



WRIGHTPADGETTCHRISTOPHER
Engineering, Environmental & Construction Services

April 30, 2002

Mr. John L. Stegall
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11935 Abercorn Street
Savannah, Georgia 31419-1997

**Phase I Environmental
Site Assessment
Armstrong Atlantic State
University – Privatized
Housing Phase II
Savannah, Georgia
WPC Project #SAV4-02-126**

Dear Mr. Stegall:

WRIGHTPADGETTCHRISTOPHER (WPC) is pleased to submit the following report of our Phase I Environmental Site Assessment at the above-referenced property. This assessment was performed in accordance with ASTM Standard Practice E 1527: Phase I Environmental Site Assessment Process.

This report includes a description of the methodology of our investigation and a summary of our findings and conclusions. If you have any questions regarding our assessment of the subject property or our conclusions, please do not hesitate to call us at (912) 629-4000.

Respectfully submitted,
WRIGHTPADGETTCHRISTOPHER

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
ARMSTRONG ATLANTIC STATE UNIVERSITY
PRIVATIZED HOUSING, PHASE II
SAVANNAH, GEORGIA
WPC PROJECT No. SAV4-02-126**

PREPARED FOR:

**ARMSTRONG ATLANTIC STATE UNIVERSITY
11935 ABERCORN STREET
SAVANNAH, GEORGIA 31419-1997**

PREPARED BY:

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APRIL 30, 2002

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1. EXECUTIVE SUMMARY

WRIGHTPADGETTCHRISTOPHER (WPC) has completed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for Phase II property for Armstrong Atlantic Privatized Housing, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.2 of this report. Stewart A. Dixon of WPC conducted the site reconnaissance on April 25, 2002. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

A review of the public record for the site and immediate vicinity was conducted to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for recognized environmental concerns. A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate any evidence found in the review of the public record that might be indicative of activities resulting in hazardous substance or petroleum products being used or deposited on the site. The collected data was evaluated and the findings of our investigation are summarized below.

- The project consists of two undeveloped parcels located south of the developed portion of the campus of Armstrong Atlantic State University.
- The 1970, 1977, 1990, and 1999 aerial photographs were reviewed. All of the aerial photographs show the property as undeveloped timber land.
- Thirteen (13) regulated facilities were identified within the ASTM defined radii for a Phase I Environmental Site Assessment. Four (4) of these facilities, (Sommers 219, Sommers 204, BST/R2202, and Aetna Life Insurance Site) are included on the RCRIS database. The RCRIS database includes selective information on sites which generate, transport, store, treat and/or dispose (TSD) of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). These facilities are unlikely to impact the subject property because of the local topography and their distances from the site. Three (3) of these sites (BST/R2202, Sav on Gas #4, and American Transmission Center) are listed on the Georgia Leaking Underground Storage Tank database. These facilities are unlikely to impact the subject property because of the local topography and their distances from the site. Four (4) sites (BST/R2202, Circle K # 7718/Chu's Middleground, Sav on Gas #4, and S&W # 3) are listed on the Georgia Underground Storage Tank Database.

The Abercorn & Largo Development site is listed on the Georgia Hazardous Waste Site database. However, this facility is unlikely to impact the subject property because of the local topography and their distances from the site. The main campus of Armstrong Atlantic State University is listed on the Georgia Spill database, but according to Mr. David Faircloth the area of concern has been remediated.

2. INTRODUCTION

2.1 Purpose

WPC was retained to complete a Phase I Environmental Site Assessment (Phase I ESA) as requested and authorized by Mr. John L. Stegall of Armstrong Atlantic State University. The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions excluding asbestos and lead based paint materials in connection with the subject property. This Phase I ESA was prepared in accordance with the standard developed by the American Society for Testing and Materials (ASTM) entitled "E1527-00 Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments Process.

2.2 Scope of Services

This Phase I ESA consists of four components: records review, site reconnaissance, interview and report preparation. WPC's approach to performing this Environmental Site Assessment consisted of four major tasks in accordance with the ASTM Standard Practice E1527-00.

Task 1 - A review of the public record for the site and the immediate vicinity was conducted to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for recognized environmental conditions. The review of the public record included:

1. Examination of reasonably ascertainable public records which are practically reviewable and made available to WPC by regulatory personnel regarding past, present, and pending enforcement actions and

investigations at the site and within the immediate vicinity.

2. Examination of readily available aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products. The extent of the review of these resources was limited to information that was practically reviewable within the time and feasibility constraints of this ESA.

Task 2 - A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate any evidence found in the review of the public record that might be indicative of activities resulting in hazardous substances or petroleum products being used or deposited on the site. The site reconnaissance included the following activities:

1. A visual reconnaissance of the site and adjacent properties was performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties.
2. The periphery of the property was viewed and a limited walk-through of the site interior was conducted.
3. Areas of the site were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

Task 3 - Interviews with appropriate local officials were conducted to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties.

Task 4 - The collected data were evaluated and this report was prepared.

2.3 Significant Assumptions

WPC has made no significant assumptions pertaining to evaluation of recognized environmental conditions or potential recognized environmental conditions during this Phase I Environmental Site Assessment.

2.4 Limitations and Exceptions

The findings of this report are limited to conditions observed at the time of the site reconnaissance, interviews with the landowners, and review of public documents and may not represent conditions at a later date. The site reconnaissance was conducted by walking all accessible roads and paths on the subject properties.

2.5 Special Terms and Conditions

All materials and information used on this project were obtained by WPC. The resulting report is provided for the sole use of Armstrong Atlantic State University and Ramsay Sherrill Architects on the project for which it was prepared in accordance with WPC's Agreement for Services.

2.6 User Reliance

The resulting report is provided for the sole use of Armstrong Atlantic State University and Ramsay Sherrill Architects. Use of this report by any third parties will be at such party's sole risk, and WPC disclaims liability for any use or reliance by third parties.

3. SITE DESCRIPTION

3.1 Location and Legal Description

The project site consists of an undeveloped portion of the Armstrong Atlantic State University campus, as shown on the Site Location Map (Appendix I, Figure 1). Included in the project site are a portion of a paved parking lot adjacent to University Hall, and two undeveloped wooded tracts located south of the main campus on the Armstrong Atlantic State University campus in Savannah, Georgia, as shown on the Site Diagram (Appendix I, Figure 2). The entire campus is situated on a 218.96 acre

parcel of land. The Property Identification Number (PIN), as listed in the Chatham County Tax Assessors Office, is 2-0781-02-003. The complete legal description is included in the deed record in Appendix II.

3.2 Site and Vicinity General Characteristics

The subject property is relatively level and slopes from south to north with elevations ranging from 20 feet to 25 feet above mean sea level. The project site consists of a portion of a paved parking lot adjacent to University Hall, and two undeveloped wooded tracts located south of the main campus of the Armstrong Atlantic State University campus. The undeveloped tracts are located adjacent to the Campus Point student housing development, currently under construction.

3.3 Current Use of Property

The project site consists of a portion of a paved parking lot adjacent to University Hall, and two undeveloped wooded tracts located south of the main campus of the Armstrong Atlantic State University campus. The undeveloped tracts are located adjacent to the Campus Point student housing development, currently under construction. The subject property is currently heavily wooded land.

3.4 Descriptions of Structures, Roads, Other Improvements on the Site

The subject properties are currently undeveloped wooded parcels, except for a portion of a paved parking lot that is part of the western undeveloped tract.

3.5 Current Uses of Adjoining Properties

Adjacent properties consist of commercial and residential properties. To the west of the subject property are multi-family housing and commercial properties, to the south are single family residential properties, to the east and north are the developed portion of the Armstrong Atlantic State University campus and commercial properties.

4. USER PROVIDED INFORMATION

4.1 Title Records

Evans Title Service was contacted to provide the chain of title for this parcel. The subject property is located on a portion of a 218.96-acre parcel of land owned by the Board of Regents of the University System of Georgia for the purpose of locating a public university. The Board of Regents of the University System of Georgia purchased the 218.96-acre tract from Delta Land Corporation on October 23, 1962. A copy of the chain of title is included as Appendix II.

4.2 Specialized Knowledge

WPC had no specialized information regarding the site related to the present owner, property manager and/or occupants of the subject property.

4.3 Owner, Property Manager and Occupant Information

Stewart A. Dixon of WPC spoke with Mr. David Faircloth, Physical Plant Operations Manager for Armstrong Atlantic State University about the presence of USTs, ASTs, landfill areas, and general condition of the subject property. Mr. Faircloth stated there are no USTs or ASTs at the subject property. The only ASTs are double walled and are located inside a diked area at the Maintenance shop on the main portion of the Armstrong Atlantic Campus. Mr. Faircloth stated that to his knowledge these undeveloped tracts have never been used as landfill areas.

Mr. Faircloth also stated that to the best of his recollection, the subject property was used as farmland prior to development of the college campus, although, he did not know which areas were open fields or wooded areas.

4.4 Reason for Performing Phase I

It is WPC's understanding that the Phase I ESA is being performed pursuant to Due Diligence requirements prior to the purchase or lease of the subject property.

5. RECORDS REVIEW

5.1 Standard Environmental Record Sources

Environmental Data Resources of Southport, Connecticut was contacted to perform a regulatory database search of state and federal records using ASTM standard search parameters. Records for Chatham County were also searched. The database records reviewed included the federal and state records for which review is required by ASTM (ASTM records), as well as several federal and state non-ASTM records:

- a. CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System (11/21/2001)
- b. ERNS: Emergency Response Notification System (08/08/2000)
- c. NPL: National Priorities List (01/29/2002)
- d. RCRIS: Resource Conservation and Recovery Information System (12/01/2001)
- e. CORRACTS: Corrective Action Report (11/114/2001)
- f. PADS: PCB Activity Database System (12/01/2001)
- g. RAATS: RCRA Administrative Action Tracking System (04/17/1995)
- h. FTTS: FIFRA/TSCA Tracking System (01/11/2002)
- i. SHWS: Hazardous Site Inventory (07/01/2002)
- j. FINDS: Facility Index System/Facility Identification Initiative Program Summary Report (10/29/2001)
- k. TRIS: Toxic Chemical Release Inventory System (12/31/99)
- l. UST: Georgia Underground Storage Tank Database (04/11/2001)
- m. LUST: Georgia Leaking Underground Storage Tank List (11/01/2001)
- n. SWF/LF: Georgia Solid Waste Disposal Facilities (01/02/2002)

A list of all regulated facilities within the ASTM specified search parameters, and their mapped locations, are included in Appendix III.

5.1.1 Federal ASTM Records

The CERCLIS database contains information on sites identified by the Environmental Protection Agency as abandoned, inactive, or uncontrolled hazardous waste sites which may require cleanup. A review of this list indicated no sites are located within regulatory distances of the subject site. Please refer to Appendix III for further details.

The RCRIS database includes selective information on sites which generate, transport, store, treat and/or dispose (TSD) of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). A small quantity generator regulated under RCRA is a generator that produces between 100 and 1,000 kilograms of hazardous waste per month. A large quantity generator regulated under RCRA is a generator that produces more than 1,000 kilograms of hazardous material per month. A review of these lists indicated that there are four (4) small quantity generators located within regulatory distances of the subject property. The Sommers 219 site is located at 0.125 to 0.25 miles north of the subject property at 14025 Abercorn. The Aetna Life Insurance Company site is located 0.125 to 0.25 miles northwest of the subject property on Middleground Road. A site listed as the Sommers 204 site is located at 11501 Abercorn between 0.125 to 0.25 miles west by northwest of the subject property. The last site listed is designated as BST SVNHGAMG R2202 and is located at 12032 Middleground about 0.125 to 0.25 miles northwest of the subject property. Please refer to Appendix III for further details.

The ERNS records and stores information on reported releases of oil and hazardous substances. The subject property is not included on this list nor are there any listed sites within one-quarter mile of the subject site.

The NPL, a subset of CERCLIS, identifies over 1,200 sites for priority cleanup under the Superfund Program. The review of this database indicated that the subject property is not included on this list nor are there any documented sites within one mile of the subject property. Please refer to Appendix III for further details.

The CORRACTS, Corrective Action Report, identifies hazardous waste handlers with RCRA corrective action activity. The review of this database indicated no sites within one-half mile of the subject site. Please refer to Appendix III for further details.

5.1.2 Federal Non-ASTM Records

The FINDS list contains information on facilities that have federal permits and contains "pointers" to other sources containing more information. The subject property is not included on this database. The review of this database indicated no sites within one-quarter mile of the subject site. The TRIS list is an inventory of toxic chemical emissions from certain facilities. The purpose of this inventory is to inform

the public and government officials about routine and accidental releases of toxic chemicals to the environment. The subject property is not included on this database.

5.1.3 State of Georgia ASTM Records

The SWF database is an inventory of solid waste disposal facilities or landfills in Georgia. These sites may be active or inactive facilities or open dumps that failed to meet RCRA criteria for solid waste landfills or disposal sites. The review of the SWF database did not indicate any listed sites within 0.5 miles of the project site.

The SHWS database is a list of sites in Georgia that are known or suspected of having had a release of a regulated substance above a reportable quantity. The review of this database indicated one (1) site within 1.25 miles of the subject property. The Abercorn & Largo Development Site is located at 12311 Largo Drive, approximately 0.75 miles east of the subject property. The site has a known release of tetrachloroethene in groundwater at levels exceeding the reportable quantity. For further information please refer to Appendix III.

The UST database includes sites in Georgia that have registered underground storage tanks with the Georgia Department of Natural Resources Underground Storage Tank Management Program (USTMP). A review of this database found four (4) UST sites within 0.5-miles of the subject site. The BST/R2202 site is located at 12032 Middleground Road about 0.125 to 0.25 miles northwest of the subject property. Circle K #7718 / Chu's Middleground is located at 12000 Middleground, about 0.125 to 0.25 miles northwest of the subject property. Sav on Gas # 4 and S&W # 3 are located at 11503 and 11502 Abercorn Street, respectively, about 0.125 to 0.25 miles west-northwest of the subject property. Please refer to Appendix III for further details.

The Georgia USTMP also operates a leaking UST (LUST) database. This database lists sites in Georgia that have reported suspected or confirmed releases to EPD. A review of this database indicated no leaking UST facilities located within a 0.75-mile radius of the subject property. The site designated as BST/R2202 is located at 12032 Middleground Road, about 0.125 to 0.25 miles northwest of the subject property. Sav on Gas # 4 is located at 11503 Abercorn Street, about 0.125 to 0.25 miles west-northwest of the subject property. The American Transmission Center is located at 11710 Abercorn about 0.5 to 1 mile east-northeast of the subject property.

The Georgia Department of Natural Resources Emergency Response Team maintains a database of Spills Data. A review of this database indicated one documented spill on the subject property. However, Mr. David Faircloth of the Armstrong Atlantic State University Physical Plant stated that the leak from a PCB containing transformer had been remediated. Mr. Faircloth stated that all contaminated soil and concrete and the transformer associated with the leak had been removed and disposed of properly by General Electric.

The State of Georgia also maintains a database known as the Non Hazardous Site Inventory (Non-HIS). A review of this database indicated that no site within regulatory search distances.

5.2 Physical Setting Sources

5.2.1 Soil/Geologic Conditions

A review of the U.S. Department of Agriculture Soil Survey of Bryan and Chatham Counties, Georgia, issued March 1974, indicates that the subject property is underlain by soils classified as Ocilla-Urban Land Complex (Ojc), Ogeechee loamy fine sand (Ok), Ogeechee-Urban Land Complex (Okc), Ellabelle loamy sand (El), Lakeland sand (Lp), and Mascotte sand (Mn). The following soil description is taken from the Soil Conservation Service soil survey.

The Ogeechee-Urban land complex occurs in level wet urban areas. The urban areas consist mainly of land that has been altered by cutting, filling, grading, and shaping. Identification of soils in this area is impractical, because they are obscured. However, in undisturbed areas the profile of the Ogeechee soil consists of very dark gray loamy fine sand about 6 to 20 inches thick.

The Ocilla-Urban Land complex consists of soils that occur in somewhat poorly drained areas above the flats and along drainageways. The urban areas consist mainly of land that has been altered by cutting, filling, grading, and shaping. Identification of soils in this area is impractical, because they are obscured. However in undisturbed areas, Ocilla soils have a profile which generally consists of 60 inches of sandy clay loam.

The Ogeechee loamy fine sand occurs on broad flats, in depressions, and in drainageways. Typically, the surface layer is very dark gray loamy fine sand about 8

inches thick. Below the surface layer to a depth of more than 60 inches, the Ogeechee series consists of layers of sandy clay loam and sandy clay. The upper part is dark grayish brown and the lower portion is grayish brown.

The Ellabelle series consists of soils that are very poorly drained and found in depressions and drainageways. Typically, the depressions are ponded, and the drainageways lack well defined natural channels. The surface layer is black loamy sand about 11 inches thick. Light brownish-gray loamy sand is found in the subsurface layer and is about 11 inches thick. The subsoil to a depth of 60 inches is gray sandy clay loam mottled with yellowish brown and strong brown in the upper portion and with yellowish brown in the lower portion.

The Lakeland series consists of soils that are excessively drained sandy soil that occurs on ridges and are nearly level to gently sloping. In a representative profile, the surface layer is very dark grayish brown sand about 8 inches thick. A yellowish brown to pale-olive sand occurs below the surface layer and extends to a depth 72 inches.

The Mascotte series consists of soils that are poorly drained. These soils occur on slight ridges and in area bordering depressions, drainageways, and bays. A representative profile consists of a surface layer of very dark gray sand about 8 inches thick. The next layer is black sand about 4 inches thick. Yellowish brown to gray sand is found in the subsoil to a depth of about 38 inches.

5.2.2 Topography

The U.S. Geologic Survey (USGS) topographic map, Burroughs, GA 7.5 minute topographic quadrangle, dated 1979 (photo revised 1988), was reviewed. The subject property is relatively flat, but slopes from north to south. The elevation of the site ranges from approximately 20 feet above mean sea level (MSL) on the southern boundary of the property to 25 feet above MSL on the northern boundary of the property.

5.3 Historical Information on the Property

5.3.1 Historical Property Records Review

According to chain of title records for the Armstrong Atlantic State University campus, which includes the subject property, the Board of Regents of the University System of Georgia purchased the property from Delta Land Corporation on October 23, 1962. Delta Land Corporation purchased the property from Donald R. Livingston as part of the 936.87 acre Cedar Grove Plantation on November 1, 1955. Donald R. Livingston obtained the land as part of the Cedar Grove Plantation from the Chatham Bank & Trust and Savannah Bank & Trust in Savannah on August 26, 1940.

5.3.2 Historical Aerial Photographs

Aerial photographs of the subject area from 1970, 1977, 1990, and 1999 were reviewed by Jim Mahnke and Stewart A. Dixon of WPC. These photographs were obtained from the Metropolitan Planning Commission in Savannah, Georgia. The photographs indicate that the majority of the buildings located at the subject property were developed prior to 1970.

The 1970 aerial photograph, scale 1" = 400', shows an overview of the Armstrong Atlantic State University campus. In this photograph, the subject property appears to be completely undeveloped and wooded. The majority of the Armstrong Atlantic State University campus buildings are already built. The sports facilities (gym and baseball field) are visible. The portion of the campus east of Science Drive appears undeveloped and wooded.

The 1977 aerial photograph, scale 1" = 400', shows that there has been no change in the subject property. The subject property remains undeveloped. However, there has been increased development of the Armstrong Atlantic State University main campus since the 1970 photograph. Several buildings have been built across Science Drive, east of the main campus. The remaining portion of the campus has remained essentially unchanged.

The 1990 aerial photograph, scale 1" = 400', shows that there has been no change in the subject property. The subject property remains undeveloped. The photo does show increased development of the Armstrong Atlantic State University main campus since the 1977 photograph. One building has been built across Science Drive, east of

the main campus since 1977. The remaining portion of the campus has remained essentially unchanged.

The 1990 aerial photograph, scale 1" = 400', shows no change in the subject property since the 1977 photograph. Limited development of the Armstrong Atlantic State University main campus has taken place since the 1977 photograph. One building has been built across Science Drive, east of the main campus since 1977. The remaining portion of the campus has remained essentially unchanged.

The 1999 aerial photograph shows no change in the subject property. The subject property still remains undeveloped woodland.

Copies of the 1970 and 1990 aerial photographs are included as Figure 3 and Figure 4, respectively in Appendix I.

5.3.3 Historical Sanborn Fire Insurance Maps

Environmental Data Resources, (EDR) was contacted to obtain copies of Sanborn fire insurance maps for the subject properties. Fire insurance maps provide information about developed areas, typically metropolitan areas. However Sanborn fire insurance maps were not available for any portion of the subject properties.

5.4 Historical Information on Adjacent Properties

Aerial photographs from 1970, 1977, 1990, and 1999 were reviewed. The photographs show the expansion of the Armstrong Atlantic State University campus over time. The 1970, 1977, 1990, and 1999 aerial photographs show surrounding properties to be a mixture of undeveloped land, multi-family properties, single-family properties, and commercial properties. The 1970 and 1977 aerial photographs show little commercial development in the area. The majority of the surrounding properties in the 1970 and 1977 photographs are residential properties. However, there are a few commercial tracts north of the campus across Abercorn Street. The 1990 and 1999 aerial photographs show the surrounding properties much as they appear today. Increased commercial development is shown in the 1990 photograph to the north and west of the subject property. Multi-family and single family properties are visible to the south.

6. SITE RECONNAISSANCE

WPC conducted a visual reconnaissance of the site and the immediate vicinity on April 25, 2002. Photographs of the site were taken to represent conditions on and around the site, and are included in Appendix IV. The locations of the photographs and the general site conditions are shown in Figure 2. During the site visit, the following items were used as visual indications of potential on-site contamination sources:

- Surface spills or disposal areas of liquids or solids,
- Surface storage of drums or transformers,
- Evidence of underground storage tanks / aboveground storage tanks,
- Areas of stressed vegetation or discolored soils,
- Fill areas, and
- General housekeeping and maintenance.

6.1 Methodology and Limiting Conditions

The site reconnaissance was conducted by Stewart A. Dixon of WPC by walking all roads and paths located on the subject property and walking the property boundaries. No difficulties were encountered in viewing any portions of the property.

6.2 General Site Setting

The site reconnaissance was conducted on April 25, 2002 by Stewart A. Dixon of WPC by walking the property boundaries and through the interior of the property. All paths and roads within the subject property were walked.

The subject property consists of a portion of a paved parking lot adjacent to University Hall and two undeveloped wooded parcels south of the main campus of Armstrong Atlantic State University. The paved parking area forms the northern property boundary of the western undeveloped parcel (Photograph 1). To the east of the western undeveloped parcel is the student housing complex, Campus Point, which is currently under construction (Photograph 2). There was some construction debris observed along the eastern property boundary. The interior of the western undeveloped tract consists of a mature mixed pine and hardwood forest (Photograph 3). The topography is relatively flat. However, there is a mounded area that covers a large area of the central portion of the western undeveloped parcel. There was no

evidence of any buried debris at the site related to the mounded area. However, a subsurface investigation at this site was not conducted to verify this. The southern boundary of this site is a gravel road (Photograph 4).

The eastern undeveloped parcel is located south of University Drive, west of the southern campus parking lot, and east of the student housing development currently under construction (Photograph 5). The site consists of a mature mixed pine and hardwood forest (Photograph 6). Temporary mobile office trailers are located in the southern portion of this parcel.

7. INTERVIEWS

Stewart A. Dixon of WPC spoke with Mr. David Faircloth, Physical Plant Operations Manager for Armstrong Atlantic State University about the presence of USTs, ASTs, landfill areas, and general condition of the subject property. Mr. Faircloth stated that there are no USTs or ASTs at the subject property. The only ASTs are double walled and are located inside a diked area at the Maintenance shop on the main portion of the Armstrong Atlantic Campus. Mr. Faircloth stated that to his knowledge these undeveloped tracts have never been used as landfill areas.

8. FINDINGS

WPC personnel conducted a site visit and a review of the public record concerning the property and its vicinity. During the review of the site history, WPC found that the records show no reported releases at the subject property.

9. OPINION

It is WPC's opinion that due to the subject property having not been listed on any of the federal and state environmental databases and based on the observed conditions noted during the site reconnaissance, the site does not have a high concern for gross contamination.

10. CONCLUSIONS

WPC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527.00 at the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.4 of this report. This assessment has revealed no evidence of recognized environmental conditions within the property boundaries.

11. DEVIATIONS

There were no significant deviations from ASTM Practice E 1527.00 while conducting the Phase I ESA at the subject property

12. ADDITIONAL SERVICES

No additional services were provided with the performance of the Phase I Environmental Assessment for this site.

13. REFERENCES

Clarke, W.Z., and Zisa, A.C., 1976, *Physiographic Map of Georgia*: Georgia Department of Natural Resources, 1 Plate.

Georgia Department of Natural Resources (GDNR), 1976, *Geologic Map of Georgia*, Atlanta, Georgia.

Herrick, S.M., and Vorhes, R.C., 1963, *Subsurface Geology of the Georgia Coastal Plain, Georgia*: State Division Conservation, Department of Mines, Mining and Geology, Geological Survey Information Circular 25, 79 p.

Soil Conservation Service, 1974, Soil Survey of Bulloch County, Georgia, United States Department of Agriculture, Washington, D.C.

U.S. Geological Survey, 1979, *Burroughs, GA, 7.5 Minute Series Topographic Maps*, United States Department of the Interior, Reston, Virginia.

14. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

WPC appreciates the opportunity to provide these services to Armstrong Atlantic State University. If you should have any questions, please contact us at (912) 629-4000.

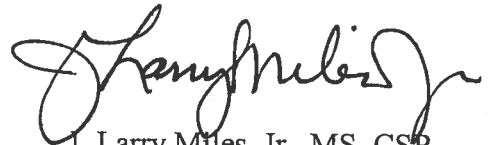
Respectfully submitted,

Handwritten signature of Stewart A. Dixon in black ink, with the initials 'rcm' at the end.

Stewart A. Dixon
Staff Geologist

Handwritten signature of Ruth C. Mannebach in black ink.

Ruth C. Mannebach
Senior Project Manager

Handwritten signature of J. Larry Miles, Jr. in black ink.

J. Larry Miles, Jr., MS, CSP
Environmental Services Manager



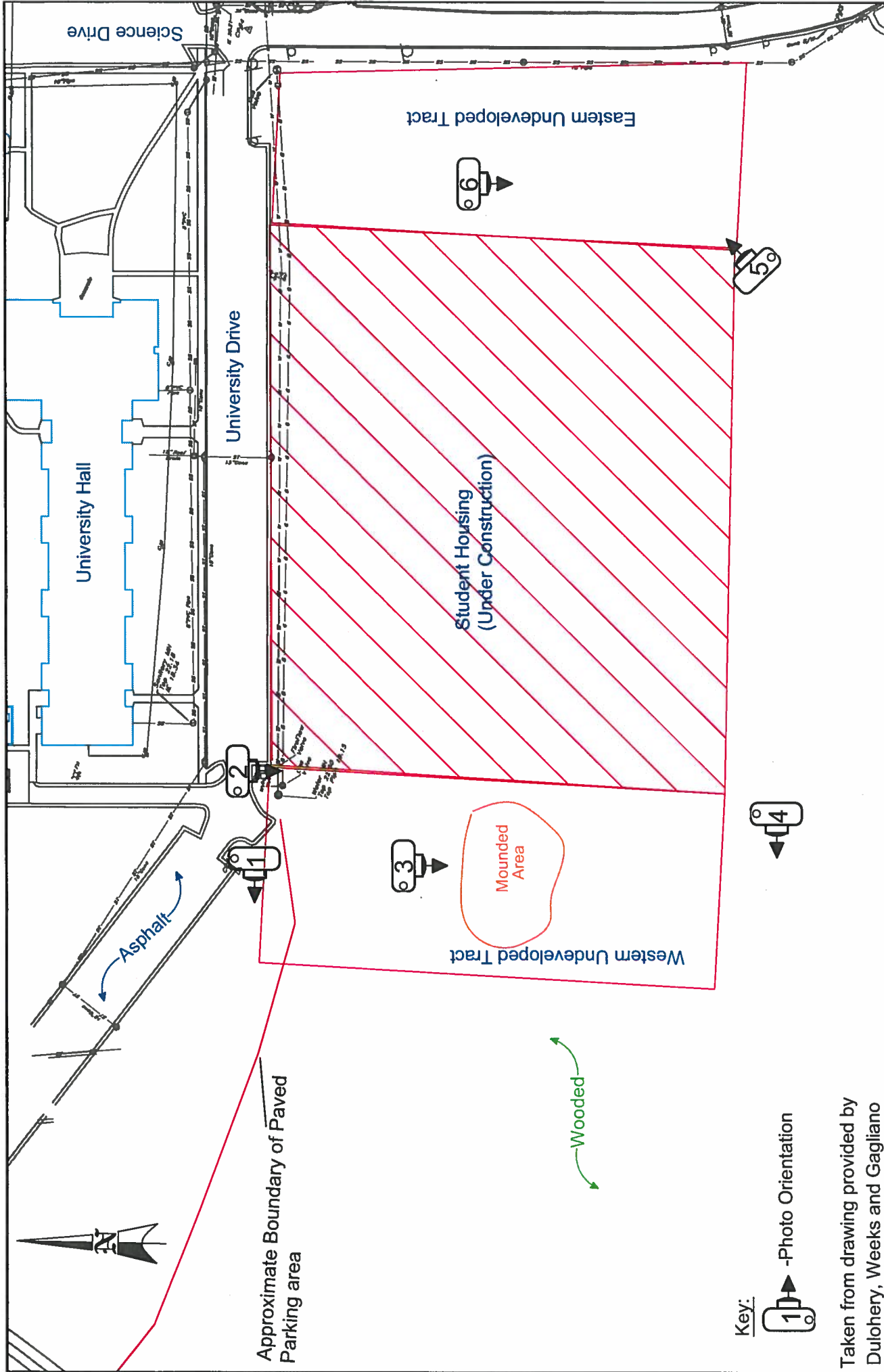
WRIGHTPADGETTCHRISTOPHER
Engineering & Construction Services

APPENDIX

1. FIGURES



1




Key:



-Photo Orientation

Taken from drawing provided by
Dulohery, Weeks and Gagliano

SCALE: Not to Scale		 WRIGHT PADGETT CHRISTOPHER Engineering Environmental & Construction Services 5205 Waters Avenue Savannah, GA 31404	Site Diagram AASU Phase II Student Housing Savannah, Georgia	FIGURE: 2
CHECKED BY: SD				
DRAWN BY: JM				
DATE: April 29, 2002				
			JOB No: SAV4-02-126	

JOB No:

SA V4-02-126

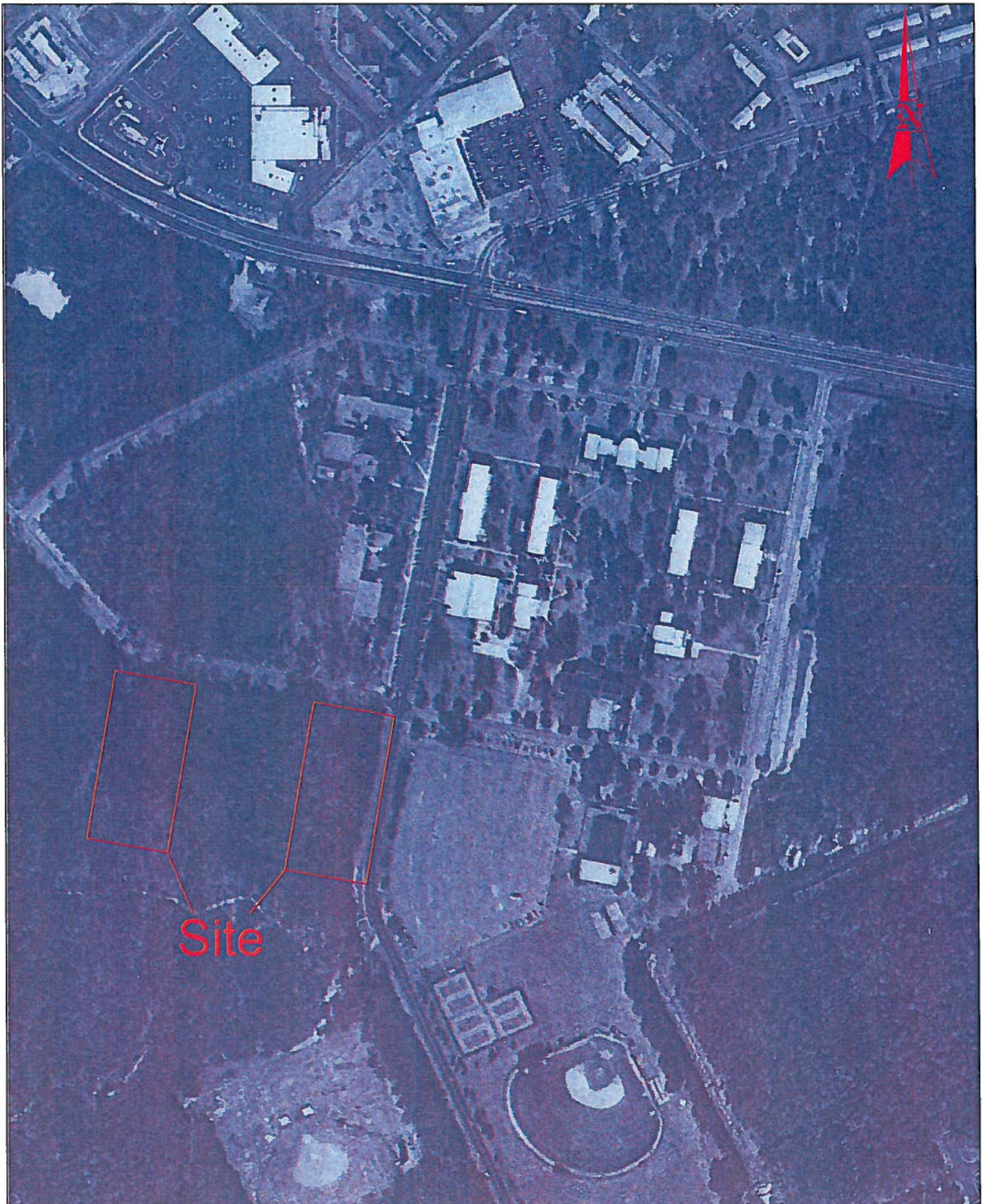


SCALE:	1"= 400'
CHECKED BY:	SD
DRAWN BY:	JM
DATE:	April 29, 2002

WPC
WPC
 WRIGHT PADGETT CHRISTOPHER
 Engineering Environmental
 & Construction Services
 5205 Waters Avenue
 Savannah, GA 31404

1970 Aerial Photograph
AASU Phase II Student Housing
Savannah, Georgia
JOB NO: SAV4-02-126

FIGURE NO:
3



SCALE: 1"= 400'

CHECKED BY: SD

DRAWN BY: JM

DATE: April 29, 2002



WRIGHT PADGETT CHRISTOPHER

Engineering Environmental
& Construction Services
5205 Waters Avenue
Savannah, GA 31404

1990 Aerial Photograph
AASU Phase II Student Housing
Savannah, Georgia

JOB NO: SAV4-02-126

FIGURE NO:

4



WRIGHTPADGETTCHRISTOPHER
Engineering & Construction Services

APPENDIX

II. CHAIN OF TITLE INFORMATION

EVANS TITLE SERVICES

WPC
 Plot # SAV4-02-121 PO# 04566
 Address _____
 City _____ County _____ State _____
 Life estate and chain of title on back of report.

Is in the name of Regents of the University System of Georgia
 received from Delta Land Corp.
 dated 10-23-62 Filing date 10-25-62
 Lms 81T Folio 390 Revenue Stamp \$ _____

Legal Description 218.96 AC± 6th GMD portion of Cedar Grove Plantation

Plot N/279

FIRST MORTGAGE (recorded amt.) \$ _____
 Term \$ _____ per mo. @ _____ % Yrs. _____
 Date of mtg. _____ Date filed _____
 Volume _____ Folio No. _____
 Original holder _____
 Assigned to _____

Grantor _____
 Open-end _____
 THIRD MORTGAGE (recorded amt.) \$ _____
 Term \$ _____ per mo. @ _____ % Yrs. _____
 Date of mtg. _____ Date filed _____
 Volume _____ Folio No. _____
 Original holder _____
 Assigned to _____
 Grantor _____
 Open-end _____

RECORDED LIENS:

Superior Court Suits, or Issue docket,
 or divorce suits

Li Pendens

Judgment Liens

Federal Tax Liens

Attachment Docket

If so, list details below:

SECOND MORTGAGE (recorded amt.) \$ _____
 Term \$ _____ per mo. @ _____ % Yrs. _____
 Date of mtg. _____ Date filed _____
 Volume _____ Folio No. _____
 Original holder _____
 Assigned to _____

FOURTH MORTGAGE (recorded amt.) \$ _____
 Term \$ _____ per mo. @ _____ % Yrs. _____
 Date of mtg. _____ Date filed _____
 Volume _____ Folio No. _____
 Original holder _____
 Assigned to _____

ARE TAXES PAID TO DATE? 2-0781-02-003
 (Give year, amount due, and paid or not paid.)

Exempt

County assessed value of land and buildings 35,258,000
 FMV \$ _____

Sub No _____

Type of Item _____	Suit No. _____	Type of Item _____	Suit No. _____	(2)
Date _____	Vol. _____	Date _____	Vol. _____	Pg. _____
Amount \$ _____		Amount \$ _____		
Plaintiff _____		Plaintiff _____		
Defendant _____		Defendant _____		
Atty. _____		Atty. _____		

Time report completed _____ Date 4-24-02 Records up to 4-18-02
 by: Myra Evans /CS No. of photostats _____ or put legal description on back of form
 I warrant that this report contains information from public records; the accuracy reporting of which is insured under my
 liability policy. Received Time Apr. 24, 6:23PM is not to be construed as an opinion of Title.

Delta Land Corp.
GRANTOR

County <u>Chatham</u>	Kind of Conveyance <u>WD</u>	
Date of Conveyance <u>10-23-62</u>	Consideration	
Date Recorded <u>10-25-62</u>	Deed Book <u>81 T</u>	Page(s) <u>390</u>

Regents of the University System
GRANTEE of Georgia

Notary Public: _____
IS DEED PROPERLY EXECUTED?: _____

DESCRIPTION

218.96 Ac[±] 6th GMD
portion of Cedar Grove Plantation

also conveyed - right to connect to sewage, gas &
other utility services extended into Ph G, Windsor
Street SD at Sunnybrook Rd

SUBJECT TO:

Restrictive Covenants:

Easements:

drainage

utility

GA Power

sewer

Assumed/subject to: DSD in DB _____

Plot:

QCD RELEASING LOT _____ FILED IN DEED BOOK _____

+++++

Deed to Secure Debt in DB _____ / _____ (Cancelled)
Deed to Secure Debt in DB _____ / _____ (Cancelled)
Deed to Secure Debt in DB _____ / _____ (Cancelled)

[2]

+++++
COMMENTS:

+++++
1. Assigned to _____ on _____ and recorded on _____
in Deed Book _____

2. Assigned to _____ on _____ and recorded on _____
in Deed Book _____

3. Assigned to _____ on _____ and recorded on _____
in Deed Book _____

Received Time Apr. 24. 6:23PM on _____ and recorded on _____
in Deed Book: _____

STATE OF GEORGIA

COUNTY OF CHATHAM

817 / 3910

THIS INDENTURE made this 23 day of October, 1962, between DELTA LAND CORP., a corporation under the laws of the State of Georgia, Party of the First Part, and the REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA, a corporation created by the General Assembly of the State of Georgia, Party of the Second Part,

W I T N E S S E T H :

That said Party of the First Part, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by the Party of the Second Part, the receipt whereof is hereby acknowledged, and for other good and valuable considerations it thereunto moving, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the Party of the Second Part and to its successors and assigns, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the Sixth G.M. District, Chatham County, Georgia, being a portion of the Cedar Grove Plantation and more particularly described as follows: Beginning at a point on the southerly side of the Abercorn Street Extension where the property herein conveyed joins the property of A. & M. Land Corp., and running thence S 18° 40' 30" W 396.13 feet to a point; running thence S 15° 37' 30" W 925 feet to a point; running thence S 35° 07' 30" W 1150 feet to a point; running thence S 54° 52' 30" E 1100.44 feet to a point; running thence S 35° 07' 30" W 721.64 feet to a point; running thence S 46° 30' 30" E 151.70 feet to a point; running thence S 35° 07' 30" W along the western right of way of Sunnybrook Road, in proposed Phase "G", Windsor Forest Subdivision, 80.75 feet to a point; running thence N 46° 30' 30" W 354.60 feet to a point; running thence S 66° 07' 30" W 1553.88 feet to a point; running thence N 71° 42' 30" W 1846.16 feet to a point; running thence N 18° 18' 30" E 1709.03 feet to a point on the easterly side of the right of way of Middleground Road; running thence along said right of way N 32° 43' 30" E 642.99 feet to a point; continuing thence along said right of way N 34° 34' 30" E 395.96 feet to a

thence along said right of way N 34° 34' 30" E 377.90 feet to a
point on the southerly side of the right of way of Abercorn
Street Extension; running thence along said southerly right of
way the following courses and distances: N 50° 11' 30" E 136.03
feet to a point, N 70° 43' 30" E 2192.50 feet to a point, thence

[2]

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81T-391

-2-

along the curve of said right of way an arc distance of 647.40 feet (as measured on a curve having a radius of 1845 feet and a central angle of $37^{\circ} 29'$) to the point of beginning.

Said tract contains 218.96 acres and is bounded as follows: Northerly by Abercorn Street Extension, Easterly by the lands of A. & M. Land Corp., Southerly by proposed Phase "G", Windsor Forest Subdivision, and other property of Delta Land Corp., Westerly by other land of Delta Land Corp. and Middleground Road and is more particularly shown upon a plat prepared by Errett F. Gunn, C. E., dated September 1962 and recorded in the office of the Clerk of Superior Court of Chatham County, Georgia in Plat Record Book N, Page 279.

Also conveyed, together with the above described property is the right to connect to sewerage, water, gas and other utility services extended into proposed Phase "G", Windsor Forest Subdivision, provided such connections will be made from that portion of the property of the Party of the Second Part abutting Sunnybrook Road, and further provided that connecting lines required to reach the necessary point of connection shall be made through rights of way and utility easements in said Phase "G" so as not to interfere with the lot development of said Phase "G".

TO HAVE AND TO HOLD the said above described property together with all and singular the rights, members, improvements and appurtenances thereof, to the same being, belonging or in anywise appertaining; to the said Party of the Second Part, its successors and assigns forever in fee simple.

AND LASTLY, the Party of the First Part shall, and its successors and assigns shall, the aforegranted property unto the Party of the Second Part, its successors and assigns, against itself, the said Party of the First Part, and against its successors and assigns and against the claims and demands of any and all other person or persons whomsoever, forever warrant and defend by virtue of these presents.

IN WITNESS WHEREOF, the said Party of the First Part has
caused these presents to be executed in its corporate name and on
its behalf by its President and its corporate seal duly attested

[2]

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by its Secretary to be hereto affixed on the day and year first
above written as the date hereof.

DELTA LAND CORP.

BY

John W. Thern
President

ATTEST:

Emmanuel J. Smith
Secretary

Signed, sealed and delivered

in the presence of:

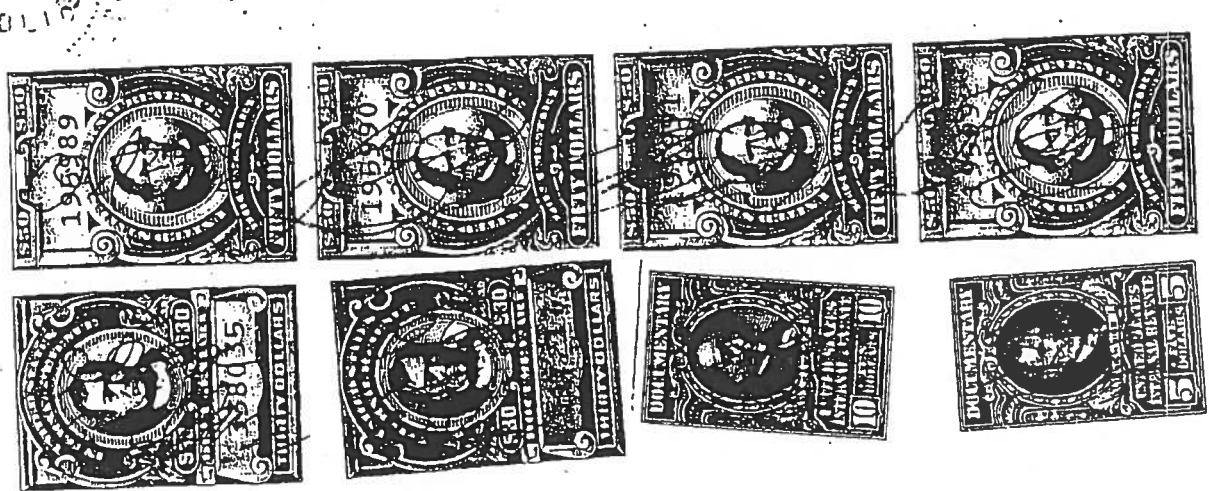
John W. Thern

John W. Thern

Notary Public, Chatham County, Georgia

My Comm. Expires, Chatham County, Ga.

* Commission Expires, June 1, 1964



Filed For Record At 12:54 P.M. On The
23 Day Of October 1962
Recorded In Record Book 81-T, Folio 390
On The 25 Day Of October 1962

Bea Paxson

Received Time Apr. 24. 6:23PM

2
Donald R. Livingston
 GRANTOR

Delta Land Corp
 GRANTEE

County <u>Chatham</u>	Kind of Conveyance <u>WD</u>	
Date of Conveyance <u>11-4-55</u>	Consideration	
Date Recorded <u>11-4-55</u>	Deed Book <u>63-6</u>	Page(s) <u>217</u>

Portion of Cedar Grove Plantation (Acreage not stated -
shown on plat as 936.87 Ac[±])

Plat G/148

Link 3

Chatham Bank & Trust Company
 GRANTOR
Savannah Bank & Trust Company
of Savannah
Donald R. Livingston
 GRANTEE

County <u>Chatham</u>	Kind of Conveyance <u>WD</u>	
Date of Conveyance <u>8-26-40</u>	Consideration <u>28,000 -</u>	
Date Recorded <u>8-27-40</u>	Deed Book <u>35-L</u>	Page(s) <u>105</u>

Cedar Grove Plantation - 1627 Ac[±]
+ other lands

Link _____

GRANTOR

GRANTEE

County	Kind of Conveyance	
Date of Conveyance	Consideration	
Date Recorded	Deed Book	Page(s)

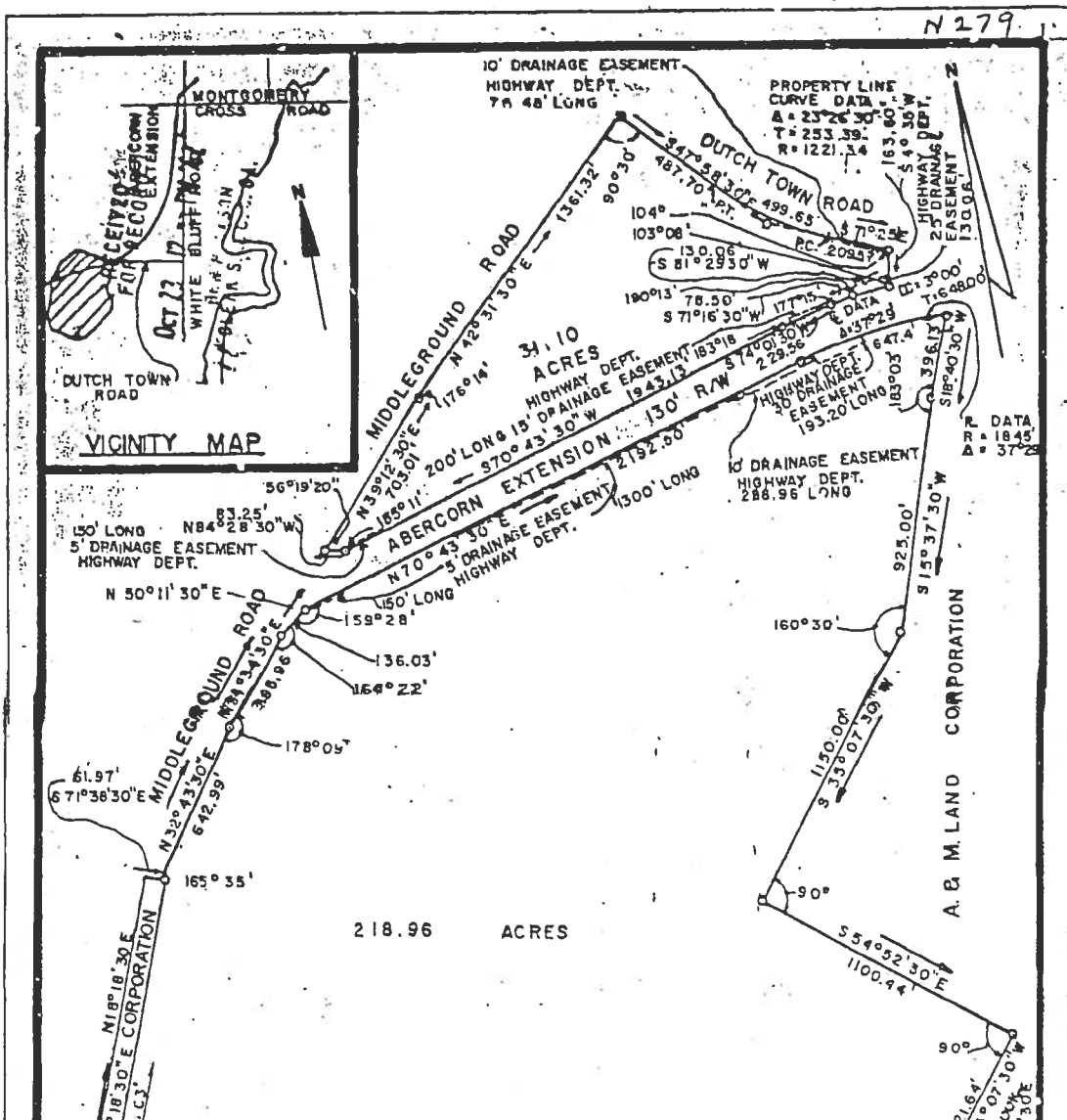
Link _____

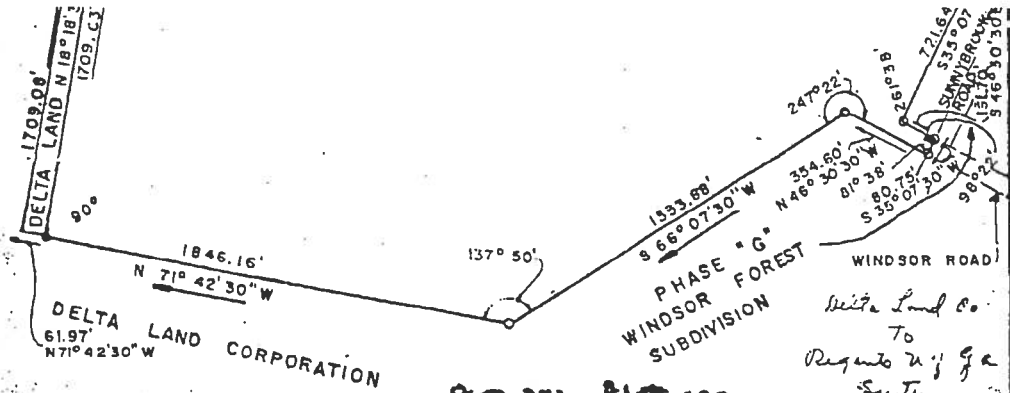
GRANTOR _____

GRANTEE _____

County	Kind of Conveyance	
Date of Conveyance	Consideration	
Date Recorded	Deed Book	Page(s)

Received Time-Apr.24.- 6:23PM





STATE OF GEORGIA
CHATHAM COUNTY

A PLAT OF A PORTION OF THE LANDS OF DELTA LAND CORPORATION, CHATHAM COUNTY, GEORGIA.

SURVEYED FOR: REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
SURVEYED BY: ERRETT F. GUNN

SCALE: 1" = 500'

DATE: SEPTEMBER, 1962

I CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Received Time Apr. 24. 6:23PM

ERRETT F. GUNN
F. GUNN, CONSULTING ENGINEER, INC.
GEORGIA REGISTRATION NO. 1097