaissance is to visually and physically observe the property and any structure(s) located on the property in order to determine the likelihood of environmental impact to the property. The subject property was inspected on April 11, 2022.

### 5.1 Subject Property Observations

The following lists the areas of the subject property that were or were not accessible during our site visit.

QUESTION	ANSWER
What locations on the subject property <b>WERE</b> observed/inspected to evaluate the environmental condition of the subject property?	All
What locations on the subject property <b>WERE NOT</b> observed/inspected to evaluate the environmental condition of the subject property? (not accessible)	None
Were there any discrepancies noted in property boundary? Different from the image provided?	No
Were adjacent properties observed from the subject property premises? Were any items of environmental concern identified?	Yes. No items of environmental concern were identified.

### 5.2 Observations Checklist

The following are the observations that were collected specifically to the ASTM inspection criteria for Interior and Exterior Observations.

ASTM OBSERVATIONS	PRESENT ON SUBJECT PROPERTY (YES/NO)	FIELD COMMENTS
Hazardous Substances and Petroleum Products in Connection with Current Business Type	No	

ASTM OBSERVATIONS	PRESENT ON SUBJECT PROPERTY (YES/NO)	FIELD COMMENTS
Hazardous Substance and Petroleum Product Containers Not in Connection with Current Business Type	No	
Storage Tanks	No	
Strong, Pungent, or Noxious Odors	No	
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	No	
Drums, Totes, and Intermediate Bulk Containers	No	
Unidentified Substance Containers	No	
PCB Containing Items	No	
Heating/Cooling	No	
Stains or Corrosion on Floors, Walls, or Ceilings (Interior)	No	
Stained Soil or Pavement (Exterior)	No	
Drains, Sumps, and Wastewater	No	
Pits, Ponds, or Lagoons	No	
Stressed Vegetation (other than insufficient water)	No	
Solid Waste (e.g., construction debris, demolition debris, or other solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal) Not trash dumpsters	No	
Wells (e.g. dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	No	

ASTM OBSERVATIONS	PRESENT ON SUBJECT PROPERTY (YES/NO)	FIELD COMMENTS
Septic Systems (on-site septic systems or cesspools)	No	

At the time of the site reconnaissance, there were no obvious signs of significant hazardous waste material storage/ use, hazardous waste generation, ill-appropriate disposal, staining, and/or other indications of releases noted on the subject property.

Please see [Appendix – Subject Property Photographs](#) for additional perspective.

## 6.0 ABOUT THIS ENVIRONMENTAL SITE ASSESSMENT REPORT

On April 1, 2022, Gabriela Gordon of Celtic Bank retained CREtelligent to conduct a Phase I Environmental Site Assessment of the property at 4071 US Highway 17, Richmond Hill, GA, 31324 (herein, the “subject property”). This assessment was performed in general conformance with ASTM E1527-13, “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” following all prescribed methodologies and protocols detailed in this Practice.

Any environmental Site Assessment that meets or exceeds the above-described methods is presumed valid under all applicable standards. Any exceptions to, or deletions from, this Practice are described in this report.

This report is valid for 180 days beginning April 22, 2022.

### 6.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Practice E1527-13) affecting the subject property that: 1) constitute or may result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in this ESA Report intended to be used by the Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property’s overall development potential, the associated market value and the impact of applicable laws restricting financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA is thus intended to assist the user in satisfying “one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations (commonly known as landowner liability protections)” on CERCLA Liability as defined at 42 U.S.C. §9601 (35) (B). In order to maintain landowner liability protections, the user also has a “continuing obligation to not interfere with activity and use limitations associated with the property,” must take “reasonable steps to prevent releases,” and must “comply with legal release reporting obligations” (ASTM E1527-13).

## 6.2 Scope of Work

In accordance with ASTM Practice E1527-13, CREtelligent's assessment activities included: 1) a review of available historical resources (e.g. historical aerial photographs, city directories, and fire insurance maps; 2) a review Federal, State, County, and Local regulatory agency records; 3) a review of a regulatory database report provided by a third-party vendor; 4) onsite reconnaissance of the subject property and adjacent properties; and 5) interviews, when reasonably possible, with onsite personnel and the subject property owner(s).

During the site visit, a CREtelligent representative conducted site reconnaissance to assess the possible presence of petroleum products and/or other hazardous materials on the subject property and made every reasonable effort to interview site personnel about current and past subject property use.

## 6.3 Report Reliance

In accordance with the terms of CREtelligent's Client Services Agreement, which governs the nature, scope, and purpose of this ESA, all reports, both verbal and written, are for the sole benefit of Celtic Bank, its affiliates, successors and assigns, as well as lending institutions involved in securing financing for the subject property. Other parties may not rely on this report without written consent from CREtelligent.

Third parties coming into possession of all or part of this report, whether verbal or written, must obtain written permission from CREtelligent for report reliance. Specific conditions and fees may apply to third-party reliance letters. In the absence of a written agreement with CREtelligent, no third party shall have any rights of recourse or recovery whatsoever under any course of action against CREtelligent, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold CREtelligent as well as Celtic Bank and their respective officers, employees, vendors, successors, and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such report reliance. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply for unauthorized use of this report.

All facsimile transmissions, accompanying documents, and signatures shall be treated as original documents and shall bind and inure the parties involved in this agreement.

## 6.4 Significant Assumptions

While compiling this report, CREtelligent has assumed the veracity of sources of information widely considered within the industry to be authoritative, true, and correct. Nevertheless, CREtelligent has conducted no independent survey of the subject property nor made any independent investigation verifying the veracity of its sources. CREtelligent assumes no responsibility for the accuracy of these sources. All descriptions of dimensions, capacities, quantities, distances, historical site use, and ownership history information gathered from these sources are provided to assist the Client in visualizing the property and evaluating its likely exposure to environmental risk.

Further, it is assumed that all environmental site assessments contain data gaps. Data gaps that may be filled in by reasonable inference or that are unlikely to have a material effect on the environmental health of a property are considered insignificant and have been identified as such throughout this report. Significant data gaps, such as the current disposition of an environmental cleanup action or the number of hazardous materials used, stored, and/or hazardous waste generated on the subject property, are also identified and discussed. Significant data gaps may result in a recommendation for further assessment.

### 6.5 Limitations

CREtelligent warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in ASTM Practice E1527-13 at “Scope of Work.” These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. However, even with the proper application of these methodologies, conditions may exist on the subject property that could not be identified within the scope of the assessment or which were not reasonably identifiable from available information. Further, the conclusions and findings set forth in this report are strictly limited in time to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. CREtelligent makes no other warranty, either expressed or implied.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is therefore subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those interviewed.

ASTM Practice E1527-13 does not address requirements of any state or local laws or of any federal laws other than the all-appropriate inquiry provisions of the landowner liability protections. Further, this report does not intend to address all possible safety concerns, if any, associated with the subject property. While CREtelligent may comment on such matters, this report may not be construed as or used to certify that conditions on the subject property do not pose safety or health risks to its occupants or their visitors.

### 6.6 Limiting Conditions

No ESA can wholly eliminate uncertainty about whether environmental concerns affect the subject property. This report, therefore, is intended to reduce rather than eliminate uncertainty.

The performance of this ESA does not, in and of itself, meet the eligibility requirements qualifying landowners for certain liability protections set forth in 40 Code of Federal Regulations (CFR), Part 312, and authorized under the CERCLA.

Conditions may exist which were not identified as a result of our site reconnaissance or review of available historical and regulatory resources which might otherwise impact our conclusions concerning the condition of the subject property. Any conditions discovered or revealed which were not identified during the completion of this assessment should be reported to CREtelligent upon discovery and may impact the conclusions and recommendations of this Report.

CREtelligent utilized limited information concerning regulatory compliance in the preparation of this ESA report; however, this report is not intended as a compliance audit and may not be assumed to be, relied upon, or otherwise utilized as evidence of regulatory compliance.

In addition, the findings and conclusions expressed in this report are subject to all the limitations inherent to the methodologies prescribed in ASTM Practice E1527-13. Specific limitations, such as the unavailability of owner contact information, responses to FOIA requests not made available within agreed-upon service deadlines, areas inaccessible to the CREtelligent inspector at the time of site reconnaissance, etc. are noted and their impact discussed in the appropriate sections of this report.

#### **6.7 Limitations of Liability**

CREtelligent's liability, if any, for any claim, costs, loss or damage resulting from CREtelligent's negligence, if any, relating to this agreement or the work performed pursuant hereto shall not exceed the amount of the payment(s) actually received by CREtelligent hereunder; provided, however, CREtelligent's liability, if any, for claims involving "professional liability", "general liability" or "pollution liability" shall not exceed the amount of insurance maintained by CREtelligent. CREtelligent currently maintains (i) professional liability insurance, general liability insurance, and pollution liability insurance in the amount of \$1,000,000 and an umbrella liability policy in the amount of \$2,000,000.

## 7.0 TERMS AND ACRONYMS

Terms and Acronyms	Description
Adjacent/Adjoining Property	Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.
AST	Aboveground Storage Tank
ASTM	American Society for Testing Materials
AUL	Activity and Use Limitation
BER	Business Environmental Risk
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CDL	Clandestine Drug Lab
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
COC	Contaminant of Concern
ERNS	Emergency Response Notification System
FED ENG/FED INST	Federal Engineering Controls/Federal Institutional Controls
FOIA	Freedom of Information Act
FUDS	Formerly Used Defense Sites
ICIS	Integrated Compliance Information System
LST	Leaking Storage Tank
LPST/LUST	Leaking Petroleum Storage Tank   Leaking Underground Storage Tank
LUR	Land Use Restriction
MSL	Mean Sea Level
NFA/NFRA/NFRAP	No Further Action/No Further Remedial Action/No Further Remedial Action Planned
ND	None Detected
NOV	Notice of Violation
NPL	National Priorities List (aka Superfund)
PCB	Polychlorinated Biphenyls
PCE/PERC	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
PRP	Potentially Responsible Parties List
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
RCRA CESQG	RCRA Conditionally Exempt Small Quantity Generator
RCRA CORRACTS	RCRA Corrective Action
RCRA LQG	RCRA Large Quantity Generators List
RCRA NON GEN	RCRA Non-Generator

RCRA SQG	RCRA Small Quantity Generators List
RCRA TSD	RCRA non-CORRACTS TSD Facilities
SEMS	Superfund Enterprise Management System
SUPERFUND ROD	Superfund Record of Decision
SWF/LF	Solid Waste Facility/Landfill
TRIS	Toxic Release Inventory Program
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VOC/HVOC	Volatile Organic Compound/Halogenated Volatile Organic Compound
USGS	United States Geological Survey

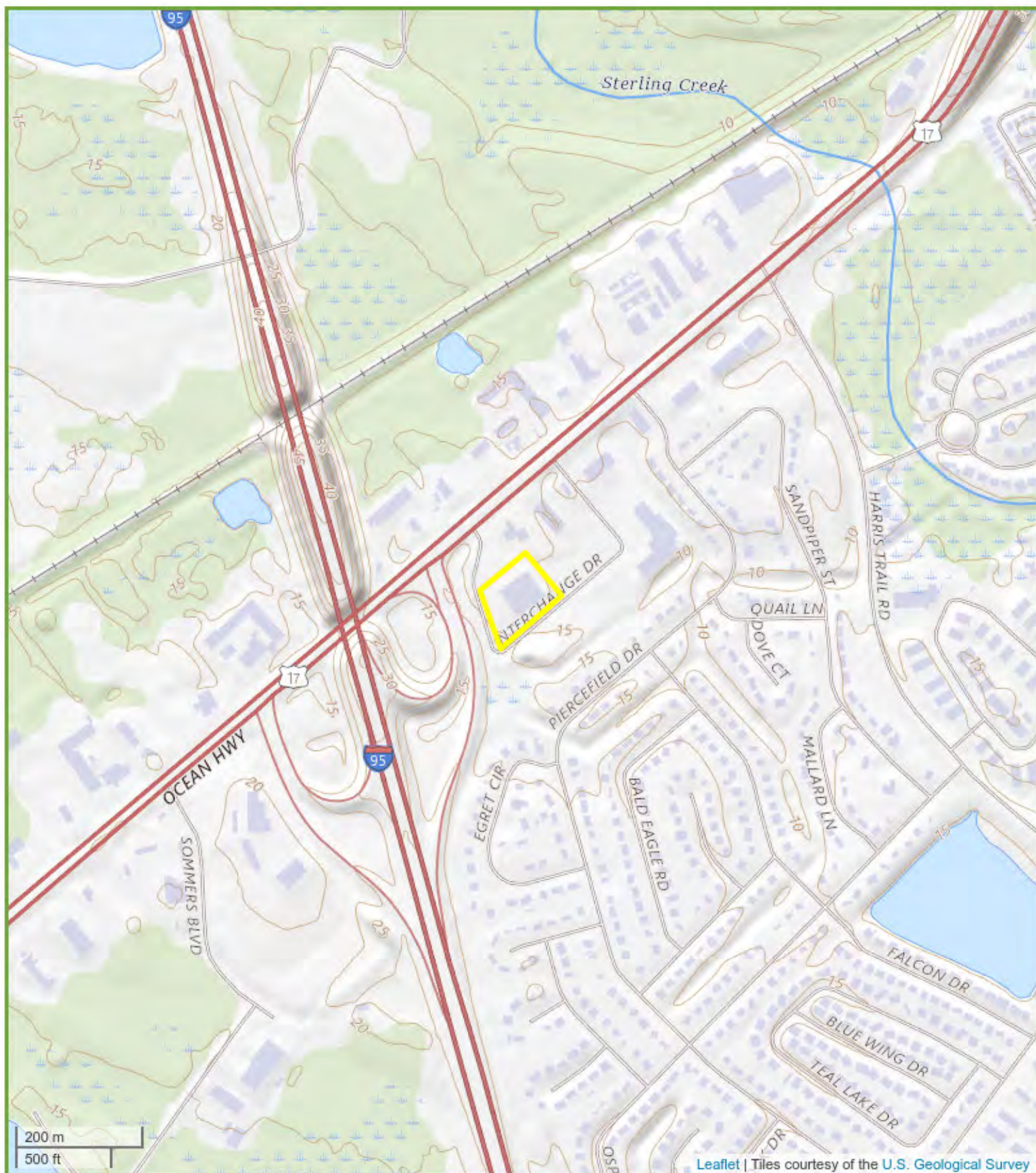
# Maps



**Figure 1: Subject Property Map**

Commercial Property  
4071 US Highway 17  
Richmond Hill, GA 31324





**Figure 2: Topographic Map**

Commercial Property  
4071 US Highway 17  
Richmond Hill, GA 31324



# **Subject Property Photographs**



Northwest elevation of the subject property building



Northeast elevation of the subject property building



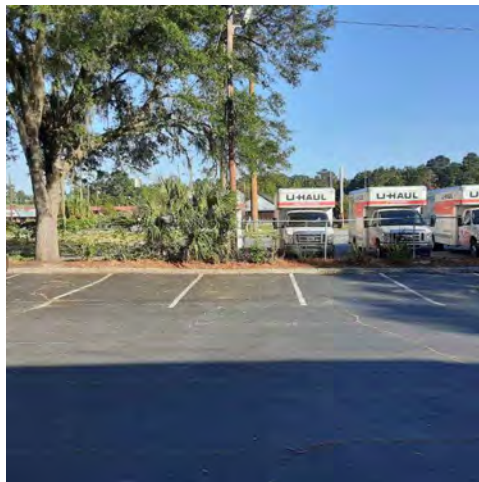
Southeast elevation of the subject property building



Southwest elevation of the subject property building



Sign on the western corner of the subject property



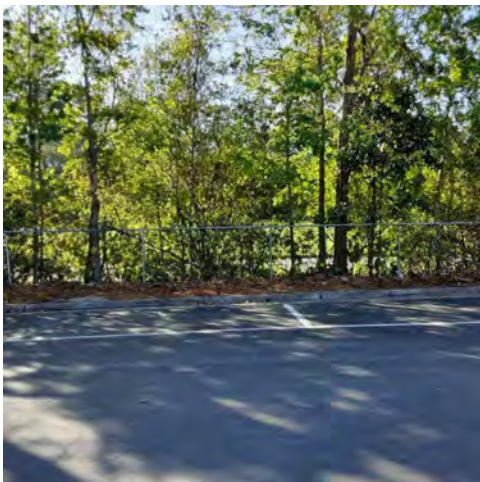
Northwestern portion of the subject property



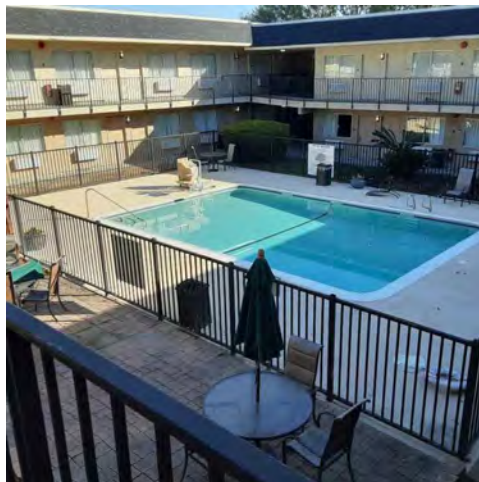
Northwestern portion of the subject property



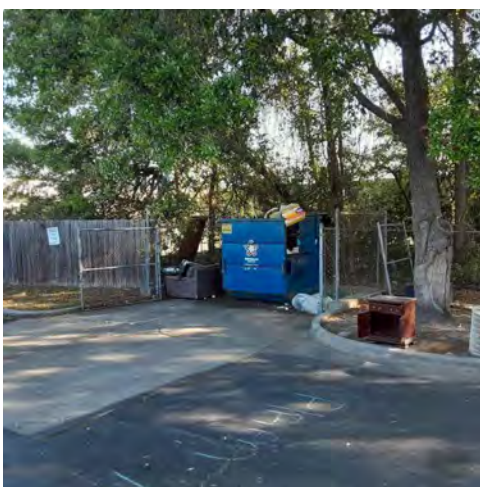
Northeastern portion of the subject property



Southeastern portion of the subject property



Pool and courtyard on the subject property



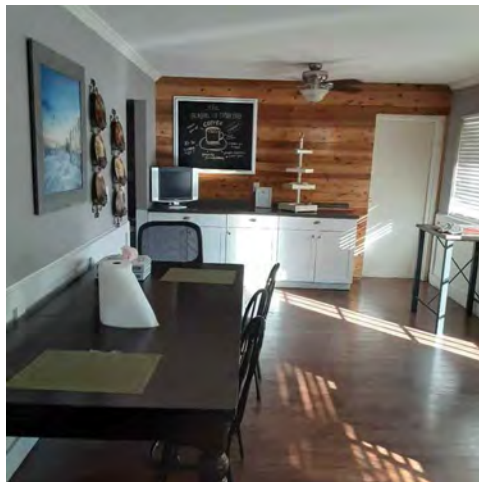
Dumpster and trash on the northern portion of the subject property



Northwestern entrance to subject property building



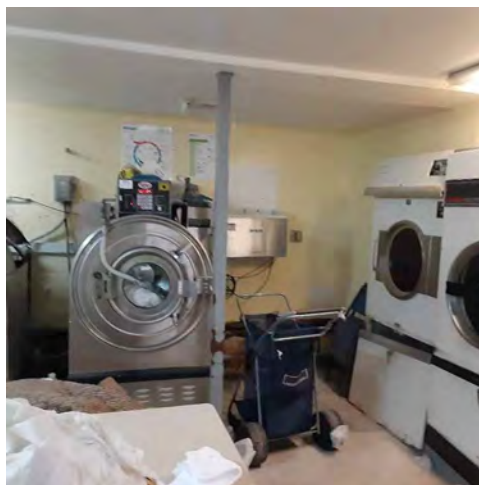
Guest reception desk in the lobby



Guest dining room in the subject property building



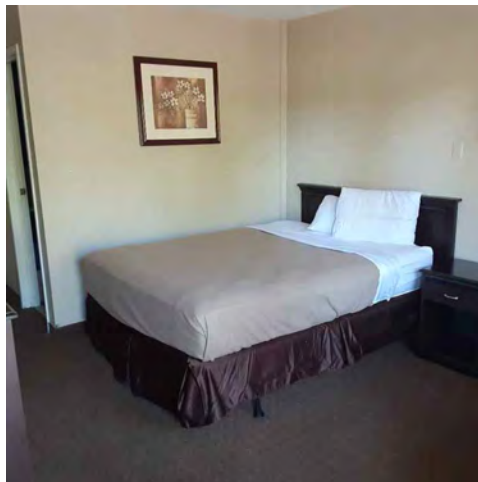
Kitchen in the subject property building



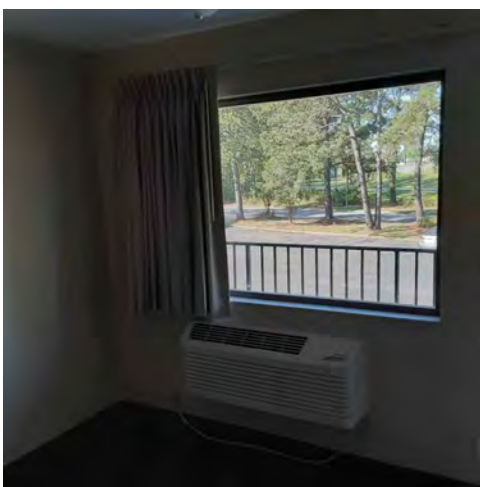
Laundry room in the subject property building



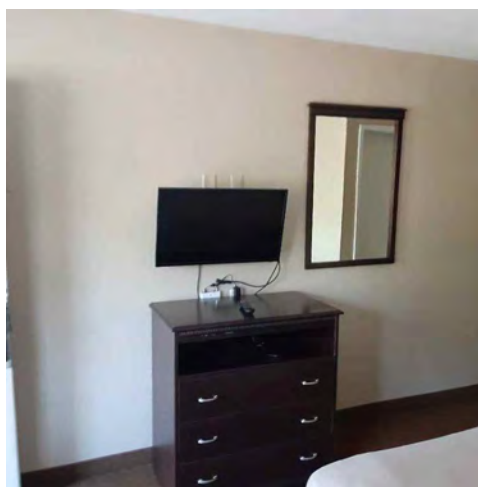
Facilities room in the subject property building



Typical guest room in the subject property building



Typical guest room in the subject property building



Typical guest room in the subject property building



North/northwest-adjacent Shell-branded gas station



Northeast-adjacent vacant land



Southeast-adjacent vacant land



Southwest-adjacent highway access ramp and vacant land

# Client-Provided Information



April 1, 2022

**Tiffany Frazier**  
CRETelligent  
11344 Coloma Road #850  
Gold River, CA 95670

**RE:A Phase I Environmental Study analysis on the properties located at:**

**Property Address:**  
4071 US 17  
Richmond Hill, GA 31324

Dear Tiffany,

In order to evaluate and possibly finalize a loan request by one of our loan applicants, Celtic Bank is requiring a Phase I Environmental Study be performed to determine the probable environmental risk of real properties to be placed as collateral for the potential loan. To accomplish this, Celtic requests that your Environmental service perform the Phase I Environmental Study on the property described above. **The Phase I Environmental Study must be addressed to and prepared for Celtic Bank; 268 South State Street, Suite 300, Salt Lake City, UT 84111** in accordance with minimum standards attached hereto. Any variations from these standards, (except for additions to) are prohibited without the written consent of an authorized employee of Celtic Bank. It is important to note that Celtic requires all Phase I Environmental Studies be prepared in an objective manner, and that at no time are you expected to arrive at a specific or predetermined conclusion. In addition, Celtic requires that the **attached Certification (Page Three)** be dated and executed by the Environmental Researcher when the Phase I Environmental Study is provided to Celtic.

Your environmental service is expected to forward the cost of the Phase I Environmental Study to **Celtic Bank; 268 South State Street, Suite 300, Salt Lake City, UT 84111**. Typically, the cost of the Phase I Environmental Study will be paid at the loan closing from either the borrower's good faith deposit or from loan proceeds.

If you have any questions, or if you are unable to complete the assignment as described above, please do not hesitate to let us know.

Thank you for returning **Page Two** of this correspondence indicating your proposed fee and your willingness to proceed with the Phase I Environmental Study.

Sincerely,

*Gabriela Gordon*  
Celtic Bank  
268 South State Street, Suite 300  
Salt Lake City, UT 84111  
801-363-6500 | [ggordon@celticbank.com](mailto:ggordon@celticbank.com)



**Page 2**

April 1, 2022

**Tiffany Frazier**  
CRETelligent  
11344 Coloma Road #850  
Gold River, CA 95670

**RE: A Phase I Environmental Study analysis on the property located at:**

**Property Address:**

4071 US 17  
Richmond Hill, GA 31324

**Name and Phone of Applicant:**


Whitney Cain  
803-371-6687

Please contact **Whitney** to make any necessary arrangements for the Phase I Environmental Study.

**ACKNOWLEDGMENT**

I, **Tiffany Frazier**, representing **CRETelligent**, hereby agree to perform the Phase I Environmental Study as described on pages one and two of this correspondence in accordance with the terms and conditions set forth and I hereby estimate the Phase I Environmental Study with SBA Reliance Letter cost to be approximately **\$1,800** and have the reports delivered on or before **April 22, 2022**.

**Tiffany Frazier**  
**CRETelligent**

DocuSigned by:		
	Sr. CSM	4/1/2022
<b>Signature &amp; Title</b>		<b>Date</b>

0A23DF721AEC426\*

**\*\*Please sign, date and return the executed copy of page 2 & 3 of this engagement via email or fax to Celtic Bank at (801-303-1940), thereby acknowledging your agreement to perform the referenced Phase I Environmental Study\*\***



**Page 3**

April 1, 2022

**Tiffany Frazier**  
CRETelligent  
11344 Coloma Road #850  
Gold River, CA 95670

**RE:A Phase I Environmental Study analysis on the property located at:**


**Property Address:**  
4071 US 17  
Richmond Hill, GA 31324

**CERTIFICATION**

The undersigned certify under penalties for false statements, as provided in 18 U. S. C. 1001, the information contained in the above-referenced report and the statements made here in below are true and correct to the best of my 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 our personal, unbiased professional analysis, opinions and conclusions.
3. We have no present or prospective interest in the property that is the subject of his report and no personal interest or bias with respect to the parties involved or their representatives.
4. Our compensation is not contingent upon the attainment of a stipulated result or finding.
5. The site assessment was performed in accordance with generally recognized standards.
6. The report will include the **NEW 2020 version of the SBA Reliance Letter** in Appendix 5 to comply with SBA regulations. **\*\*Please note that per the SOP 5010 6, the letter now requires evidence of Insurance of General Liability AND either Professional Liability and/or Errors & Omissions.**

**Tiffany Frazier**  
**CRETelligent**

DocuSigned by:		
	Sr. CSM	4/1/2022
0A23DF721AEC426...		
<b>Signature &amp; Title</b>		<b>Date</b>

## Summary

**Parcel Number** 0474 007  
**Location Address** 4071 HWY 17  
**Zip Code** 31324  
**Legal Description** 20GMD MOTEL 6 PBK:46  
(Note: Not to be used on legal documents)  
**Class** C3-Commercial  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** CITY  
**Tax District** Richmond Hill City (District 02)  
**Millage Rate** 28.706  
**Acres** 2.3  
**Neighborhood** COMMERCIAL - SOUTH (COM-S)  
**Homestead Exemption** No (S0)  
**Landlot/District** N/A

[View Map](#)



## Owner

CROSS PROPERTIES GA LLC  
 5622 BAYOU GLEN ROAD  
 HOUSTON, TX 77056

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	COMM AC RH CORE	Acres	100,188	0	0	2.3	0

## Commercial Improvement Information

**Description** HOTEL/MOTEL<=3F  
**Value** \$2,081,800  
**Actual Year Built** 1984  
**Effective Year Built** 2010  
**Square Feet** 24716  
**Wall Height** 12  
**Wall Frames** Bearing Wall  
**Exterior Wall** Other  
**Roof Cover** Tar & Gravel  
**Interior Walls** Sheetrock  
**Floor Construction** Reinforced Concrete  
**Floor Finish** Carpet/Vinyl Tile  
**Ceiling Finish** Sheetrock  
**Lighting** Incandescent Fix.  
**Heating** Cent. Htg. & A.C.  
**Number of Buildings** 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
RichmondHill - Com/Ind Imp	2018	0x0 / 0	1	\$0
ASP PAVING	1995	0x0 / 48000	1	\$0
ADDITION	1984	0x0 / 900	1	\$0
PASS ELEV	1984	0x0 / 2	1	\$0
FENCE - WOVEN WIRE - 6' AVG	1984	0x0 / 190	1	\$0
POOL - GUNITE/CONCRETE	1984	30x20 / 600	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/28/2016	1229 317	K 46	\$2,100,000	PERSONAL PROPERTY INCLUDED	RICHMOND HILL HOTEL LLC	CROSS BRADLEY C
7/23/2016	1229 323	K 46	\$0	QUIT CLAIM	CROSS BRADLEY C	CROSS PROPERTIES GA LLC
9/17/2015	1192 231	K 46	\$1,650,000	FAIR MARKET SALE	G6 HOSPITALITY PROPERTY LLC A	RICHMOND HILL HOTEL LLC
10/1/2012	1075 437	K 46	\$1,694,000	INTER-CORPORATE TRANSFER	MOTEL 6 OPERATING LP	G6 HOSPITALITY PROPERTY LLC A DE LIMITED
4/1/1998	00290 202		\$1,743,610	UQ		
4/1/1998	00290 197		\$23,147	FAIR MARKET SALE		M-SIX IV BUSINESS TR
7/1/1986	06-N0410		\$1,355,300	UQ		

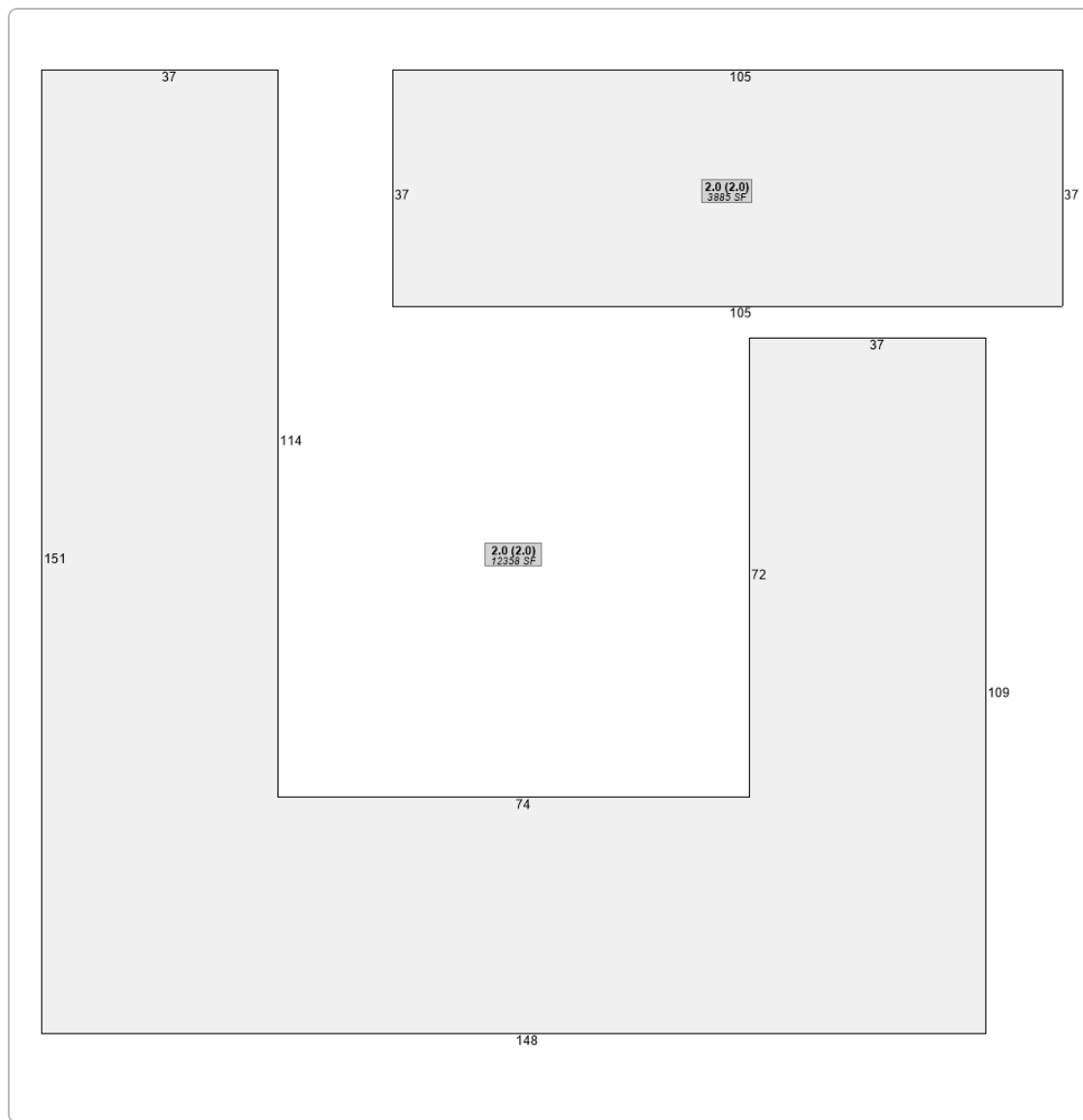
Valuation

	2021	2020	2019	2018
Previous Value	\$2,628,000	\$2,628,000	\$3,212,000	\$855,500
Land Value	\$488,700	\$488,700	\$488,700	\$488,700
+ Improvement Value	\$2,139,300	\$2,139,300	\$2,139,300	\$2,139,300
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$2,628,000	\$2,628,000	\$2,628,000	\$2,628,000

Photos



Sketches



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

The Bryan County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. This webpage is not live data. Values and Ownership indicated are from the last Georgia Department of Revenue certified tax roll and reflect property values as of the tax lien date which, in Georgia, is January 1st of each year. Other data changes will be updated throughout the year.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 3/31/2022, 9:49:07 PM](#)

Developed by



Version 2.3.181

# Regulatory Agency Records

## Re: Public Records Request

---

From: Sara Gengler (redactorsink@yahoo.com)

To: gorarequest.land@dnr.ga.gov

Date: Thursday, April 7, 2022, 09:55 AM PDT

---

I just realized that I neglected to enter the address of the site. Sorry for the inconvenience. It is

4071 US-17, Richmond Hill, GA 31324

And thank you again for your assistance.

**Sara A. Gengler**

Environmental Professional

702.240.9689

RedactorsInk@yahoo.com

Vista, CA

---

On Thursday, April 7, 2022, 09:51:19 AM PDT, Sara Gengler <redactorsink@yahoo.com> wrote:

Good day:

My company has been engaged to perform an environmental site assessment of commercial land located at SITE ADDRESS. As part of our due diligence and in accordance with ASTM production standards, we're requesting any documents that may exist regarding permits (tanks, dry-cleaning, printing, fuel dispensing, hazardous waste), tanks, spills, releases of hazardous materials, environmental compliance, or known contaminated sites on our subject property.

Please email any available records, if possible, and thank you for your assistance.

**Sara A. Gengler**

Environmental Professional

702.240.9689

RedactorsInk@yahoo.com

Vista, CA

## GORA Request- 4071 US-17, Richmond Hill, Bryan County

---

From: Land, GORArequest (gorarequest.land@dnr.ga.gov)

To: redactorsink@yahoo.com

Date: Tuesday, April 12, 2022, 10:56 AM PDT

---

Sara,

### GORA Request – 4071 US-17, Richmond Hill, Bryan County

This is in response to your recent request made under the Georgia Open Records Act (GORA) regarding information from our files on the referenced facility.

**A review of the Land Protection Branch files indicate that we have no information concerning the referenced facilities as listed in your request.** The Land Protection Branch consists of the Hazardous Waste Management Program, Underground Storage Tank Program, Solid Waste Management Program, Surface Mining Management Program, Tire Management Unit, and the Lead-Based Paint & Asbestos Program.

Please let me know if you have any questions or need further assistance.

**NOTE: Effective June 14, 2021, all GORA requests should be sent to: [GORArequest.Land@dnr.ga.gov](mailto:GORArequest.Land@dnr.ga.gov)**

Requests will still be forwarded to the other Branches and the District Offices.

Thank you for your cooperation.

Nicole Moon

Georgia Open Records Act Coordinator

Land Protection Branch

[GORArequest.Land@dnr.ga.gov](mailto:GORArequest.Land@dnr.ga.gov)





**Richard E. Dunn, Director**

---

**Watershed Protection Branch**

2 Martin Luther King, Jr. Drive  
Suite 1152, East Tower  
Atlanta, Georgia 30334  
404-463-1511

April 11, 2022

Delivery via e-mail

[redactorsink@yahoo.com](mailto:redactorsink@yahoo.com)

Sara Gengler

Environmental Professional

Dear Ms. Gengler,

This response is to your request received via e-mail on April 7, 2022 for access to records under the Georgia Open Records Act (GORA). Specifically, you requested access to records for the following:

**4071 US-17, Richmond Hill, GA 31324**

After further investigation, the Watershed Protection Branch does not have any records related to this request. If you have any questions concerning this response, please contact Brianna Pierce at (470) 524-2899 or by email at [Brianna.Pierce@dnr.ga.gov](mailto:Brianna.Pierce@dnr.ga.gov).

Sincerely,

Ms. Brianna Pierce  
Watershed Protection Branch  
Sloppy Floyd Towers  
2 Martin Luther King Jr. Dr., S.W.  
Suite 418 West  
Atlanta, Georgia 30334

## Request Acknowledgement by Department of Administrative Services

---

From: records.management@doas.ga.gov

To: redactorsink@yahoo.com

Date: Thursday, April 7, 2022, 09:40 AM PDT

---

Dear Sara Gengler,

Case Number 2022-OPN-00204 has been assigned to the request you submitted. In all future correspondence regarding this request please reference case number 2022-OPN-00204.

Regards,

Department of Administrative Services

FOIA

---

From: Sara Gengler (redactorsink@yahoo.com)

To: openrecords@richmondhill-ga.gov

Date: Thursday, April 7, 2022, 10:01 AM PDT

---

Good day!

My company has been engaged to perform an environmental site assessment of commercial land located at 4071 US Hwy-17, Richmond Hill, GA 91324. As part of our due diligence and in accordance with ASTM production standards, we're requesting any building permits, records, and/or certificates of occupancy and any documents that may exist regarding permits (tanks, dry-cleaning, printing, fuel dispensing, hazardous waste), tanks, spills, releases of hazardous materials, environmental compliance, or known contaminated sites on our subject property.

Please email any available records, if possible, and thank you for your assistance.

***Sara A. Gengler***

Environmental Professional

702.240.9689

RedactorsInk@yahoo.com

Vista, CA

FOIA

---

From: Sara Gengler (redactorsink@yahoo.com)

To: mmeacham@richmondhill-ga.gov

Date: Thursday, April 7, 2022, 10:04 AM PDT

---

Good day!

My company has been engaged to perform an environmental site assessment of commercial land located at 4071 US Hwy-17, Richmond Hill, GA 91324. As part of our due diligence and in accordance with ASTM production standards, we're requesting any documents that may exist regarding permits (tanks, dry-cleaning, printing, fuel dispensing, hazardous waste), tanks, spills, releases of hazardous materials, environmental compliance, or known contaminated sites on our subject property.

Please email any available records, if possible, and thank you for your assistance.

***Sara A. Gengler***

Environmental Professional

702.240.9689

RedactorsInk@yahoo.com

Vista, CA



## U.S. Environmental Protection Agency

### MyProperty

### Environmental Databases Search

The search of EPA's Facility Registry System did not locate any records for the search criteria provided below:

#### Search Criteria:

**Street Address:** 4071 US-17

**City, State:** Richmond Hill, GA

**Query executed on:** 04/07/2022 11:58 AM EST

Contact the appropriate state, tribal or local agencies if you seek additional information.

#### Disclaimer

The MyProperty reports are provided solely for informational purposes. They do not provide legal advice, have legally binding effect, or expressly or implicitly create, expand, or limit any legal rights, obligations, responsibilities, expectations, or benefits in regard to any person. EPA maintains the application to enhance public access to environmental information. This service has continual data updates, and we will correct errors brought to our attention, as appropriate.

## Records Request Confirmation

---

From: JustFOIA Notification (donotreply@request.justfoia.com)

To: redactorsink@yahoo.com

Date: Thursday, April 7, 2022, 09:58 AM PDT

---

Thank you for submitting a request for records.

Your request security key is [278673](#).

Your request reference number is [Request Number: ORR-248-2022](#).

Please have this security key and reference number available when communicating with our staff regarding your request.

Note: This is an automated email notification. Please do not respond to this email.

Re: ORR-248-2022

---

From: Sara Gengler (redactorsink@yahoo.com)

To: 220909b2-d050-4208-a405-e8fe9b7b46b2.bryancountyga@request.justfoia.com

Date: Thursday, April 7, 2022, 12:58 PM PDT

---

Thank you

**Sara A. Gengler**

Environmental Professional

RedactorsInk@yahoo.com

Vista, CA

On Thursday, April 7, 2022, 12:22:35 PM PDT, Lori Tyson (Bryan County, GA) <bryancountyga@justfoia.com> wrote:

Good afternoon,

We are in receipt of your open records request; however, the property in question of 4071 US Hwy 17, Richmond Hill, Ga is located within the City Limits of Richmond Hill, and Bryan County does not obtain those records. Please contact the City of Richmond Hill for the information that you are seeking.

Thank you.

L. Tyson

## FW: GORA Request- 4071 US-17, Richmond Hill, Bryan County

---

From: Whatley, Mary (mary.whatley@dnr.ga.gov)  
To: redactorsink@yahoo.com  
Cc: kerri.mccoy@dnr.ga.gov; james.boylan@dnr.ga.gov  
Date: Monday, April 11, 2022, 12:50 PM PDT

---

The Georgia Environmental Protection Division's Air Protection Branch does not currently have records responsive to your request.

Thank you for your inquiry.

Mary Whatley  
Administrative Assistant II  
EPD - Air Protection Branch  
4244 International Parkway, Suite 120  
Atlanta, Georgia 30354  
Phone: 404-362-6505  
Fax: 404-363-7100

---

**From:** Land, GORArequest <GORArequest.Land@dnr.ga.gov>  
**Sent:** Thursday, April 7, 2022 1:16 PM  
**To:** GORA <GORA@dnr.state.ga.us>; GORALand <GORALand@gets.onmicrosoft.com>  
**Subject:** FW: GORA Request- 4071 US-17, Richmond Hill, Bryan County

Please respond by **04/11/2022**.

-

Please notify me immediately if any records responsive to this request include or relate to:

- Any correspondence with the Georgia Attorney General's office;
- Ongoing litigation at OSAH or in state or federal court;
- Pending formal enforcement action;
- Personal identifying information (e.g., phone numbers, SSNs, financial/bank account information);
- Trade secrets; or
- Any information you think may be subject to an exemption under GORA.

**If, due to telework, it will take you more than 2 business days to identify whether you have responsive records, please inform me immediately and let me know when you think you will be able to identify whether you have responsive records.**

Thank you!

Nicole

---

**From:** Sara Gengler <[redactorsink@yahoo.com](mailto:redactorsink@yahoo.com)>  
**Sent:** Thursday, April 7, 2022 12:56 PM  
**To:** Land, GORArequest <[GORArequest.Land@dnr.ga.gov](mailto:GORArequest.Land@dnr.ga.gov)>  
**Subject:** Re: Public Records Request

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just realized that I neglected to enter the address of the site. Sorry for the inconvenience. It is

**4071 US-17, Richmond Hill, GA 31324**

And thank you again for your assistance.

***Sara A. Gengler***

Environmental Professional

702.240.9689

[RedactorsInk@yahoo.com](mailto:RedactorsInk@yahoo.com)

Vista, CA

On Thursday, April 7, 2022, 09:51:19 AM PDT, Sara Gengler <[redactorsink@yahoo.com](mailto:redactorsink@yahoo.com)> wrote:

Good day:

My company has been engaged to perform an environmental site assessment of commercial land located at SITE ADDRESS. As part of our due diligence and in accordance with ASTM production standards, we're requesting any documents that may exist regarding permits (tanks, dry-cleaning, printing, fuel dispensing, hazardous waste), tanks, spills, releases of hazardous materials, environmental compliance, or known contaminated sites on our subject property.

Please email any available records, if possible, and thank you for your assistance.

***Sara A. Gengler***

Environmental Professional

702.240.9689

[RedactorsInk@yahoo.com](mailto:RedactorsInk@yahoo.com)

Vista, CA

# **Regulatory Database Record Report**



# DATABASE REPORT

**Project Property:** 22D01-56006-005 ESA  
4071 US-17  
Richmond Hill GA 31324

**Project No:**

**Report Type:** Database Report

**Order No:** 22040100758

**Requested by:** CREtelligent

**Date Completed:** April 5, 2022

## Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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# Executive Summary

## Property Information:

**Project Property:** 22D01-56006-005 ESA  
4071 US-17 Richmond Hill GA 31324

**Project No:**

**Coordinates:**

**Latitude:** 31.92821766  
**Longitude:** -81.32828741  
**UTM Northing:** 3,532,526.23  
**UTM Easting:** 468,967.29  
**UTM Zone:** UTM Zone 17R

**Elevation:** 18 FT

## Order Information:

**Order No:** 22040100758  
**Date Requested:** April 1, 2022  
**Requested by:** CREtelligent  
**Report Type:** Database Report

## Historicals/Products:

<b>Aerial Photographs</b>	Historical Aerials (with Project Boundaries)
<b>City Directory Search</b>	CD - Custom City Directory Search
<b>ERIS Xplorer</b>	<a href="#">ERIS Xplorer</a>
<b>Excel Add-On</b>	Excel Add-On
<b>Fire Insurance Maps</b>	US Fire Insurance Maps
<b>Physical Setting Report (PSR)</b>	Physical Setting Report (PSR)
<b>Topographic Map</b>	Topographic Maps

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	1	0	-	1
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	5	-	-	5
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0

#### State

SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
REMOVED HSI	Y	1	0	0	0	0	0	0
NON HSI	Y	1	0	0	0	0	0	0
HSRA NOTIF	Y	1	0	0	1	0	0	1
SWF/LF	Y	0.5	0	0	0	0	-	0
LANDFILLS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	4	16	8	-	28
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	3	4	-	-	7
DTNK	Y	0.25	0	0	0	-	-	0
INST	Y	0.5	0	0	0	0	-	0
AUL	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	0	-	0

#### Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0

#### County

**No County standard environmental record sources available for this State.**

#### Additional Environmental Records

##### Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	2	0	-	-	2
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
<b>State</b>								
SPILLS	Y	0.125	0	1	-	-	-	1
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
<b>Tribal</b>				<b>No Tribal additional environmental record sources available for this State.</b>				
<b>County</b>				<b>No County additional environmental record sources available for this State.</b>				

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<hr/>								
	<i>Total:</i>		0	10	27	8	0	45

*\* PO – Property Only*

*\* 'Property and adjoining properties' database search radii are set at 0.25 miles.*

# Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	UST	CHEVRON P&R TRADING CO INC	4035 HWY 17 RICHMOND HILL GA	N	0.02 / 105.56	-1	<a href="#">23</a>
<b>Facility ID:</b> 4150011 <b>Tank Status / Legacy Tank No:</b> Removed from Ground   2, Currently in Use   7, Removed from Ground   3, Removed from Ground   1, Currently in Use   5, Currently in Use   4, Currently in Use   6							
<a href="#">1</a>	LUST	CHEVRON P&R TRADING CO INC	4035 HWY 17 RICHMOND HILL GA 31324	N	0.02 / 105.56	-1	<a href="#">25</a>
<b>Facility ID / Cleanup Status / No Further Action Date:</b> 4150011   NFA - No Further Action   7/18/2003							
<a href="#">2</a>	UST	RaceWay #6705 - Richmond Hill	4014 US-17 RICHMOND HILL GA	NNW	0.09 / 483.54	-1	<a href="#">25</a>
<b>Facility ID:</b> 9015005 <b>Tank Status / Legacy Tank No:</b> Currently in Use   3, Currently in Use   1, Currently in Use   2							
<a href="#">2</a>	LUST	RaceWay #6705 - Richmond Hill	4014 US-17 RICHMOND HILL GA 31324	NNW	0.09 / 483.54	-1	<a href="#">26</a>
<b>Facility ID / Cleanup Status / No Further Action Date:</b> 9015005   NFA - Suspected Release							
<a href="#">3</a>	UST	Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA	NE	0.11 / 559.44	-2	<a href="#">27</a>
<b>Facility ID:</b> 9015025 <b>Tank Status / Legacy Tank No:</b> Removed from Ground   3, Removed from Ground   1, Removed from Ground   2, Removed from Ground   4							
<a href="#">3</a>	LUST	Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA 31324	NE	0.11 / 559.44	-2	<a href="#">28</a>
<b>Facility ID / Cleanup Status / No Further Action Date:</b> 9015025   NFA - Suspected Release							
<a href="#">3</a>	LUST	Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA 31324	NE	0.11 / 559.44	-2	<a href="#">28</a>
<b>Facility ID / Cleanup Status / No Further Action Date:</b> 9015025   NFA - No Further Action   8/16/2018							
<a href="#">4</a>	SPILLS		3980 US-17 Richmond Hill GA	N	0.11 / 583.79	-3	<a href="#">28</a>
<b>Complaint ID / Source Facility ID / Dt Complaint CI:</b> 79937     06/01/2016 00:00:00							
<a href="#">4</a>	ALT FUELS	GEORGIA POWER RICHMOND HILL 2	3980 US-17 Richmond Hill GA 31324	N	0.11 / 583.79	-3	<a href="#">29</a>
<b>ID:</b> 202154							
<a href="#">4</a>	ALT FUELS	GEORGIA POWER RICHMOND HILL 1	3980 US-17 Richmond Hill GA 31324	N	0.11 / 583.79	-3	<a href="#">30</a>
<b>ID:</b> 202155							
<a href="#">5</a>	CERCLIS	RELIANCE UNIVERSAL INC	INTERSTATE 95 & US 17 S RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">30</a>
<b>Site EPA ID:</b> GAD000608323							
<a href="#">5</a>	RCRA NON GEN	RELIANCE UNIVERSAL INC	INTERSTATE 95 & US 17 SOUTH RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">32</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			<b>EPA Handler ID:</b> GAD000608323				
<a href="#">5</a>	RCRA NON GEN	BP OIL SITE #24079	I-95 & US 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">34</a>
			<b>EPA Handler ID:</b> GAD984298737				
<a href="#">5</a>	RCRA NON GEN	KOA SAVANNAH SOUTH 05	I-95 & US HWY 17 RICHMOND HILL GA 31403	W	0.14 / 731.13	6	<a href="#">35</a>
			<b>EPA Handler ID:</b> GAD984299123				
<a href="#">5</a>	RCRA NON GEN	EL CHEAPO 1 04	US HWY 17 & I-95 SOUTH RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">37</a>
			<b>EPA Handler ID:</b> GAD984299131				
<a href="#">5</a>	RCRA NON GEN	SOMMERS 315	I-95 & US 17 EXIT 14 RICHMOND HILL GA 31524	W	0.14 / 731.13	6	<a href="#">38</a>
			<b>EPA Handler ID:</b> GAD984307363				
<a href="#">5</a>	UST	CONNERS TEXACO/RONS WOOD WORLD	US HWY 17 & I-95 RICHMOND HILL GA	W	0.14 / 731.13	6	<a href="#">40</a>
			<b>Facility ID:</b> 4150017 <b>Tank Status / Legacy Tank No:</b> Removed from Ground   1, Removed from Ground   3, Removed from Ground   2				
<a href="#">5</a>	UST	KOA CAMPGROUND	I-95 AND USHWY 17 RICHMOND HILL GA	W	0.14 / 731.13	6	<a href="#">40</a>
			<b>Facility ID:</b> 4150035 <b>Tank Status / Legacy Tank No:</b> Removed from Ground   3, Removed from Ground   2, Removed from Ground   1, Removed from Ground   4				
<a href="#">5</a>	UST	DAYS INN MOTEL #0037	I-95 & US HWY 17 RICHMOND HILL GA	W	0.14 / 731.13	6	<a href="#">42</a>
			<b>Facility ID:</b> 4150019 <b>Tank Status / Legacy Tank No:</b> Closed in Ground   1, Closed in Ground   2, Closed in Ground   3				
<a href="#">5</a>	UST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA	W	0.14 / 731.13	6	<a href="#">43</a>
			<b>Facility ID:</b> 4150020 <b>Tank Status / Legacy Tank No:</b> Removed from Ground   C, Removed from Ground   D, Removed from Ground   B, Removed from Ground   A, Removed from Ground   E				
<a href="#">5</a>	LUST	KOA CAMPGROUND	I-95 AND USHWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">44</a>
			<b>Facility ID / Cleanup Status / No Further Action Date:</b> 4150035   NFA -Monitoring Only (MNA)   8/5/2009				
<a href="#">5</a>	LUST	DAYS INN MOTEL #0037	I-95 & US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">45</a>
			<b>Facility ID / Cleanup Status / No Further Action Date:</b> 4150019   NFA - Combined Release   1/14/2011				
<a href="#">5</a>	LUST	CONNERS TEXACO/RONS WOOD WORLD	US HWY 17 & I-95 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">45</a>
			<b>Facility ID / Cleanup Status / No Further Action Date:</b> 4150017   NFA - No Further Action   9/3/1996				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">45</a>
			<b>Facility ID / Cleanup Status / No Further Action Date:</b> 4150020   NFA - Suspected Release				

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">5</a>	LUST	RICHMOND HILL EXXON	I-95 & HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">45</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 9015038   NFA - No Further Action   7/14/2017				
<a href="#">5</a>	HSRA NOTIF	RELIANCE UNIVERSAL INC.	INTERSTATE 95 & US 17 S RICHMOND HILL GA 31321-	W	0.14 / 731.13	6	<a href="#">45</a>
			<b>Notif ID:</b> 5005				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">46</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">46</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">46</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">46</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">47</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - No Further Action   10/12/2003				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">47</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - No Further Action   8/7/2001				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">47</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">47</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">47</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - No Further Action   12/10/2003				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">48</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
<a href="#">5</a>	LUST	SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	6	<a href="#">48</a>
			<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - No Further Action   2/16/2012				
<a href="#">6</a>	LUST	KEISHA LLC	4370 HWY 17 S RICHMOND HILL GA 31324	WSW	0.28 / 1,496.16	-1	<a href="#">48</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150021   NFA - Suspected Release							
<a href="#">6</a>	LUST	KEISHA LLC	4370 HWY 17 S RICHMOND HILL GA 31324	WSW	0.28 / 1,496.16	-1	<a href="#">48</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150021   NFA - No Further Action   8/5/2004							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">48</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   3/4/1999							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">49</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - Suspected Release							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">49</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   9/6/2006							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">49</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   3/4/1999							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">49</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   6/29/2017							
<a href="#">7</a>	LUST	TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	4	<a href="#">50</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   7/3/2019							

## Executive Summary: Summary by Data Source

### Standard

#### Federal

##### **CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS**

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RELiance UNIVERSAL INC	INTERSTATE 95 & US 17 S RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>Site EPA ID: GAD000608323</i>				

##### **RCRA NON GEN - RCRA Non-Generators**

A search of the RCRA NON GEN database, dated Jan 31, 2022 has found that there are 5 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RELiance UNIVERSAL INC	INTERSTATE 95 & US 17 SOUTH RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>EPA Handler ID: GAD000608323</i>				
BP OIL SITE #24079	I-95 & US 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>EPA Handler ID: GAD984298737</i>				
KOA SAVANNAH SOUTH 05	I-95 & US HWY 17 RICHMOND HILL GA 31403	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>EPA Handler ID: GAD984299123</i>				
SOMMERS 315	I-95 & US 17 EXIT 14 RICHMOND HILL GA 31524	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>EPA Handler ID: GAD984307363</i>				
EL CHEAPO 1 04	US HWY 17 & I-95 SOUTH RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<i>EPA Handler ID: GAD984299131</i>				

#### State

##### **HSRA NOTIF - Hazardous Site Response Notifications**

A search of the HSRA NOTIF database, dated Feb 3, 2022 has found that there are 1 HSRA NOTIF site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RELiance UNIVERSAL INC.	INTERSTATE 95 & US 17 S RICHMOND HILL GA 31321-	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Notif ID: 5005</b>				

## **LUST - Leaking Underground Storage Tanks**

A search of the LUST database, dated Jan 6, 2022 has found that there are 28 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - No Further Action   2/16/2012</b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - No Further Action   12/10/2003</b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - No Further Action   8/7/2001</b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - No Further Action   10/12/2003</b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>
<b>Facility ID   Cleanup Status   No Further Action Date: 4150020   NFA - Suspected Release  </b>				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#"><u>5</u></a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
KOA CAMPGROUND	I-95 AND USHWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150035   NFA -Monitoring Only (MNA)   8/5/2009				
DAYS INN MOTEL #0037	I-95 & US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150019   NFA - Combined Release   1/14/2011				
CONNERS TEXACO/RONS WOOD WORLD	US HWY 17 & I-95 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150017   NFA - No Further Action   9/3/1996				
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150020   NFA - Suspected Release				
RICHMOND HILL EXXON	I-95 & HWY 17 RICHMOND HILL GA 31324	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 9015038   NFA - No Further Action   7/14/2017				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   6/29/2017				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   7/3/2019				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   3/4/1999				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   9/6/2006				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - Suspected Release				
TRAVEL CENTERS OF AMERICA	4401 HWY 17 RICHMOND HILL GA 31324	WSW	0.30 / 1,592.94	<a href="#">7</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150014   NFA - No Further Action   3/4/1999				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVRON P&R TRADING CO INC	4035 HWY 17 RICHMOND HILL GA 31324	N	0.02 / 105.56	<a href="#">1</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150011   NFA - No Further Action   7/18/2003				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RaceWay #6705 - Richmond Hill	4014 US-17 RICHMOND HILL GA 31324	NNW	0.09 / 483.54	<a href="#">2</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 9015005   NFA - Suspected Release				
Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA 31324	NE	0.11 / 559.44	<a href="#">3</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 9015025   NFA - Suspected Release				
Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA 31324	NE	0.11 / 559.44	<a href="#">3</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 9015025   NFA - No Further Action   8/16/2018				
KEISHA LLC	4370 HWY 17 S RICHMOND HILL GA 31324	WSW	0.28 / 1,496.16	<a href="#">6</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150021   NFA - No Further Action   8/5/2004				
KEISHA LLC	4370 HWY 17 S RICHMOND HILL GA 31324	WSW	0.28 / 1,496.16	<a href="#">6</a>
<b>Facility ID   Cleanup Status   No Further Action Date:</b> 4150021   NFA - Suspected Release				

## UST - Underground Storage Tanks

A search of the UST database, dated Jan 6, 2022 has found that there are 7 UST site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SOMMERS #103	I-95 @ US HWY 17 RICHMOND HILL GA	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID:</b> 4150020 <b>Tank Status   Legacy Tank No:</b> Removed from Ground   C, Removed from Ground   D, Removed from Ground   B, Removed from Ground   A, Removed from Ground   E				
DAYS INN MOTEL #0037	I-95 & US HWY 17 RICHMOND HILL GA	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID:</b> 4150019 <b>Tank Status   Legacy Tank No:</b> Closed in Ground   1, Closed in Ground   2, Closed in Ground   3				
KOA CAMPGROUND	I-95 AND USHWY 17 RICHMOND HILL GA	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID:</b> 4150035 <b>Tank Status   Legacy Tank No:</b> Removed from Ground   3, Removed from Ground   2, Removed from Ground   1, Removed from Ground   4				
CONNERS TEXACO/RONS WOOD WORLD	US HWY 17 & I-95 RICHMOND HILL GA	W	0.14 / 731.13	<a href="#">5</a>
<b>Facility ID:</b> 4150017 <b>Tank Status   Legacy Tank No:</b> Removed from Ground   1, Removed from Ground   3, Removed from Ground   2				
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHEVRON P&R TRADING CO INC	4035 HWY 17 RICHMOND HILL GA	N	0.02 / 105.56	<a href="#">1</a>
<b>Facility ID:</b> 4150011 <b>Tank Status   Legacy Tank No:</b> Removed from Ground   2, Currently in Use   7, Removed from Ground   3, Removed from Ground   1, Currently in Use   5, Currently in Use   4, Currently in Use   6				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
RaceWay #6705 - Richmond Hill	4014 US-17 RICHMOND HILL GA	NNW	0.09 / 483.54	<a href="#">2</a>
<b>Facility ID:</b> 9015005 <b>Tank Status   Legacy Tank No:</b> Currently in Use   3, Currently in Use   1, Currently in Use   2				
Y P REALTY INC	3945 HWY 17 RICHMOND HILL GA	NE	0.11 / 559.44	<a href="#">3</a>
<b>Facility ID:</b> 9015025 <b>Tank Status   Legacy Tank No:</b> Removed from Ground   3, Removed from Ground   1, Removed from Ground   2, Removed from Ground   4				

## **Non Standard**

### **Federal**

#### **ALT FUELS - Alternative Fueling Stations**

A search of the ALT FUELS database, dated Dec 21, 2021 has found that there are 2 ALT FUELS site(s) within approximately 0.25 miles of the project property.

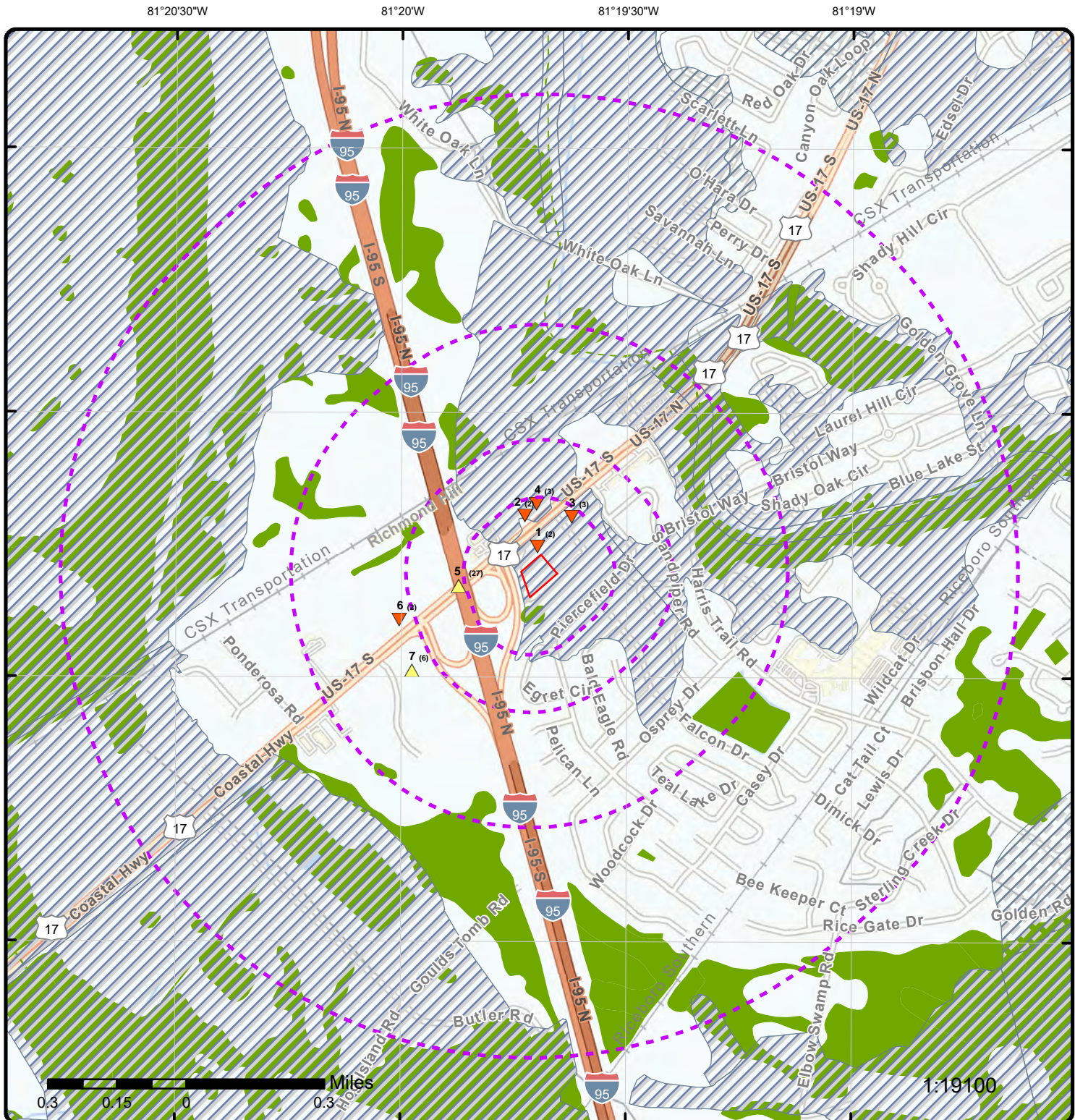
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GEORGIA POWER RICHMOND HILL 2	3980 US-17 Richmond Hill GA 31324	N	0.11 / 583.79	<a href="#">4</a>
<b>ID:</b> 202154				
GEORGIA POWER RICHMOND HILL 1	3980 US-17 Richmond Hill GA 31324	N	0.11 / 583.79	<a href="#">4</a>
<b>ID:</b> 202155				

### **State**

#### **SPILLS - Oil or Hazardous Material Spills or Releases**

A search of the SPILLS database, dated Jan 10, 2022 has found that there are 1 SPILLS site(s) within approximately 0.12 miles of the project property.

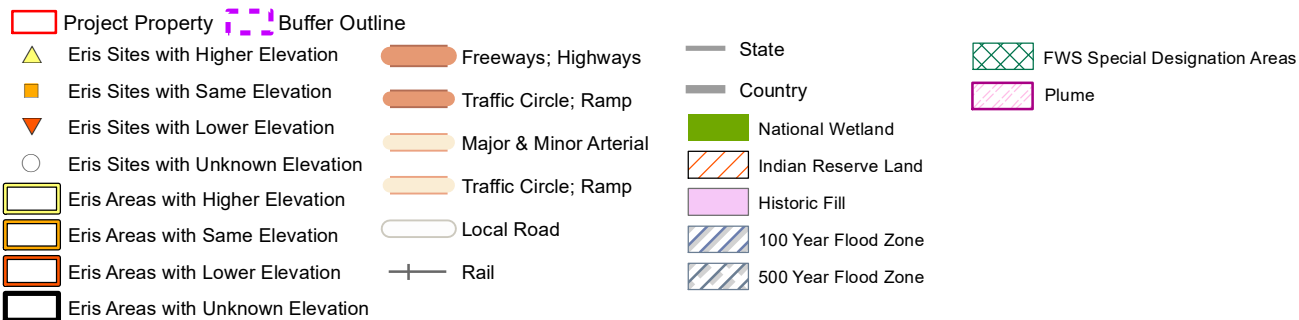
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	3980 US-17 Richmond Hill GA	N	0.11 / 583.79	<a href="#">4</a>
<b>Complaint ID   Source Facility ID   Dt Complaint CI:</b> 79937     06/01/2016 00:00:00				

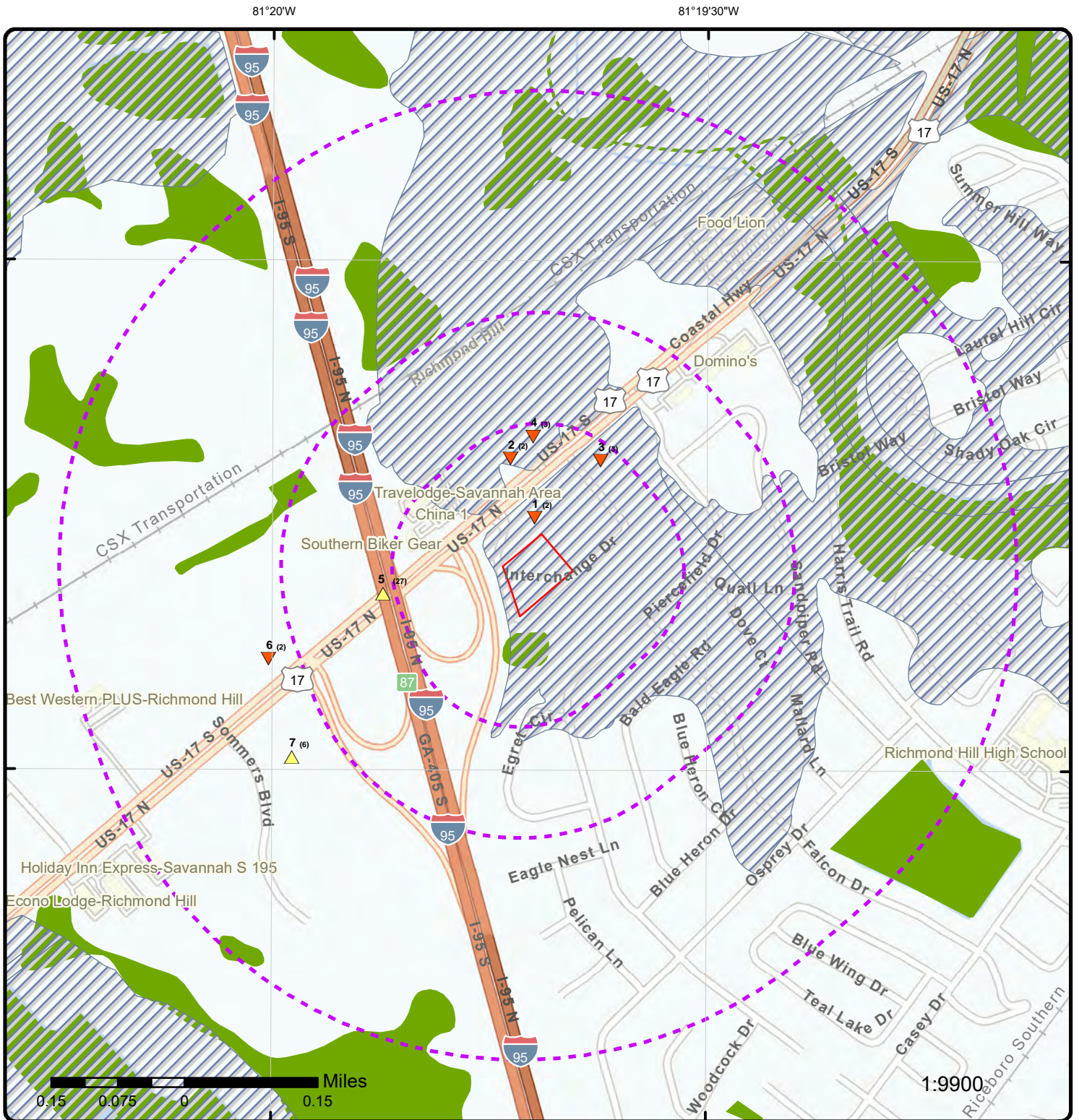


## Map: 1.0 Mile Radius

Order Number: 22040100758

Address: 4071 US-17, Richmond Hill, GA

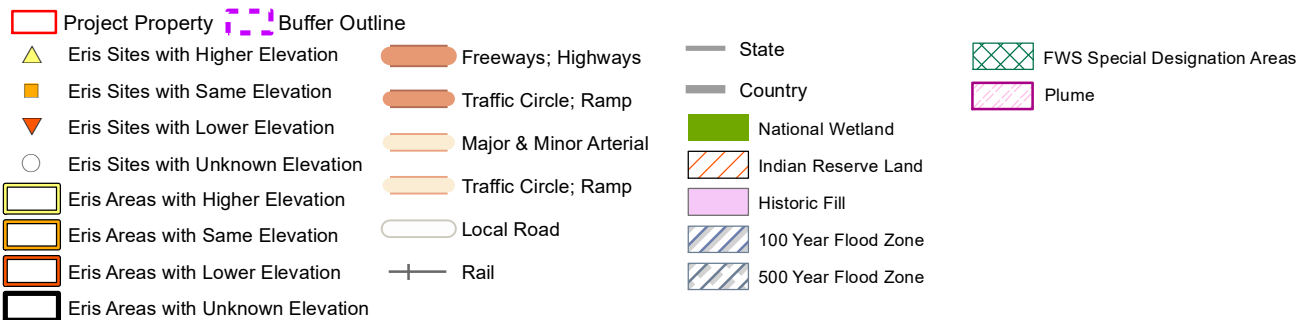


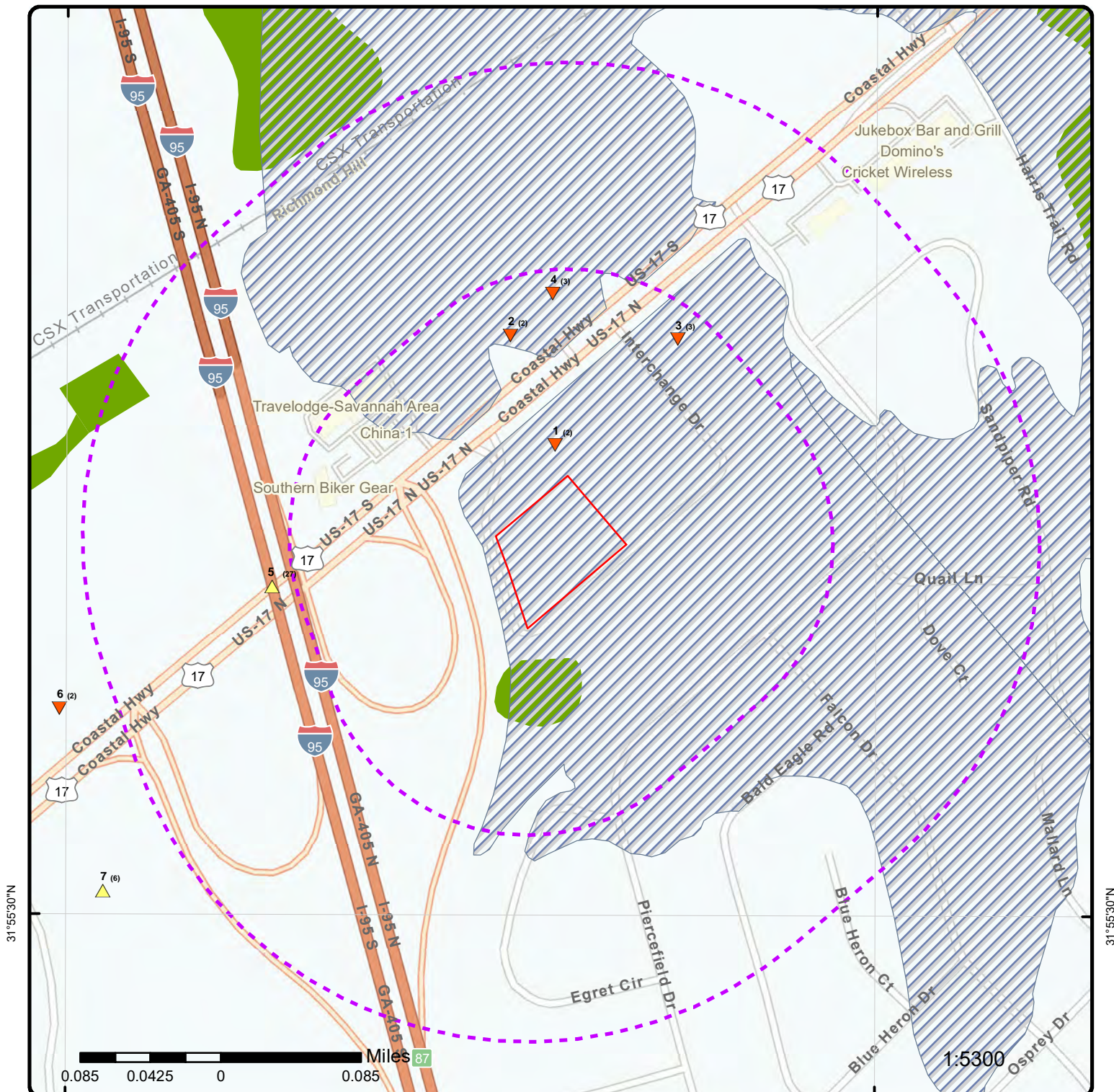


## Map: 0.5 Mile Radius

Order Number: 22040100758

Address: 4071 US-17, Richmond Hill, GA

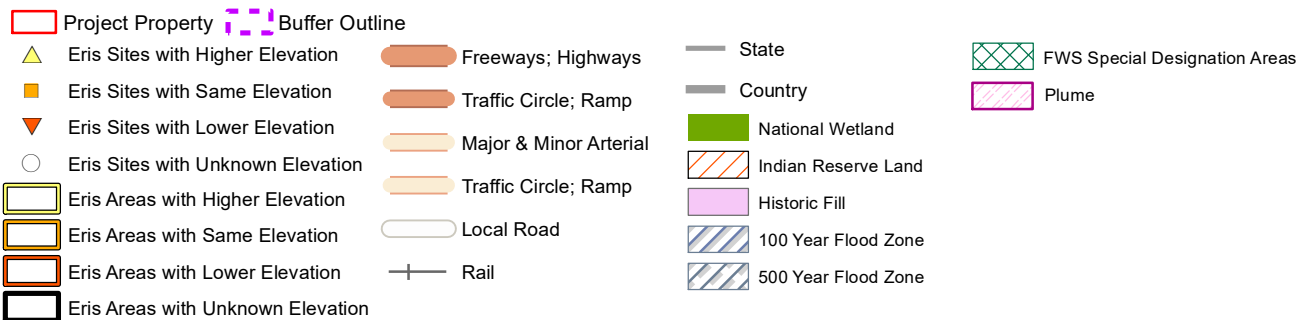




## Map: 0.25 Mile Radius

Order Number: 22040100758

Address: 4071 US-17, Richmond Hill, GA



81°20'W

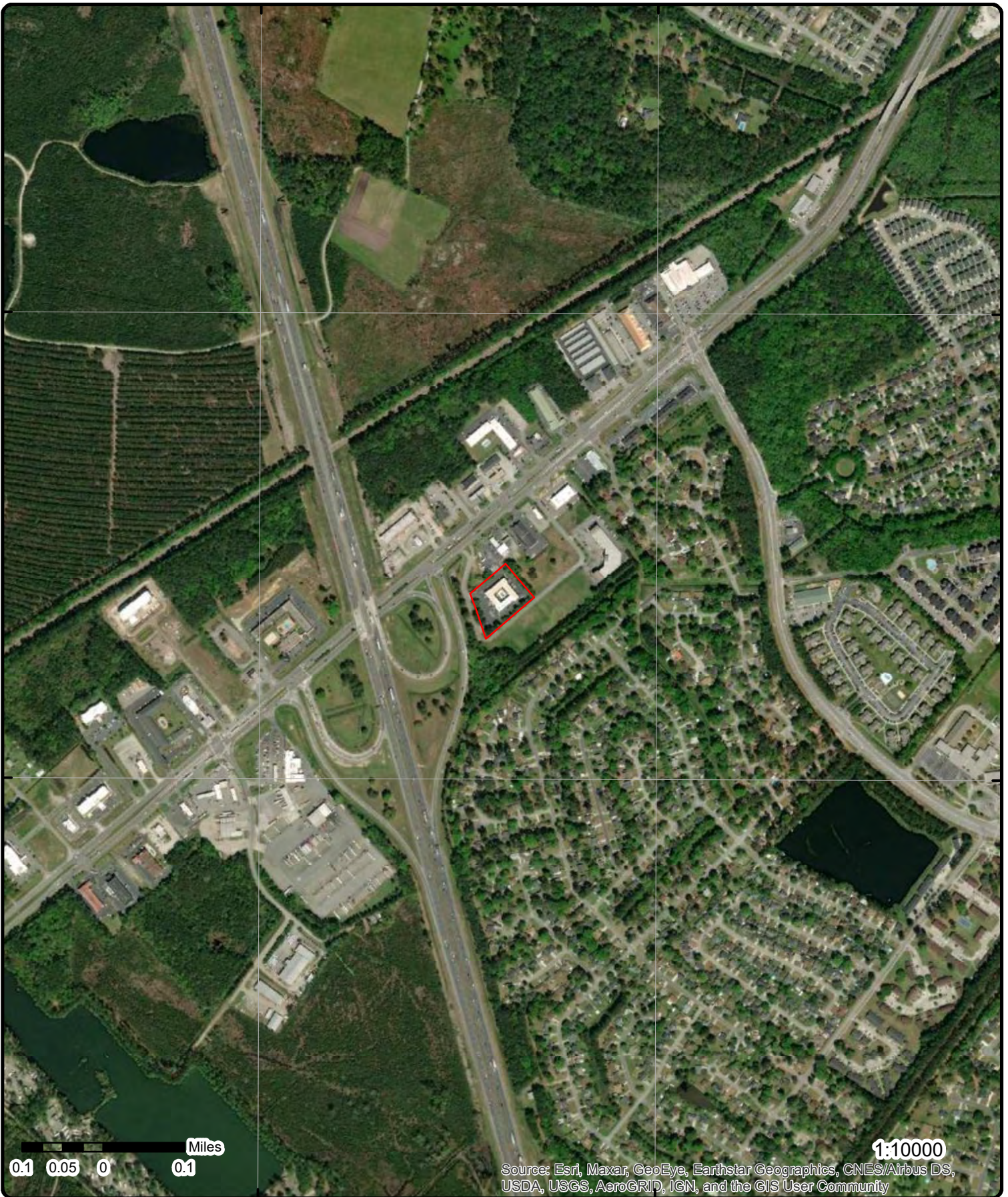
81°19'30"W

31°56'N

31°56'N

31°55'30"N

31°55'30"N



**Aerial** Year: 2021

Address: 4071 US-17, Richmond Hill, GA

Source: ESRI World Imagery

Order Number: 22040100758



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 2	N	0.02 / 105.56	16.86 / -1	CHEVRON P&R TRADING CO INC 4035 HWY 17 RICHMOND HILL GA	UST

**Facility ID:** 4150011  
**County:** Bryan  
**State:**  
**Note:** Documents related to facilities in Georgia can be searched on the Georgia EPD Online System (GEOS) for Permitting, Compliance and Facility Information:  
[https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA\\_GEOS/Public/Pages/PublicApplicationList.aspx](https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA_GEOS/Public/Pages/PublicApplicationList.aspx)

## Underground Storage Tank Data

**Tank Status:** Removed from Ground  
**Legacy Tank No:** 2  
**Tank Constr Descr:**  
**Content Descr:** Empty  
**Pipe Descr:** Bare Steel  
**Pipe Type:**  
**Tank Capacity:** 10000  
**Tank Overfill Date:**  
**Tank Overfill Exempt:** FALSE  
**Tank Spill Exempt:** FALSE  
**Tank Spill Instl Dt:**  
**Tank Overfill Type:**  
**Tank Install Date:** 3/25/1971

**Tank Status:** Currently in Use  
**Legacy Tank No:** 7  
**Tank Constr Descr:** Composite  
**Content Descr:** Diesel  
**Pipe Descr:** Fiberglass Reinforced Plastic  
**Pipe Type:** Pressurized  
**Tank Capacity:** 10000  
**Tank Overfill Date:** 10/4/1993  
**Tank Overfill Exempt:** FALSE  
**Tank Spill Exempt:** FALSE  
**Tank Spill Instl Dt:** 10/4/1993  
**Tank Overfill Type:**  
**Tank Install Date:** 9/1/1987

**Tank Status:** Removed from Ground  
**Legacy Tank No:** 3  
**Tank Constr Descr:**  
**Content Descr:** Empty  
**Pipe Descr:** Bare Steel  
**Pipe Type:**  
**Tank Capacity:** 5000  
**Tank Overfill Date:**  
**Tank Overfill Exempt:** FALSE  
**Tank Spill Exempt:** FALSE  
**Tank Spill Instl Dt:**  
**Tank Overfill Type:**  
**Tank Install Date:** 3/25/1971

**Tank Status:** Removed from Ground  
**Legacy Tank No:** 1  
**Tank Constr Descr:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Content Descr:</b>		Empty				
<b>Pipe Descr:</b>		Bare Steel				
<b>Pipe Type:</b>						
<b>Tank Capacity:</b>		10000				
<b>Tank Overfill Date:</b>						
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>						
<b>Tank Overfill Type:</b>						
<b>Tank Install Date:</b>		3/25/1971				
<b>Tank Status:</b>		Currently in Use				
<b>Legacy Tank No:</b>		5				
<b>Tank Constr Descr:</b>		Composite				
<b>Content Descr:</b>		Gas (Historical Use)				
<b>Pipe Descr:</b>		Fiberglass Reinforced Plastic				
<b>Pipe Type:</b>		Pressurized				
<b>Tank Capacity:</b>		8000				
<b>Tank Overfill Date:</b>		10/4/1993				
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		10/4/1993				
<b>Tank Overfill Type:</b>						
<b>Tank Install Date:</b>		9/1/1987				
<b>Tank Status:</b>		Currently in Use				
<b>Legacy Tank No:</b>		4				
<b>Tank Constr Descr:</b>		Composite				
<b>Content Descr:</b>		Gas (Historical Use)				
<b>Pipe Descr:</b>		Fiberglass Reinforced Plastic				
<b>Pipe Type:</b>		Pressurized				
<b>Tank Capacity:</b>		8000				
<b>Tank Overfill Date:</b>		10/4/1993				
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		10/4/1993				
<b>Tank Overfill Type:</b>						
<b>Tank Install Date:</b>		9/1/1987				
<b>Tank Status:</b>		Currently in Use				
<b>Legacy Tank No:</b>		6				
<b>Tank Constr Descr:</b>		Composite				
<b>Content Descr:</b>		Gas (Historical Use)				
<b>Pipe Descr:</b>		Fiberglass Reinforced Plastic				
<b>Pipe Type:</b>		Pressurized				
<b>Tank Capacity:</b>		8000				
<b>Tank Overfill Date:</b>		10/4/1993				
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		10/4/1993				
<b>Tank Overfill Type:</b>						
<b>Tank Install Date:</b>		9/1/1987				

**Facility Owner (Revised Jul 2021)**

<b>Lemir ID:</b>	149224	<b>State:</b>	GA
<b>County:</b>	Bryan	<b>Zip Code:</b>	31324
<b>Facility Status:</b>	Active	<b>Responsibility:</b>	RO
<b>Location Status:</b>	Active	<b>Start Date:</b>	
<b>First Name:</b>	Rajnikant	<b>End Date:</b>	
<b>Last Name:</b>	Patel	<b>Area Code:</b>	
<b>Mailing City:</b>	Richmond Hill	<b>Phone:</b>	
<b>Mailing Address:</b>	475 Cantle Dr		
<b>Location Name:</b>	CHEVRON P&R TRADING CO INC		
<b>Email:</b>	rogerpatel1965@yahoo.com		
<b>Company Name:</b>	P&R Trading		

<b>Lemir ID:</b>	149224	<b>State:</b>	GA
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>County:</b>	Bryan				<b>Zip Code:</b> 31324	
<b>Facility Status:</b>	Active				<b>Responsibility:</b> RO	
<b>Location Status:</b>	Active				<b>Start Date:</b>	
<b>First Name:</b>	Rajnikant				<b>End Date:</b>	
<b>Last Name:</b>	Patel				<b>Area Code:</b> 912	
<b>Mailing City:</b>	Richmond Hill				<b>Phone:</b> 7779850	
<b>Mailing Address:</b>	475 Cantle Dr					
<b>Location Name:</b>	CHEVRON P&R TRADING CO INC					
<b>Email:</b>	rogerpatel1965@yahoo.com					
<b>Company Name:</b>	P&R Trading					

#### Payments & Obligations

**Location Name:** CHEVRON P&R TRADING CO INC  
**Obligated Amount:** 123694.22  
**County:** Bryan  
**Agreement No:** FY-1998-GUST-97-415  
**Agreement Type:** GUST – Reimbursement  
**Payment Amount:** 123694.22

#### Payments & Obligations

**Location Name:** CHEVRON P&R TRADING CO INC  
**Obligated Amount:** 55120.73  
**County:** Bryan  
**Agreement No:** FY-1996-GUST-96-241  
**Agreement Type:** GUST – Reimbursement  
**Payment Amount:** 55120.73

<u>1</u>	2 of 2	<b>N</b>	<b>0.02 / 105.56</b>	<b>16.86 / -1</b>	<b>CHEVRON P&amp;R TRADING CO INC 4035 HWY 17 RICHMOND HILL GA 31324</b>	<b>LUST</b>
<b>Facility ID:</b>	4150011					
<b>County:</b>	Bryan					
<b>Cleanup Status:</b>	NFA - No Further Action					
<b>Confirm Release Date:</b>	11/7/1994					
<b>No Further Action Date:</b>	7/18/2003					
<b>Project Manager:</b>	Stephen Burris					
<b>Site Code Description:</b>	Eligible GUST trust fund reimbursement site					
<b>Project Name:</b>	UST - 1 - CHEVRON P&R TRADING CO INC					

<u>2</u>	1 of 2	<b>NNW</b>	<b>0.09 / 483.54</b>	<b>16.84 / -1</b>	<b>RaceWay #6705 - Richmond Hill 4014 US-17 RICHMOND HILL GA</b>	<b>UST</b>
<b>Facility ID:</b>	9015005					
<b>County:</b>	Bryan					
<b>State:</b>						
<b>Note:</b>	Documents related to facilities in Georgia can be searched on the Georgia EPD Online System (GEOS) for Permitting, Compliance and Facility Information: <a href="https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA_GEOS/Public/Pages/PublicApplicationList.aspx">https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA_GEOS/Public/Pages/PublicApplicationList.aspx</a>					

#### Underground Storage Tank Data

**Tank Status:** Currently in Use  
**Legacy Tank No:** 3  
**Tank Constr Descr:** Fiberglass  
**Content Descr:** Premium  
**Pipe Descr:** Fiberglass Reinforced Plastic  
**Pipe Type:** Pressurized  
**Tank Capacity:** 12000  
**Tank Overfill Date:** 1/1/1989

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		1/1/1989				
<b>Tank Overfill Type:</b>		Overfill Alarm				
<b>Tank Install Date:</b>		1/1/1989				
<b>Tank Status:</b>		Currently in Use				
<b>Legacy Tank No:</b>		1				
<b>Tank Constr Descr:</b>		Fiberglass				
<b>Content Descr:</b>		E-10				
<b>Pipe Descr:</b>		Fiberglass Reinforced Plastic				
<b>Pipe Type:</b>		Pressurized				
<b>Tank Capacity:</b>		12000				
<b>Tank Overfill Date:</b>		1/1/1989				
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		1/1/1989				
<b>Tank Overfill Type:</b>		Overfill Alarm				
<b>Tank Install Date:</b>		1/1/1989				
<b>Tank Status:</b>		Currently in Use				
<b>Legacy Tank No:</b>		2				
<b>Tank Constr Descr:</b>		Fiberglass				
<b>Content Descr:</b>		Diesel				
<b>Pipe Descr:</b>		Fiberglass Reinforced Plastic				
<b>Pipe Type:</b>		Pressurized				
<b>Tank Capacity:</b>		12000				
<b>Tank Overfill Date:</b>		1/1/1989				
<b>Tank Overfill Exempt:</b>		FALSE				
<b>Tank Spill Exempt:</b>		FALSE				
<b>Tank Spill Instl Dt:</b>		1/1/1989				
<b>Tank Overfill Type:</b>		Overfill Alarm				
<b>Tank Install Date:</b>		1/1/1989				
<b>Facility Owner (Revised Jul 2021)</b>						
<b>Lemir ID:</b>	152166			<b>State:</b>	GA	
<b>County:</b>	Bryan			<b>Zip Code:</b>	30339	
<b>Facility Status:</b>	Active			<b>Responsibility:</b>	RO	
<b>Location Status:</b>	Active			<b>Start Date:</b>	4/22/2019 6:53:39 PM	
<b>First Name:</b>	Jordan			<b>End Date:</b>		
<b>Last Name:</b>	Woodfin			<b>Area Code:</b>	770	
<b>Mailing City:</b>	Atlanta			<b>Phone:</b>	4317600	
<b>Mailing Address:</b>	200 Galleria Parkway SE, Suite 900					
<b>Location Name:</b>	RACETRAC STATION #6705; ASID: 8116					
<b>Email:</b>	jwoodfin@racetrac.com					
<b>Company Name:</b>	RaceTrac Petroleum Inc					
<b>Lemir ID:</b>	152166			<b>State:</b>	GA	
<b>County:</b>	Bryan			<b>Zip Code:</b>	30339	
<b>Facility Status:</b>	Active			<b>Responsibility:</b>	RO	
<b>Location Status:</b>	Active			<b>Start Date:</b>		
<b>First Name:</b>	Lisa			<b>End Date:</b>		
<b>Last Name:</b>	Ciotoli			<b>Area Code:</b>	770	
<b>Mailing City:</b>	Atlanta			<b>Phone:</b>	4317600	
<b>Mailing Address:</b>	200 Galleria Pkwy SE					
<b>Location Name:</b>	RACETRAC STATION #6705; ASID: 8116					
<b>Email:</b>	gepd_correspondence@racetrac.com					
<b>Company Name:</b>	RaceTrac Petroleum, Inc.					

<u>2</u>	2 of 2	<b>NNW</b>	<b>0.09 / 483.54</b>	<b>16.84 / -1</b>	<b>RaceWay #6705 - Richmond Hill 4014 US-17 RICHMOND HILL GA 31324</b>	<b>LUST</b>
<b>Facility ID:</b>		9015005				
<b>County:</b>		Bryan				
<b>Cleanup Status:</b>		NFA - Suspected Release				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Confirm Release Date:  
 No Further Action Date:  
 Project Manager: Shaheer Muhanna  
 Site Code Description: Owner/Operator funded site  
 Project Name: UST - 1 - RACETRAC STATION #6705

<a href="#">3</a>	1 of 3	NE	0.11 / 559.44	15.46 / -2	Y P REALTY INC 3945 HWY 17 RICHMOND HILL GA	UST
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Facility ID: 9015025  
 County: Bryan  
 State:  
 Note: Documents related to facilities in Georgia can be searched on the Georgia EPD Online System (GEOS) for Permitting, Compliance and Facility Information:  
[https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA\\_GEOS/Public/Pages/PublicApplicationList.aspx](https://geos.epd.georgia.gov/GA/GEOS/Public/Client/GA_GEOS/Public/Pages/PublicApplicationList.aspx)

#### Underground Storage Tank Data

Tank Status: Removed from Ground  
 Legacy Tank No: 3  
 Tank Constr Descr: Steel-Pressed Current  
 Content Descr: Gas (Historical Use)  
 Pipe Descr: Fiberglass Reinforced Plastic  
 Pipe Type: Pressurized  
 Tank Capacity: 10000  
 Tank Overfill Date: 7/1/1990  
 Tank Overfill Exempt: FALSE  
 Tank Spill Exempt: FALSE  
 Tank Spill Instl Dt: 7/1/1990  
 Tank Overfill Type:  
 Tank Install Date: 7/1/1990

Tank Status: Removed from Ground  
 Legacy Tank No: 1  
 Tank Constr Descr: Steel-Pressed Current  
 Content Descr: Gas (Historical Use)  
 Pipe Descr: Fiberglass Reinforced Plastic  
 Pipe Type: Pressurized  
 Tank Capacity: 10000  
 Tank Overfill Date: 7/1/1990  
 Tank Overfill Exempt: FALSE  
 Tank Spill Exempt: FALSE  
 Tank Spill Instl Dt: 7/1/1990  
 Tank Overfill Type:  
 Tank Install Date: 7/1/1990

Tank Status: Removed from Ground  
 Legacy Tank No: 2  
 Tank Constr Descr: Steel-Pressed Current  
 Content Descr: Gas (Historical Use)  
 Pipe Descr: Fiberglass Reinforced Plastic  
 Pipe Type: Pressurized  
 Tank Capacity: 10000  
 Tank Overfill Date: 7/1/1990  
 Tank Overfill Exempt: FALSE  
 Tank Spill Exempt: FALSE  
 Tank Spill Instl Dt: 7/1/1990  
 Tank Overfill Type:  
 Tank Install Date: 7/1/1990

Tank Status: Removed from Ground  
 Legacy Tank No: 4  
 Tank Constr Descr: Steel-Pressed Current  
 Content Descr: Diesel  
 Pipe Descr: Fiberglass Reinforced Plastic

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Pipe Type:		Pressurized				
Tank Capacity:		6000				
Tank Overfill Date:		7/1/1990				
Tank Overfill Exempt:		FALSE				
Tank Spill Exempt:		FALSE				
Tank Spill Instl Dt:		7/1/1990				
Tank Overfill Type:						
Tank Install Date:		7/1/1990				
<a href="#">3</a>	2 of 3	NE	0.11 / 559.44	15.46 / -2	Y P REALTY INC 3945 HWY 17 RICHMOND HILL GA 31324	LUST
Facility ID:		9015025				
County:		Bryan				
Cleanup Status:		NFA - Suspected Release				
Confirm Release Date:						
No Further Action Date:						
Project Manager:		EPD Migration				
Site Code Description:		Potential GUST trust fund reimbursement site				
Project Name:		UST - 1 - Y P REALTY INC				
<a href="#">3</a>	3 of 3	NE	0.11 / 559.44	15.46 / -2	Y P REALTY INC 3945 HWY 17 RICHMOND HILL GA 31324	LUST
Facility ID:		9015025				
County:		Bryan				
Cleanup Status:		NFA - No Further Action				
Confirm Release Date:		6/19/2018				
No Further Action Date:		8/16/2018				
Project Manager:		Upendra Giri				
Site Code Description:		Potential GUST trust fund reimbursement site				
Project Name:		9015025 RELEASE 2				
<a href="#">4</a>	1 of 3	N	0.11 / 583.79	14.60 / -3	3980 US-17 Richmond Hill GA	SPILLS
Complaint ID:		79937		Concern1 Code:		GFS
Source Facility ID:				Primary Concern:		Gasoline fuel spill
Pers Recd ID:				Concern1 Rules:		
Associate ID:				Concern1 OCGA:		
Login ID:				Concern2 Code:		WQC
Entry Person ID:				Secondary Concern:		Water Quality Control
Status:		Closed		Concern2 Rules:		391-3-6
Active?:				Concern2 OCGA:		12-5-20
Dt Complaint Cl:		06/01/2016 00:00:00		Source Facility Name:		Chu's Convenience Mart
Date Received:		05/28/2016 17:16:40		Source City:		Richmond Hill
Caller Represents:		Fire Department		Source County:		
Owner Assign Date:		05/28/2016 00:00:00		Source State:		Georgia
Owner Accept Date:		05/28/2016 00:00:00		Source Postal Code:		31324
Investigation Date:				Source Email:		
FUI Need:				Source Street2:		
Resolved?:				Src Primary Phone:		
Refer 2:				Src Prim Ph Type:		
Ten Day Follow Up?:				Source Sec Phone:		
Caller Name:		Jordan Johnson		Src Sec Ph Type:		
Caller Middle Name:				Src Other Phone:		
Caller City:				Src Other Ph Type:		
Caller County:				Src Contact Name:		
Caller State:		Georgia		Branch Code:		PCB-ERT
Caller Postal Code:				Current Office:		Emergency Response Team
Caller Phone:				Branch Active?:		Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Call Primary Phone:</b> <b>Prim Phone Type:</b> <b>Secondary Phone:</b> <b>Sec Phone Type:</b> <b>Caller Email:</b> <b>Caller Street:</b> <b>Caller Street2:</b> <b>Caller Other Phone:</b> <b>Call Other Ph Type:</b> <b>Program Code:</b> <b>Program:</b> <b>Source Street:</b> <b>Complaint Directions:</b> <b>Review Comments:</b> <b>Complaint Location:</b> <b>Complaint Nature:</b>			3980 US-17           3980 US-17		<b>Prog Branch Code:</b> <b>Program Branch:</b> <b>Prog Branch Active:</b> <b>Comp County ID:</b> <b>Complaint County:</b> Bryan <b>Current Owner:</b> Galyean, Hugh <b>Approved Date:</b> <b>Date Entered:</b> 05/28/2016 17:26:56 <b>Entered by:</b> Moore, Samaria <b>Received by:</b> Moore, Samaria <b>Review by:</b> Campbell, Jerry	

10-12 gallons of gasoline released on the concrete at a gas station, a natural drain and into swamp due to unknown reasons. Absorbents applied.

#### Spills Details

<b>Event ID:</b>		<b>Investigator:</b>	hgalyean
<b>Entry by ID:</b>		<b>Entry Date:</b>	05/30/2016 00:00:00
<b>Investigator ID:</b>		<b>Follow Up Needed?:</b>	
<b>Event Code:</b>		<b>Active?:</b>	
<b>Event:</b>		<b>Code Desc:</b>	Initial Investigation
<b>Event Date:</b>	05/28/2016 00:00:00	<b>Entered by:</b>	Galyean, Hugh
<b>Comments:</b>			

I received notification of CTS report at 1728 hours and called GEMHSA-SWP to confirm receipt of report at 1737.

I called and spoke with Jordan Johnson, Richmond Hill FD, who was on scene, but has now left the scene. He states that a few gallons of the 12 gallons spilled (due to overfilling of a vehicle) entered the storm drain, which has an outfall into a stagnant area of water. Absorbent pads were used to recover the remaining gasoline. There is no additional sheen in the drain or on the surface of the water. Chu's is responsible for disposing of the impacted absorbent pads.

I recommend this report be closed, with no further actions needed by EPD-ERT at this time.

<a href="#">4</a>	2 of 3	N	0.11 / 583.79	14.60 / -3	GEORGIA POWER RICHMOND HILL 2 3980 US-17 Richmond Hill GA 31324	ALT FUELS
Fuel Type Code:	ELEC: Electric	ID:	202154			
Station Phone:	888-758-4389	Updated at:	2021-12-21 00:28:58 UTC			
Expected Date:		CNG Dispenser No:				
BD Blends:		CNG Site Renew Src:				
NG Fill Type Code:		CNG Tot Compr Cap:				
NG PSI:		CNG Storage Cap:				
Federal Agency ID:		CNG Fill Type Code:				
Open Date:	2021-12-08	CNG PSI:				
NG Vehicle Class:		CNG Vehicle Class:				
LPG Primary:		LNG Site Renew Src:				
E85 Blender Pump:		LNG Vehicle Class:				
NG Fill Type Desc:		LPG Nozzle Types:				
Hydrogen is Retail:		Hydrogen Pressures:				
Federal Agency:		Hydrogen Standards:				
Facility Type:		Latitude:	31.930511			
Dt Last Confirmed:	2021-12-21	Longitude:	-81.32796			
Restricted Access:						
Fed Agency Name:						
Hydrogen Status Link:						
Status:	Open: The station is open.					
Owner Type Desc:						
E85 Blender Pump Desc:						
NG Vehicle Class Desc:						
Geocode Status Desc:	The location is from a real GPS readout at the station.					
LPG Primary Desc:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>E85 Other Ethanol Blends:</b> <b>EV Pricing:</b> <b>EV Pricing French:</b> <b>EV on Site Renewable Source:</b> <b>Intersection Directions:</b>						
<a href="#">4</a>	3 of 3	N	0.11 / 583.79	14.60 / -3	<b>GEORGIA POWER RICHMOND HILL 1</b> <b>3980 US-17</b> <b>Richmond Hill GA 31324</b>	ALT FUELS
<b>Fuel Type Code:</b> ELEC: Electric <b>Station Phone:</b> 888-758-4389 <b>Expected Date:</b> <b>BD Blends:</b> <b>NG Fill Type Code:</b> <b>NG PSI:</b> <b>Federal Agency ID:</b> <b>Open Date:</b> 2021-12-08 <b>NG Vehicle Class:</b> <b>LPG Primary:</b> <b>E85 Blender Pump:</b> <b>NG Fill Type Desc:</b> <b>Hydrogen is Retail:</b> <b>Federal Agency:</b> <b>Facility Type:</b> <b>Dt Last Confirmed:</b> 2021-12-21 <b>Restricted Access:</b> <b>Fed Agency Name:</b> <b>Hydrogen Status Link:</b> <b>Status:</b> Open: The station is open. <b>Owner Type Desc:</b> <b>E85 Blender Pump Desc:</b> <b>NG Vehicle Class Desc:</b> <b>Geocode Status Desc:</b> The location is from a real GPS readout at the station. <b>LPG Primary Desc:</b> <b>E85 Other Ethanol Blends:</b> <b>EV Pricing:</b> <b>EV Pricing French:</b> <b>EV on Site Renewable Source:</b> <b>Intersection Directions:</b>						
<b>ID:</b> 202155 <b>Updated at:</b> 2021-12-21 00:28:58 UTC <b>CNG Dispenser No:</b> <b>CNG Site Renew Src:</b> <b>CNG Tot Compr Cap:</b> <b>CNG Storage Cap:</b> <b>CNG Fill Type Code:</b> <b>CNG PSI:</b> <b>CNG Vehicle Class:</b> <b>LNG Site Renew Src:</b> <b>LNG Vehicle Class:</b> <b>LPG Nozzle Types:</b> <b>Hydrogen Pressures:</b> <b>Hydrogen Standards:</b> <b>Latitude:</b> 31.93049 <b>Longitude:</b> -81.32793						

<a href="#">5</a>	1 of 27	W	0.14 / 731.13	24.13 / 6	<b>RELIANCE UNIVERSAL INC</b> <b>INTERSTATE 95 &amp; US 17 S</b> <b>RICHMOND HILL GA 31324</b>	CERCLIS
<b>Site ID:</b> 0401237 <b>Site EPA ID:</b> GAD000608323 <b>Site Street Address 2:</b> <b>Site County Name:</b> BRYAN <b>Site FIPS Code:</b> 13029 <b>Region Code:</b> 04 <b>Site SMSA No.:</b> 7520 <b>Site Prim. Latitude:</b> 31D56M35S <b>Site Prim. Longitude:</b> 081D18M45S <b>Lat Long Source:</b> <b>RNON NPL Status Desc:</b> NFRAP-Site does not qualify for the NPL based on existing information						
<b>RNPL Status Code:</b> N <b>NPL Status:</b> Not on the NPL <b>RFED Facility Code:</b> N <b>RFED Facility Desc:</b> Not a Federal Facility <b>USGS Hydro Unit No.:</b> 03060202 <b>Site Cong. Dist. Code:</b> 01 <b>ROT Desc:</b> Other <b>FR NPL Update No.:</b> <b>RFRA Code:</b>						

**CERCLIS Site Contact Name(s)**

**Person ID:** 4000275.00  
**First Name:** William  
**Last Name:** Joyner  
**Phone No.:** 4045628795

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Email: joyner.william@epa.gov

**CERCLIS Site Contact Name(s)**

**Person ID:** 13002428.00  
**First Name:** Donna  
**Last Name:** Seadler  
**Phone No.:** 4045628870  
**Email:** seadler.donna@epa.gov

**CERCLIS Site Contact Name(s)**

**Person ID:** 4272610.00  
**First Name:** Carolyn  
**Last Name:** Callihan  
**Phone No.:** 4045628913  
**Email:** Carolyn Callihan/R4/USEPA/US,

**CERCLIS Assess History**

<b>OU ID:</b>	00	<b>RALT Short Name:</b>	EPA Fund
<b>Act Code ID:</b>	001	<b>Act Start Date:</b>	
<b>RAT Code:</b>	DS	<b>Act Complete Date:</b>	8/1/1980 00:00:00
<b>RAT Short Name:</b>	DISCVRY	<b>AGT Order No.:</b>	10
<b>RAT Name:</b>	DISCOVERY	<b>SH OU:</b>	
<b>RAT Hist. Only Flag:</b>		<b>SH Code:</b>	
<b>RAT NSI Indicator:</b>	B	<b>SH Seq:</b>	
<b>RAT Level:</b>	1	<b>SH Start Date:</b>	
<b>RAT DEF OU:</b>	00	<b>SH Complete Date:</b>	
<b>RFBS Code:</b>		<b>SH Lead:</b>	
<b>SPA Code:</b>	13		
<b>RAT Def:</b>			

The process by which a potential hazardous waste site is brought to the attention of the EPA. The process can occur through the use of several mechanisms such as a phone call or referral by another government agency.

**Site Desc:**  
**Site Alias:**

**CERCLIS Assess History**

<b>OU ID:</b>	00	<b>RALT Short Name:</b>	State (Fund)
<b>Act Code ID:</b>	001	<b>Act Start Date:</b>	
<b>RAT Code:</b>	PA	<b>Act Complete Date:</b>	3/1/1984 00:00:00
<b>RAT Short Name:</b>	PA	<b>AGT Order No.:</b>	130
<b>RAT Name:</b>	PRELIMINARY ASSESSMENT	<b>SH OU:</b>	
<b>RAT Hist. Only Flag:</b>		<b>SH Code:</b>	
<b>RAT NSI Indicator:</b>	B	<b>SH Seq:</b>	
<b>RAT Level:</b>	1	<b>SH Start Date:</b>	
<b>RAT DEF OU:</b>	00	<b>SH Complete Date:</b>	
<b>RFBS Code:</b>	P	<b>SH Lead:</b>	
<b>SPA Code:</b>	13		
<b>RAT Def:</b>			

Collection of diverse existing information about the source and nature of the site hazard. It is EPA policy to complete the preliminary assessment within one year of site discovery.

**Site Desc:**  
**Site Alias:**

**CERCLIS Assess History**

<b>OU ID:</b>	00	<b>RALT Short Name:</b>	State (Fund)
<b>Act Code ID:</b>	001	<b>Act Start Date:</b>	
<b>RAT Code:</b>	SI	<b>Act Complete Date:</b>	8/15/1990 00:00:00
<b>RAT Short Name:</b>	SI	<b>AGT Order No.:</b>	160
<b>RAT Name:</b>	SITE INSPECTION	<b>SH OU:</b>	
<b>RAT Hist. Only Flag:</b>		<b>SH Code:</b>	
<b>RAT NSI Indicator:</b>	B	<b>SH Seq:</b>	