

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED SUBSURFACE INVESTIGATION

FOR

HOOVER CREEK VILLAS, 12202 APACHE AVE.,
& HUGGINS PROPERTY, 12206 APACHE AVE.
SAVANNAH, GEORGIA

PREPARED FOR:

HUNTER, MACLEAN, EXLEY, & DUNN, P.C.
200 EAST SAINT JULIAN STREET
SAVANNAH, GEORGIA

NOVEMBER 2003

EMC PROJECT NO. 03-0527.30

Prepared By

EMC ENGINEERING SERVICES, INC.
SAVANNAH, GA

PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
LIMITED SUBSURFACE INVESTIGATION

FOR

HOOVER CREEK VILLAS, 12202 APACHE AVE.,
& HUGGINS PROPERTY, 12206 APACHE AVE.
SAVANNAH, GEORGIA

PREPARED FOR:

HUNTER, MACLEAN, EXLEY, & DUNN, P.C.
200 EAST SAINT JULIAN STREET
SAVANNAH, GEORGIA

NOVEMBER 2003

EMC PROJECT NO. 03-0527.30

Prepared By

EMC ENGINEERING SERVICES, INC.
SAVANNAH, GA

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Executive Summary.....	v
1.0 INTRODUCTION	1
1.1. PURPOSE.....	1
1.2. METHODOLOGY AND EXCEPTIONS	1
1.3. LIMITING CONDITIONS OF ASSESSMENT.....	2
2.0 SUBJECT PROPERTY DESCRIPTION	2
2.1. LOCATION AND LEGAL DESCRIPTION	2
2.1.1 Hoover Creek Villas	2
2.1.2 Huggins Property	2
2.2. CURRENT USE OF SUBJECT PROPERTY	2
2.2.1 Hoover Creek Villa (12202 Apache Avenue)	2
2.2.2 Huggins Property (12206 Apache Avenue)	3
2.3. CURRENT USE OF ADJOINING PROPERTIES.....	3
2.3.1 Hoover Creek Villas	3
2.4. PHYSICAL SETTING.....	3
3.0 HISTORICAL REVIEW.....	4
3.1. AERIAL PHOTOGRAPHS	4
3.2. SANBORN FIRE INSURANCE MAPS.....	5
3.3. CITY DIRECTORY	6
3.4. PRIOR OWNERSHIP	6
3.5. AGENCY CONTACTS	6
3.5.1. Georgia Environmental Protection Division (EPD).....	6
3.5.2. Chatham County Engineer	6
3.5.3. City of Savannah Fire Department.....	6
3.5.4. Georgia Environmental Protective Division (EPD) Underground Storage Tank Management	7
3.6. PREVIOUS ENVIRONMENTAL REPORTS	7
3.6.1 Hoover Creek Villas	7
3.6.2 Huggins Property	7
3.7. SUMMARY OF HISTORICAL REVIEW	8
4.0 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL	8
5.0 SITE RECONNAISSANCE AND INTERVIEWS.....	10
5.1 Hoover Creek Villas	10
5.2 Huggins Property.....	11
5.3 HUGGINS PROPERTY SUBSURFACE INVESTIGATION	12
5.3.1 Hand Auger Borings.....	12
5.3.2 Trenching.....	13
5.3.3 Methane Monitoring.....	14

5.3.4	Groundwater Monitoring Wells	14
5.3.5	Groundwater Quality	15
5.3.6	Current Site Conditions	15
5.4	GENERAL OBSERVATIONS	15
5.4.1	Hoover Creek Villas	15
5.4.2	Huggins Property	17
5.5	HAZARDOUS MATERIAL AND WASTE	18
5.5.1	Hoover Creek Villas	18
5.5.2	Huggins Property	18
5.6	PETROLEUM PRODUCTS	19
5.6.1	Underground Storage Tanks	19
5.6.2	Aboveground Storage Tanks	19
5.7	INDICATIONS OF SOLID WASTE DISPOSAL	19
5.7.1	Hoover Creek Villas	19
5.7.2	Huggins Property	19
5.8	INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCB)	19
5.8.1	Hoover Creek Villas	20
5.8.2	Huggins Property	20
5.9	WELLS	20
5.9.1	Hoover Creek Villas	20
5.9.2	Huggins Property	20
6.0	CONCLUSIONS.....	20
6.1	Hoover Creek Villas	20
6.2	Huggins Property	20

APPENDICES

- A. Figures**
 - USGS Topographic Map – 1993 7.5 Minute Quadrangle
 - 2001 Aerial Photograph
 - Water Table Contour Map on Huggins Property
 - Approximate Extent of Buried Debris
 - 1952 Aerial Photograph
 - 1970 Aerial Photograph
 - 1975 Aerial Photograph
 - 1977 Aerial Photograph
 - 1985 Aerial Photograph
 - 1990 Aerial Photograph
- B. Tables**
 - Finding from Subsurface Investigation on Huggins Property
 - Field Measurements in Groundwater Monitoring Wells on Huggins Property
 - Summary of Laboratory Results from Groundwater Monitoring Wells
- C. Site Photographs**
 - Set #1 Hoover Creek Villas (Plates 1 – 22)
 - Set #2 Huggins Property (Plates 1 – 27)
- D. Historical Record Documentation**
 - Chatham County Board of Assessors Property Record Card
- E. Regulatory Records Documentation**
 - Environmental FirstSearch Report – Regulatory Database Search
- F. Interview Documentation**
- G. List of References**
- H. Resumes of Environmental Professionals**
 - J. David Ross, P.E.
 - A. John Patrick, P.G.
- I. Huggins Property Groundwater Monitoring Wells As-Builts**
- J. Laboratory Reports for Groundwater Samples**
- K. Plats**
- L. Previous Environmental Reports**

EXECUTIVE SUMMARY

Hunter MacLean Exley & Dunn, PC, representing the Armstrong Atlantic Foundation, retained EMC Engineering Services, Inc., (EMC), to conduct a Phase I Environmental Site Assessment for the property located at 12202 Apache Avenue and a subsurface investigation for the property located at 12206 Apache Avenue in Savannah, Georgia. The objective of the assessment was to provide an independent, professional opinion regarding recognized environmental conditions, as defined by ASTM, associated with the property at 12202 Apache Avenue and to delineate buried waste at 12206 Apache Avenue. This assessment was requested in association with planned purchase of the subject properties.

This assessment was performed in accordance with EMC Proposal dated October 3, 2003, the terms and conditions set forth therein, and ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Any exceptions to, additions to, or deletions from the ASTM practice are described in the report. Details of the work performed, sources of information, and findings are presented in the report. Limitations of the assessment are described in Sections 1.2 and 1.3.

The subject properties consist of a currently developed residential apartment complex with contiguous paved parking at 12202 Apache Avenue and the adjoining undeveloped property at 12206 Apache Avenue. The surrounding area is residential and commercial.

This assessment has revealed evidence of no recognized historical environmental conditions, as defined by ASTM, in connection with the developed property located at 12202 Apache Avenue. The subsurface investigation has revealed evidence of buried solid waste at the undeveloped property located at 12206 Apache Avenue.

Laboratory analysis of groundwater samples collected at the Huggins Property, 12206 Apache Avenue, indicate the solid waste has not increased the natural contaminant load of the groundwater. Methane gas was measure at the Huggins Property below the lower explosive limit (LEL). The property is suitable for the perspective purchasers planned development of gravel parking areas or green spaces.

1.0 INTRODUCTION

Hunter Maclean Exley & Dunn, PC, representing the Armstrong Atlantic Foundation, retained EMC Engineering Services, Inc., (EMC), to conduct a Phase I Environmental Site Assessment for the Hoover Creek Villas property (formerly Riverside Villa Apartments) located at 12202 Apache Avenue, and a limited subsurface investigation of Lot 1 and the Eastern Portion of Lot 2 of the James W. Waters tract (Huggins Property) at 12206 Apache Avenue in Savannah, Georgia.

1.1. PURPOSE

The purpose of this assessment was to provide an independent, professional opinion regarding recognized environmental conditions, as described in EMC proposal dated October 3, 2003, and as defined by ASTM, associated with the subject properties. The term *Recognized Environmental Condition* is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public 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. The purpose of the subsurface investigation is to delineate buried waste previously discovered on the Huggins Property and its impact, if any, on the subject properties.

This Phase I Environmental Site Assessment and subsurface investigation was requested in connection with planned purchase of the subject properties.

1.2. METHODOLOGY AND EXCEPTIONS

This assessment was performed in accordance with EMC proposal dated October 3, 2003 and the terms and conditions set forth therein, and with the scope and limitations of ASTM E1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

The assessment included the following components:

- A site reconnaissance of the subject property
- A review of pertinent records for evidence of historical and present use of the subject and adjoining properties
- A search of regulatory databases
- Interviews with current key site manager and occupants as well as local government officials.
- Evaluation of information gathered and development of this report

This assessment includes limited sampling and analysis of the groundwater and delineation and physical description of the buried waste on the Huggins property.

Mr. A. John Patrick, Project Manager, conducted the site reconnaissance portion of the assessment and sampling between October 14 - 27, 2003. Resumes of environmental professionals involved in this assessment are included in Appendix H.

1.3. LIMITING CONDITIONS OF ASSESSMENT

Assessment information was obtained from sources listed in Appendix F. This information, to the extent it was relied on to form our opinion, is assumed to be correct and complete. EMC is not responsible for the quality or content of information from these sources.

The information and opinions rendered in this report are exclusively for use by the Armstrong Atlantic Foundation and its designees. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided in completing this project are consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 SUBJECT PROPERTIES DESCRIPTIONS

2.1. LOCATION AND LEGAL DESCRIPTION

2.1.1 Hoover Creek Villas

The Hoover Creek Villas property (formerly Riverside Villa Apartments) is approximately 4.58 acres in size according to the plat provided by the client. It is comprised of Lot B part of the multiple development company & adjacent 200 x 661 irregular tract, plat record book 16P page 56 and plat record book 16P page 61 as identified on the Property Record Card in Appendix D. The property is located at 12202 Apache Avenue, Savannah, Georgia, PIN No. 2-0862-03-017.

2.1.2 Huggins Property

The Huggins Property is approximately 1.2 acres in size according to the plat provided by the client. It is comprised of the Lot 1 subdivision of the James H. Waters tract and the Eastern Part of Lot 2 of the James Water tract in the Hermitage tract as identified on the Property Record Card in Appendix D. In addition the property apparently includes a triangular shaped piece of land as drawn on the plat in accordance with a reference No. 4. The reference No. 4 narration was not included on the plat drawing. The property is located at 12206 Apache Avenue, Savannah, Georgia, PIN Nos. 2-0862-03-010 and 2-0862-03-011B.

2.2. CURRENT USE OF SUBJECT PROPERTIES

2.2.1 Hoover Creek Villas (12202 Apache Avenue)

The property is a developed into a 55-unit apartment complex. It is separated from the Huggins Property by a wooden fence along its south and southwest side. The fence line along the southwest side of the property apparently runs along the property line in accordance to reference No. 4 in the Huggins Property plat provided by the client

The future use of the property is to remain an apartment complex.

2.2.2 Huggins Property (12206 Apache Avenue)

The property is undeveloped and wooded. Future use of the property is to be a green space or paved parking o accommodate students from Armstrong Atlantic State University.

2.3. CURRENT USE OF ADJOINING PROPERTIES

The area surrounding the subject properties are primarily commercial and residential. Adjacent and nearby properties were observed (from the subject properties or from public access areas) for signs of Recognized Environmental Conditions and their potential to pose an environmental concern to the subject properties.

Adjacent and nearby properties do not appear to present an environmental concern to the subject property, based on visual observations, interviews, and available information (FirstSearch 2003).

Properties adjacent or near the subject properties include:

2.3.1 Hoover Creek Villas

- North:** Publix Super Market, then Abercorn Street, and then MacDonalds and the Savannah Crossing Shopping Center.
- South:** The Huggins Property and the Armstong Apartments and then a residence at 12210 Apache Street.
- East:** University Drive, then Point Student Housing, then Science Drive, and then Armstrong Atlantic State University.
- West:** Apache Avenue and Fulton Road, then apartments and Coastal Empire Exteriors, and then Kroger grocery store.

2.3.2 Huggins Property

- North:** Hoover Creek Villas, then Publix Super Market, and then Abercorn Street
- South:** Residence at 12210 Apache Avenue and the Armstrong Apartments and then Apache Avenue.
- East:** Hoover Creek Villas, then Univestity Drive, and then Point Student Housing.
- West:** Apache Avenue and residence, then apartments, and then residence.

2.4. PHYSICAL SETTING

The subject properties are located at the far south side of Savannah, Georgia. The site lies within the Coastal Plain Physiographic Region of Georgia. The site elevation is approximately 15 feet above mean sea level.

The soils underlying the site are most likely relic barrier island deposits of the Pamlico Shoreline Complex, and are expected to be composed of fine sands interlayered at depth with clays and silts. The Pamlico Shoreline Complex is considered to be a marine terrace

deposited during a higher sea level elevation during an interglacial period of the Pleistocene.

There are three main aquifer systems typically recognized in the Coastal Plain Area of Georgia. They are, in descending order, the shallow Surficial Aquifer, the Brunswick Aquifer (upper and lower), and the Floridan Aquifer System. This Floridan system consists of two principal units; the Upper and Lower Floridan (Miller, no date). Depths below land surface to the top of the Upper Floridan Aquifer system at well sites in the area are approximately 300 – 600 feet. The Upper Floridan Aquifer system is the principal groundwater source for human consumption, agricultural irrigation, and industrial use in southeast Georgia (Clarke 1990).

Three groundwater monitoring wells were installed on the Huggins Property as part of the subsurface investigation. The water table was found to range from 6 feet to 4 ½ feet below ground surface. The monitoring wells were surveyed and the water table aquifer flow direction was found to be to the southwest as shown in Figure 3. This is consistent with the proximity of the marshes and Forest River which are approximately 800 feet and ½ mile, respectively to the southwest. The water table was reported to be approximately 4 ½ feet below ground surface in previous environmental reports on the Huggins Property which is consistent with what was found during this investigation. The water table beneath the Hoover Creek Villas is expected to be at approximately at the same depth and also flow to the southwest.

3.0 HISTORICAL REVIEW

3.1. AERIAL PHOTOGRAPHS

Historical aerial photographs of the sites were obtained from the Chatham County Municipal Planning Commission (MPC) for 1952, 1970, 1975, 1977, 1985, and 1990. An aerial photograph taken of the sites in 2001 was obtained from the Chatham County Geographic Information System (GIS) Database. Observations made of the aerial photographs are summarized below:

- January 31, 1952 aerial photograph; scale 1"=660'

Both properties are undeveloped. A road bordered the west side of the subject properties along the current route of Apache Avenue and ended approximately ½ mile to the southwest at Bell's Landing on the Forest River. Middleground Road appeared to extend to the east side of the Hoover Creek Villas property. A road ran between these two roads north of the sites along the route of current Abercorn Street.

- 1970 aerial photograph CXJ-637; scale 1" = 400'

Other than a minor amount of clearing on the west side of the subject properties, they were undeveloped. Fulton Avenue is present opposite current Apache Avenue. No ponds are apparent on the properties. A ¾ acre pond is visible on property north of Hoover Creek Villas which is now occupied by Publix Super Market. Single family residences are present northwest and south of the subject properties.

- 1975 aerial photograph ERS-165; scale 1" = 400'

Single family residences are located on the west side of both properties. No ponds are apparent on the properties. The property immediately to the south of the subject properties, which is now Armstrong Apartments, was being cleared.

- 1977 aerial photograph FXS-122; scale 1" = 400'

Three apartment buildings are present on the north side of Hoover Creek Villas property. Most of both subject properties remain undeveloped. No pond can be seen on either subject property. Single family residences are apparent south of the subject properties on property currently occupied by Armstrong Apartments. The property northwest of the subject properties, currently occupied by the Enmark Service Station, was being cleared.

- 1985 aerial photograph J-4; scale 1" = 400'

All of the apartment buildings at Hoover Creek Villas were constructed. Both subject properties were cleared by this time. No pond is visible on the Huggins Property although there may have been a lot of truck traffic between the two sites for the purpose of waste disposal based on what appears to be tire tracks in the photograph. The condominiums at Bell's Landing are constructed.

- 1990 aerial photograph 57; scale 1" = 400'

There was no change in the appearance of the two subject properties. Apartment buildings are on property to the south of the subject properties, currently occupied by Armstrong Apartments. The property north of the Hoover Creek Villas is still undeveloped and the pond may have been filled in. The Savannah Mall is under construction. No pond is visible on the Huggins Property.

- 2001 aerial photograph; scale 1" = 100'

All buildings have been removed and the land cleared on the Huggins Property. In the photograph, the center of the Huggins Property may be slightly darker in appearance than its perimeter. The Huggins Property grown over brush and trees to approximately 15 feet high since the 2001 photograph was made. In the photograph, the Hoover Creek Villas are as they appear today. The Publix Super Market was constructed. Most adjacent properties appear as they do today except there was no structure on the property currently occupied by Coastal Empire Exteriors across Apache Avenue from the Hoover Creek Villas.

Review of the aerial photographs did not reveal that a pond or landfill operations ever existed on the Huggins Property. In a telephone interview, the property owner said the person she bought the property from indicated a small pond once existed on the Eastern Portion of Lot 2. The pond, she was told, had been filled with leaves and such. The reported buried debris has been the subject of previous environmental investigations as well as the subject of this subsurface investigation conducted on the Huggins Property.

3.2. SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps do not exist for the subject properties because they were outside of the Savannah City limits at the time of the Maps final revision in 1954.

3.3. CITY DIRECTORY REVIEW

Savannah City Directories reviewed for the subject sites at the Georgia Historical Society, Savannah, Georgia. City Directories reviewed for this assessment included the years 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1993, 1992, 1991, 1990, 1988, 1987, 1975, 1971, and 1970. Information obtained from the City Directories indicated that Apache Avenue was not named in 1970. In 1971, 12206 Apache Avenue (Huggins Property) was owned by Mr. John J. Leonard, Jr. and no owner was listed for 12202 Apache Avenue (Hoover Creek Villas). In 1975, 12202 Apache Avenue (Hoover Creek Villas) was listed under the name Sarvan Bhatia. In 1985 the Apache Apartments were listed at 12202 Apache Avenue. In 1987, Robert E. Smith owned 12206 Apache Avenue (Huggins Property) and the Riverside Villa Apartments were listed for 12202 Apache Avenue. In 1995, 12206 Apache Avenue (Huggins Property) was listed having been the residence of P. Betayia and D. Alva for seven years. In 1999, Huggy Day Care Center was listed at 12206 Apache Avenue. Ms. Gail Huggins has been the owner of 12206 Apache Avenue since 1998. In July, 1999, the Riverside Villa Apartments were purchased by Wilson-Young Rentals, LLP and renamed Hoover Creek Villas.

3.4. PRIOR OWNERSHIP

A title search was not provided for the property.

3.5. AGENCY CONTACTS

3.5.1. Georgia Environmental Protection Division (EPD) Coastal District

The Georgia Environmental Protection Division, Savannah Office, was contacted by EMC on October 13, 2003 to obtain information regarding environmental issues in connection with the subject and adjoining properties. Mr. Steve Liotta, Environmental Specialist, reported that the department had anecdotal evidence of a sewage spill more than ten years ago on the Hoover Creek Villa site but did not expect the effects, if any, would be detectable today. Open dumping and burning had been reported at Bell's landing approximately ½ mile away and downgradient of the sites on the Forest River. No other information was recorded in the Savannah Office, and that the department did not have any knowledge of current recognized environmental conditions associated with the subject properties and adjoining properties. Steve Liotta had no knowledge of the former petroleum contaminated soil on property currently occupied by the Savannah Mall as reported by Mr. Bouchea.

3.5.2. Chatham County Engineer

Mr. Vincent Grevemburg Bill Piper, Chatham County Engineer, was contacted on October 13, 2003, to obtain information regarding environmental issues in connection with the subject and adjoining properties. Mr. Grevemburg reported the only recorded issue was an un-substantiated report of landfill activities located at the south end of Apache Avenue. We assume the referenced landfill activities occurred at Bell's Landing. Other than that he was not aware of any recognized environmental conditions on the subject or adjoining properties.

3.5.3. City of Savannah Fire Department

Principal Fire Marshall George Bouchea was contacted on October 13, 2003. Mr. Bouchea was interviewed to obtain information regarding recognized environmental

conditions and specifically hazardous material or petroleum product related emergency response activities at the site and surrounding properties. Mr. Bouchea reported that petroleum contaminated soil was remediated on the property currently occupied by the Savannah Mall. To his knowledge the soil remediation project received a No Further Action status from Georgia EPD. Other than that he was not aware of any recognized environmental conditions or hazardous material/petroleum product emergency response activities at the site or in the surrounding area.

3.5.4. Georgia Environmental Protection Division (EPD) Underground Storage Tank Management

Ms. Andrea Buerkle and Mr. William Logan, Georgia EPD UST Management, Atlanta Office, were interviewed on October 15, 2003 to obtain information regarding the LUST sites listed by FirstSearch. All 4 Leaking Underground Storage Tank (LUST) sites had received No Further Action Required status. The 4 LUST sites do not pose any recognized environmental condition or hazard to the subject properties because of their EPD status, location, and distance from the subject properties.

3.6. PREVIOUS ENVIRONMENTAL REPORTS

3.6.1 Hoover Creek Villas

To our knowledge, no previous environmental reports have been prepared for Hoover Creek Villas.

3.6.2 Huggins Property

To our knowledge, three environmental reports were previously prepared for the Huggins Property. The three reports were: "Test Borings and Subsurface Investigation" prepared by Whitaker Laboratory, Inc., dated July 23, 1998 for EMC Engineering Services, Inc.; "Site Inspection" prepared by Whitaker Laboratory, Inc., dated October 8, 1998 for EMC Engineering Services, Inc.; and "Transaction Screen Process Report, Huggins Property Acquisition" prepared by LRF Levine Fricke, Inc., dated May 27, 2003 for Hunter Maclean Attorneys at Law. Each report is summarized below.

- "Test Borings and Subsurface Investigation", July 23, 1998

This report was found in archived EMC job files. The investigation was made to determine geotechnical properties of the site for the owner's planned development of a day care facility. The report indicated that an old landfill was suspected at the rear of the site. Four 5-foot deep mechanical auger borings were drilled on the western side of the subject property in Lot 1 and the Eastern Portion of Lot 2. Buried waste was confirmed in the center and west side of the Eastern Portion of Lot 2. No buried waste was found in Lot 1. No attempt was made to delineate the lateral or vertical extent of the buried waste. The buried waste was described only as debris and organics. Native soil was described as loose to very firm brown fine sand from ground surface to 12 feet and dense gray sand below 12 feet to 25 feet from one mechanical auger boring drilled in the center of Lot 1. The report concluded that the landfilled area would not support structures such as buildings and pavement, and the landfilled area could be made suitable for a playground if minor filling was done to separate the buried waste from the play surface. The report is attached.

- “Site Inspection”, October 8, 1998

This report was found in archived EMC job files. The inspection was made to delineate the extent of and to characterize the buried waste. Trenches were dug with a high-hoe into the buried debris to make observations. Four conclusions were given: (1) The lateral dimensions of the buried debris was approximately 100 feet by 180 feet underlying all of the Eastern Portion of Lot 2 and possibly extending onto the western side of the adjacent property (Hoover Creek Villas); (2) The debris was 12 feet thick deep in the center and 0 to 3 feet thick at the edges; (3) The buried waste consisted of many materials including brick, block, cast iron pipe, plywood, terra-cotta pipe, concrete, transite pipe (asbestos), creosote timbers, stumps, tree trunks, electrical wire, plywood, tar paper, tires, polyethylene (plastic sheeting), cans, bottles, and plastic buckets; and (4) Gases were observed bubbling up through the groundwater in the trenches. Methane gas was suspected to be present. The report is attached.

- “Transaction Screen Process Report, Huggins Property Acquisition”

This report was provided by the client. The report indicated that the property owner was aware of some minor amount of filling in the Eastern Portion of Lot 2. The fill was described as mostly of yard waste, tree stumps, and unwanted soil. The owner indicated that no construction and demolition materials or household refuse was used as fill at the site. A private residence had been at the property since 1970. Prior to 1970 the land was undeveloped. The owner demolished and removed the site residence and septic tank in 1998.

Based on a review of EMC files and interviews with current and former EMC personnel, the site development plan for the day care facility was approved by the local governmental agencies provided that a gravel parking area be constructed over the buried debris rather than a play ground. The cost to construct the facility was more than the owner wanted to pay so development was not followed through.

3.7. SUMMARY OF HISTORICAL REVIEW

The historical research presented in this section established the use of the subject properties since 1952. Both subject properties were undeveloped and wooded prior to 1970. A single family residence was constructed on the Huggins Property in 1970. A single family residence was constructed on the Hoover Creek Villas property by 1975. The residences were served with individual wells and septic tanks. Apartments were constructed at the Hoover Creek Villas property in 1977 and are currently there. The apartments have changed names three times. The residence and septic tank at the Huggins Property were demolished and removed in 1998. At this time the Huggins Property is undeveloped.

4.0 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL, STATE, AND LOCAL

As prescribed by ASTM E 1527, the following standard Federal and State Environmental Record Sources were reviewed:

<u>Database</u>	<u>Approx. Min. Search Distance, miles</u>
Federal NPL site list	1 mile
Federal CERCLIS list	½ mile
Federal CERCLIS NFRAP site list	Subject property and adjoining properties
Federal RCRA CORRACTS TSD facilities list	1 mile
Federal RCRA non-CORRACTS TSD facilities list	½ mile
Federal RCRA generators list	Subject property and adjoining properties
Federal ENRS list	Subject property only
State of Georgia	
State equivalent NPL	1 mile
State equivalent CERCLIS	½ mile
State of Georgia Landfill or Solid Waste disposal site lists	½ mile
State of Georgia Leaking UST lists	½ mile
State of Georgia registered UST lists	Subject property and adjoining properties

Federal and State database information was acquired from FirstSearch Technology Corporation (FirstSearch), and reviewed to evaluate both the subject properties and listed sites within ASTM recommended search distances and are included in Appendix E.

A total of 6 geo-coded sites were identified within the specified search radii. The six geo-coded sites include 2 registered UST sites and 4 leaking UST (LUST) sites. Specifically, the subject properties were not identified in the database search results. All UST and LUST sites listed in the FirstSearch were visited as part of the site reconnaissance.

The Enmark Service Station, approximately 700 feet northwest of the subject properties, was listed as the closest registered and leaking UST site. The Shell Service Station across Abercorn Street from the Enmark Service Station was listed as the next closest registered UST site. A leaking UST site was formerly located approximately 0.34 miles northwest of the subject properties on Shawnee Avenue. A former leaking UST at the Savannah Mall was located approximately ½ mile northwest of the subject properties. These five sites do not present an environmental concern because they are located side gradient to the subject properties and the 4 LUSTs sites have received No Further Action Required status from the Georgia Environmental Protection Division (EPD) Underground Storage Tank (UST) Management Group. The sixth geo-coded site is a leaking UST located at Bell South approximately 0.4 miles northeast of the subject properties. This final site does not present an environmental concern because of it has received No Further Action Required status from EPD UST Management and because of its distance from the subject properties.

A total of 285 non-geocoded references were listed in the database. Non-geo-coded (unmappable) sites cannot be plotted with confidence, but can be located by zip code, city name and/or street address. In general, unmappable sites are not geo-coded due to inaccurate or missing information in the environmental database record provided by its

applicable agency. Cross-referencing addresses and site names, was performed for the unmappable facility sites.

The subject and adjacent properties were not identified on the unmappable sites listing. Two spills were identified at Bell's Landing located approximately ½ mile downgradient of the subject properties. No unmappable sites were identified with the potential to impact the subject properties.

5.0 SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hoover Creek Villas

On October 23, 2003 Mr. A. John Patrick performed a site reconnaissance of the subject property accompanied by Mr. Don Tetlow. Mr. Tetlow is the maintenance man for the Hoover Creek Villas. All areas of the site were physically visited and observed to determine the presence of recognized environmental conditions. The property has been owned by Wilson-Young Rentals, LLP since 1999. Ms Paula Tetlow is the apartment manager and has been there since 1999. Mr. and Mrs. Tetlow had no knowledge of any environmental concerns at the Hoover Creek Villas. None of the adjacent property occupants or owners interviewed had any knowledge of environmental concerns their properties or at the Hoover Creek Villas.

The apartment complex is comprised of one 1-story 3-occupant apartment, seven 2-story 4-occupant apartments, three 2-story 8-occupant apartments, one laundry room, one garage, and paved parking areas. All utilities were electric except for the coin operated laundry room which utilized propane stored in an outside tank. The apartments were heated and cooled with electric powered heat pumps. Mail boxes are located next to the laundry room. A stormwater detention basin is located in the center of the property. Each apartment has its own garbage can. Water, sewer, and garbage collection are provided by the City of Savannah. The west side of the property, along Apache Avenue, is enclosed with a concrete block wall. The north side of the property is enclosed with a wooden fence with brick piers. The east and south sides of the property are enclosed with a chain link fence. The west and south sides of the property, adjacent to the Huggins Property, are enclosed with a wooden fence.

The subject property has a number of sanitary sewer manhole covers. The sanitary sewer line is laid out on the subject property like the letter "F" with the main line running along Apache Avenue and the feeder lines running across the north and center of the property. A water supply vault was observed just inside the entrance off of Apache Avenue. Electric utility poles were observed along the north side of the subject property. Electric transformers were observed on the utility poles. According to Savannah Electric personnel, none of these transformers contain PCBs. No stained soils were observed around the utility pole and beneath the transformers.

The grounds are level and clear of vegetation except for a small area along the north fence where shrubs and high grass were growing. Next to this vegetated area was a small raised area with a sandy grass free surface. The maintenance man indicated that nothing was buried there and no foreign buried debris was observed at the surface.

Inside observations were made of the laundry room and garage. No solvents or cleaning supplies were seen stored in the laundry. The garage is used to store miscellaneous

apartment appliances, e.g. air conditioners and doors and tools. One 5 gallon metal container of paint thinner was observed in the garage

No evidence of petroleum products or hazardous chemicals were observed on the premises except for the single 5-gallon can of paint thinner previously identified in the garage. There is no evidence of buried debris, underground storage tanks, or other recognized environmental conditions.

Adjoining and surround properties were viewed from the subject property and public access areas to determine the presence of recognized environmental conditions that may impact the subject property. Adjoining the Hoover Creek Villas are the Publix Super Market on the north, a cell phone tower at the northeast corner, Armstrong Atlantic State University on the east, Armstrong Apartments and the Huggins property on the south, and the Huggins property, Apache Avenue, apartment houses, Fulton Road, and Coastal Empire Exterior on the west. No recognized environmental conditions with the potential to impact the subject site were observed with the possible exception of the Huggins property.

The Huggins property is downgradient of the Hoover Creek Villas so groundwater impact, if any, from the waste buried on the Huggins property will not migrate onto the Hoover Creek Villas property. It is possible that waste is buried on western side of the Hoover Creek Villas property if the property line between these adjoining properties is as shown in the Huggins plat in accordance with references Nos. 2 and 6. Apparently the fence between the eastern side of Huggins property and the Hoover Creek Villas follows the line referenced by No.4 on the plat provided by the client. No survey line was present in the field. The evidence that the fence follows reference No. 4 in the plat is that the soil borings (B6, B7, and B18) that were located in the field with a geographical positioning system are on Hoover Creek Villas property when their positions are plotted on the 2001 aerial photograph. The fence may have been located in such a way as to avoid the waste buried on the Huggins property.

5.2 Huggins Property

On October 14, 2003 Mr. A. John Patrick began the site reconnaissance of the subject property via the two asphalt drive ways that loop off of Apache Avenue around the eastern side of Lot 1. The site was thickly covered with tall grass, blackberries, and small trees. The mat of blackberry bushes was approximately 3 feet thick and covered most of Eastern Portion of Lot 2. The area covered with blackberries was approximately located as the dark area in center of the Eastern Portion of Lot 2 and the southern area in Lot 1 seen in the 2001 aerial photograph of the area. The subject property appeared exactly as shown in site photographs contained in the previous environmental report entitled "Transaction Screen Process Report, Huggins Property Acquisition" dated May 27, 2003.

Surface debris consisted of barrel rings, kitchen furnishings, and general debris on the southern perimeter of the Eastern Portion of Lot 2, adjacent to the Armstrong Apartments property and old lumber and general debris scattered about the eastern portion of Lot 1. Recent dumping had apparently occurred on the subject property off of Apache Avenue. The surface of the subject property was level and well graded in spite of the trenching which took place on the site and was documented in the previous environmental report entitled "Site Inspection" dated October 8, 1998.

The subject property has been owned by Ms. Gail Huggins since 1998. Ms. Huggins indicated that Whitaker Laboratory, Inc. had performed subsurface investigations in the past to characterize and delineate debris buried on the subject property. Ms. Huggins indicated that no buried debris had been removed from the subject property but that the former residence and septic tank had been demolished and removed. Ms. Huggins indicated that she had not followed through with her planned day care facility for personal reasons. Former EMC personnel involved with preparing the site development plan for the day care facility indicated that the site was approved by the local governmental agencies with the caveat that a gravel parking area be constructed over the buried waste. No requirement had been made to remove the buried waste.

A single family residence is located at 12210 Apache Avenue between the Huggins Property and Apache Avenue. The property owner was unavailable for interviewing. Other structures observed at the property include a private water supply well inside a low well house, a propane tank located next to the well house, and 4 telephone and cable junction and relay boxes. SEPCO personnel said PCBs were not contained in these boxes. No stained soil or grass was observed next to the boxes. None of the structures observed at 12210 Apache Avenue pose recognized environmental concerns for the subject properties.

5.3 HUGGINS PROPERTY SUBSURFACE INVESTIGATION

5.3.1 Hand Auger Borings

Hand auger borings were drilled on the subject property because the client was interested in knowing the lateral extent of the buried debris particularly whether it extended onto the adjoining Hoover Creek Villas property to the east.

Mr. Patrick and Mr. David Kosciuk of EMC mobilized to the subject property on October 20, 2003 to begin delineating the extent of the buried debris using a 4-inch hand auger. Twenty-four soil borings were drilled on the subject property to the depth of 6 feet or to refusal. The soil borings were located in the field with a geographic positioning system operated by EMC personnel. The boring locations were plotted on the 2001 aerial photograph along with property lines. When soil borings B3, B4, B5, B6 and soil borings B7 and B18 were plotted on the 2001 aerial photograph, we found B3, B4, B5, and B6 were on Armstrong Apartments property. Soil borings B7 and B18 appeared to be on Hoover Creek Villas property. The six borings had been drilled to 6 feet and no buried waste was found.

Soil borings B3B, B4B, B5B, and B6B were located inside the Huggins property based on the previously plotted GPS data. Soil boring B3B was drilled to 9 feet and completed as a groundwater monitoring well (W1). No debris was found in soil boring B3B. Buried debris was found in soil borings B4B, B5B, and B6B. We conclude that the buried debris extends to the southern property line of the subject property next to Armstrong Apartments property.

Soil borings B7, B8, and B18 were drilled just inside the wooden fence around the Hoover Creek Villas on the east and north sides of the subject property. Boring B7 was drilled to 6 feet and no debris was found. Boring B18 was drilled to 10 feet and completed as a groundwater monitoring well (W2). No debris was found in boring B18. We conclude that the buried debris stops short of the tree line inside the fence around the

Hoover Creek Villas on the east side of the subject property. Boring B8, in the northeast corner of the subject property, could not be drilled deeper than 4 ½ feet because buried debris was encountered. Soil boring B20 was positioned 50 feet away from B8 and drilled 8 feet and completed as a groundwater monitoring well (W3). No debris was found in soil boring B20. Soil boring B9 was drilled 80 feet away from boring B8 and drilled to 6 feet. No debris was found in boring B9. Also no buried debris was shown in the boring log for a mechanical auger boring drilled at approximately the same location as B9 in the previous environmental report entitled "Test Borings and Subsurface Investigation" dated July 23, 1998. We conclude that there is buried debris at the northeast corner of the subject property but it is of limited extent and is not contiguous with the buried debris in the center of the Eastern Portion of Lot 2.

Soil borings B1 and B2 were drilled to 6 feet along the west side of the subject property. No buried debris was found in either of the two borings. We conclude that buried debris does not extend to the western property line of the subject property. The findings of the soil borings are summarized in Table 1.

5.3.2 Trenching

Trenching was done on the subject property to determine the thickness of the buried debris and to allow observation of the buried materials. A trackhoe was mobilized to the subject property on October 21, 2003 to determine the thickness of the buried debris where the hand auger borings met refusal and could not be drilled to 6 feet deep. In addition, several trenches were dug on the outside perimeter of the buried debris to confirm the soil boring findings that no debris was present. Very little buried debris was found in the trenches dug at the soil boring locations B2, B9, B12, B13, and B19. Trenching was not performed in the northeast corner of the property, next to boring B8, because we did not think the debris at B8 was related to the debris in the center of the subject property.

A yellow ring is drawn on Figure 4 to indicate the extent of the buried debris in the center and the northeast corner of the subject property. Very little woody and concrete debris was found in the trenches dug between the yellow and red rings. The minor amount of debris between the yellow and red rings ranged from ground surface to 8 feet deep. A relatively larger amount of buried debris was found at the subject property inside the area where the red ring is drawn in Figure 4. The debris graded out to nothing on the north and west sides of the red ring but stopped abruptly on the south and southwest sides of the subject property.

The materials in the center buried debris, shown inside the red ring drawn in Figure 4 consisted of logs, roots, concrete pipe, sofas, and tires. In the southeast corner of the subject property a buried above ground fuel storage tank was unearthed. The tank contained a little water but the water did not have a petroleum odor. Gases bubbled up through groundwater in the bottom of the trench dug at boring locations B14 and B15 as was described in the previous environmental report entitled "Site Inspection" dated October 8, 1998. We observed that the buried debris was less than 8 feet deep in contrast to the reported 12 feet in the previous environmental report. We observed less debris and fewer materials than were reported in the previous environmental report even though we are sure we trenched in the same locations. Finding of the trenching observations are summarized in Table 1.

5.3.3 Methane Monitoring

Methane will explode if given an ignition source and its concentration is above its lower explosive limit (LEL) which is 5% methane by volume. Methane gas concentration was measured in at each borehole location except for B20. B20 was inadvertently missed. The way we measured methane was as follows. The top of the borehole was sealed with plastic bubble wrap. Barhole punch holes were driven at the boring locations where buried debris had precluded drilling much more than a foot. The barhole holes were sealed with plastic gloves. Approximately 30 minutes after the holes were sealed, a 3-foot long wand attached to a Gascope Model 62 methane meter was inserted into the hole. The concentration of methane gas that had accumulated in the sealed hole, if any, was measured with the methane meter.

The highest methane level measured at the subject property was 80% LEL or 4% methane by volume in boring B11. No methane was measured in the barholes located at B14 and B15 where the gases were observed bubbling up through the groundwater at the bottom of the trenches. The findings of the methane measurements are summarized in Table 1.

A number of factors, e.g., atmospheric temperature and barometric pressure, can influence the levels at which methane will accumulate in a test hole. In our experience the levels of methane measured at the subject site are less than we have measured at commercial and public landfills. It appears methane is being produced at the subject property but at levels that would not pose an explosive hazard at the ground surface. But methane and any other gases produced where the debris is buried could accumulate in a confined space located above the buried waste and displace oxygen to dangerously low levels. The methane produced at the site should not pose a hazard based on the proposed land use of parking area or green space.

5.3.4 Groundwater Monitoring Wells

Soil borings B3B, B18, and B20 were drilled as far below the water table as we could go with a hand auger. The saturated soil would cave into the borings limiting the depth at which the groundwater monitoring wells could be completed. Consequently the groundwater monitoring wells were completed at approximately 8 feet to 9 feet below ground surface. The hand auger was decontaminated with soapy potable water wash and a distilled water rinse between the three boring locations. A 2-inch schedule 40 PVC groundwater monitoring well was constructed in each of the three borings. Well W1 was completed in boring B3B, well W2 was completed in boring B18, and well W3 was completed in boring B20. The wells are capped at the bottom and constructed of new flush threaded pipe. The well screens are 5-feet long and have 0.06-inch machined slots. All three groundwater monitoring wells were installed outside the limits of the buried debris.

The three groundwater monitoring wells were surveyed with GPS and located on the 2001 aerial photograph of the area. We surveyed the relative elevations of each monitoring well assuming the ground surface elevation is at the center of the site was 15 feet MSL (approximately 4.5 meters) as shown on the USGS topographic map. The water table is approximately 6 feet to 4 ½ feet below the ground surface. The water table aquifer flows to the southwest approximately parallel to the lay of the land and towards

the marsh and Forest River approximately 800 feet and ½ mile away, respectively as shown in Figure 3.

5.3.5 Groundwater Quality

Each groundwater monitoring well was surged with a Teflon[®] and stainless steel surge block attached to ¾ -inch PVC pipe and pumped with a decontaminated submersible pump or a peristaltic pump until as clear a sample as possible could be collected. The surge block and ¾ -inch pipe were decontaminated between each groundwater monitoring with a potable water wash followed by a distilled water rinse. When we were satisfied that the water sample was as clear as it would get we sampled the wells. The groundwater samples analyzed for total metals were collected from the submersible pump discharge for monitoring wells W1 and W2. The metals sample was taken from the peristaltic pump discharge for monitoring well W3. The semivolatile samples were collected from peristaltic pump discharge from each of the three monitoring wells. New disposable vinyl tubing and Norpene[®] pump tubing was used to sample each well. The volatile organic samples were collected with a new disposable polyethylene bailer, VOC bottom emptying device, and nylon twine. Sample temperature, pH, conductivity, and turbidity were measured and are summarized in Table 2. The conductivity of the groundwater samples increased in the direction of the water table flow. The buried debris raises the conductivity of the groundwater that passes through it. This is only an observation and does not indicate there is any environmental concern regarding the groundwater.

The only constituents detected in the groundwater monitoring wells were barium and copper. Copper was only detected in one groundwater monitoring well. Organic compounds were not detected at the laboratory reporting limits. The laboratory reporting limits were set at or below the EPD Hazardous Site Response Act (HSRA) groundwater notification levels (NC). Constituents were either not detected or detected at levels probably equal to the natural background levels. No constituent was detected above the corresponding EPD HSRA NC. In our opinion the buried debris has not raised the natural background contaminant load of the groundwater.

5.3.6 Current Site Conditions

The trenches were filled back in. We tried to put the debris on the top of the dirt fill. The site is now rutted and it is difficult to drive between the groundwater monitoring wells. This is in contrast to the way we found the site and indicates the site was graded and leveled after it was trenched by Whitaker Laboratory in 1998.

The 3 groundwater monitoring wells on the site can be abandonment if desired by pulling the well casings out of the ground by hand and backfilling the hole with soil.

5.4 GENERAL OBSERVATIONS

5.4.1 Hoover Creek Villas

Summarized below are findings from site observations.

Conditions	Observed/ Reported		Report Section
	Yes	No	
Water bodies, springs, pits, ponds, lagoons, swamps, rivers, lakes		X	
Areas of distressed, discolored, or stained vegetation		X	
Areas of artificial fill		X	
Wells		X	
Railroad spurs		X	
Wooded areas and variations of vegetation	X		5.0.1
Electrical power transmission lines	X		5.0.1
Underground and/or Aboveground Storage Tanks		X	
Drains, vent pipes, cisterns, sumps, clarifiers		X	
Surface impoundments or holding ponds	X		5.0.1
Industrial or manufacturing activities		X	
Evidence of oil or gas exploration, extraction, production		X	
Evidence of agricultural use (pesticides, herbicides)		X	
Hydraulic elevators, lifts, transformers, and possible PCB sources		X	
Dry cleaning facilities		X	
Hazardous substances and petroleum products and/or containers	X		5.0.1
Unidentified substance containers		X	
Air emissions or wastewater discharge		X	
Odors of chemical vapors, petroleum products or foul odors		X	
Solid wastes		X	
Septic systems		X	
Biohazardous waste		X	
Radioactive waste		X	
Drums		X	
Landfill, dumping, disturbed soils, or direct burial activity		X	
Remedial activities		X	
Stained, discolored, or corroded soils, pavement, or flooring		X	
Leachate or seeps		X	

Conditions	Observed/ Reported		Report Section
	Yes	No	
Evidence of groundwater or surface water contamination		X	
Evidence of chemical spills or releases		X	
Pools of liquid		X	

All items that were physically observed, discovered through record review or interview, or which may otherwise be present at the subject properties are discussed in the referenced report sections.

5.4.2 Huggins Property

Summarized below are findings from site observations.

Conditions	Observed/ Reported		Report Section
	Yes	No	
Water bodies, springs, pits, ponds, lagoons, swamps, rivers, lakes		X	
Areas of distressed, discolored, or stained vegetation		X	
Areas of artificial fill		X	
Wells	X		5.0.2 5.1.1
Railroad spurs		X	
Wooded areas and variations of vegetation	X		5.0.2
Electrical power transmission lines		X	
Underground and/or Aboveground Storage Tanks	X		5.1.2
Drains, vent pipes, cisterns, sumps, clarifiers		X	
Surface impoundments or holding ponds		X	
Industrial or manufacturing activities		X	
Evidence of oil or gas exploration, extraction, production		X	
Evidence of agricultural use (pesticides, herbicides)		X	
Hydraulic elevators, lifts, transformers, and possible PCB sources		X	
Dry cleaning facilities		X	
Hazardous substances and petroleum products and/or containers		X	
Unidentified substance containers		X	
Air emissions or wastewater discharge		X	

Conditions	Observed/ Reported		Report Section
	Yes	No	
Odors of chemical vapors, petroleum products or foul odors		X	
Solid wastes	X		3.6.2 5.0.2 5.1
Septic systems	X		3.6.2 5.0.2
Biohazardous waste		X	
Radioactive waste		X	
Drums	X		5.0.2
Landfill, dumping, disturbed soils, or direct burial activity		X	
Remedial activities		X	
Stained, discolored, or corroded soils, pavement, or flooring		X	
Leachate or seeps		X	
Evidence of groundwater or surface water contamination		X	
Evidence of chemical spills or releases		X	
Pools of liquid		X	

All items that were physically observed, discovered through record review or interview, or which may otherwise be present at the subject properties are discussed in the referenced report sections.

5.5 HAZARDOUS MATERIAL AND WASTE

The subject properties was assessed for signs of storage, use, or disposal of hazardous materials. The assessment consisted of noting evidence (e.g., drums, and unusual vegetation patterns, staining) indicating that hazardous materials are currently or were previously located on the subject property.

5.5.1 Hoover Creek Villas

Potentially hazardous materials were not observed to be in use, stored, or previously deposited onsite.

5.5.2 Huggins Property

Barrel rings were observed on the ground south of the Huggins Property next to Armstrong Apartments property. Hazardous substances were not detected in the groundwater samples collected from groundwater monitoring wells installed on the Huggins Property. The property did not show any unusual vegetation patterns or staining related to spills of hazardous substances.

5.6 PETROLEUM PRODUCTS

5.6.1 Underground Storage Tanks

The subject properties were inspected for evidence of underground storage tanks (USTs) (e.g., vent piping, dispensing equipment, pavement variations). There were no underground storage tanks registered with the Georgia Environmental Protection Division with the subject properties addresses (FirstSearch 2003). No UST tanks or piping were observed on either property.

The most proximate UST system to the subject properties was observed at the Enmark Service Station approximately 800 feet northwest and hydrologically cross gradient of the subject properties as would be inferred from the lay of the land and as was measured in the three groundwater monitoring wells installed on the Huggins Property. The Enmark UST system is not considered a recognized environmental condition with respect to the subject properties.

5.6.2 Above Ground Storage Tanks

There was no evidence of above ground storage tanks observed on the subject and adjoining properties. However, a small above ground storage tank was unearthed during the subsurface investigation on the Huggins Property. The volume of the tank was approximately 500 gallons. It was empty except for some rain water. The water did not have a petroleum smell. The tank was left on the ground surface for inspection.

5.7 INDICATIONS OF SOLID WASTE DISPOSAL

5.7.1 Hoover Creek Villas

Evidence of solid waste disposal activities was not observed on this property.

5.7.2 Huggins Property

The solid waste buried on the Huggins Property was the subject of the subsurface investigation described in this report. Solid waste was found during this investigation, but at a volume that is less than what is shown on the photographs taken of the site by Whitaker Laboratory, Inc. in 1998. A small area of buried debris apparently is located in the northeast corner of the Huggins Property but it is not contiguous with the debris found in the center of the Eastern Part of Lot 2 of the Huggins Property

5.8 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCB)

The subject properties was inspected for the presence of liquid-cooled electrical units (transformers, light ballasts, and capacitors), and major sources of hydraulic fluid (elevators and lifts). Such units are notable because they may be potential PCB sources.

All unlabeled transformers are considered (Federal Regulation 40 CFR 761.40) to be PCB-contaminated (i.e., containing between 50 and 500 ppm PCB). Federal Regulations (40 CFR 761. Subpart G) requires that any release of material containing greater than 50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States Environmental Protection Agency (USEPA) PCB spill cleanup policy.

5.8.1 Hoover Creek Villas

Several pole-mounted transformers were observed on the north side of the property. The transformers were reported by SEPCO personnel to be non-PCB containing. No evidence of dielectric fluid spills was observed on the ground around the transformers.

5.8.2 Huggins Property

No transformers were observed on the Huggins Property. Four BellSouth Telephone and Comcast Cable relay boxes were observed on the property at 12210 Apache Avenue between Huggins Property and Apache Avenue. The boxes were reported by SEPCO personnel to be non-PCB containing. No evidence of dielectric fluid spills was observed on the ground around the boxes.

5.9 WELLS

5.9.1 Hoover Creek Villas

No evidence of wells (supply, monitoring, or dry well) was observed at the subject property.

5.9.2 Huggins Property

No evidence of wells (supply, monitoring, or dry well) was observed at the subject property during the site reconnaissance except 1 water supply well observed on the adjoining property located at 12210 Apache Avenue. Three shallow groundwater monitoring wells were installed on the subject property for the purpose of conducting the subsurface investigation.

6.0 CONCLUSIONS

EMC performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527. Any exceptions to or deletions from this practice are described in Sections 1.2 and 1.3.

6.1 Hoover Creek Villas

This assessment has revealed no evidence of recognized environmental conditions, as defined by ASTM, in connection with this subject property.

6..2 Huggins Property

This assessment and subsurface investigation has revealed the presence of solid waste disposal on this property. Laboratory analyses of groundwater samples collected at the property are less than laboratory reporting limits or at natural background levels. The buried solid waste has not increased the natural contaminate load of the groundwater. Methane gas was measured in the boreholes directly above the waste but at levels less than the lower explosive limit (LEL). Methane gas should not be a concern if a closed in structure is not constructed over the buried debris. The property was approved by local governmental agencies for the development of a day care facility with the condition that a gravel parking area be placed over the buried debris due to the potential for the site to settle at that location. We conclude that the property is suitable for the perspective purchasers planned development of gravel parking areas or green spaces.

This report prepared by:

A. John Patrick, P.G.
Project Manager
Environmental Department

This report reviewed by:

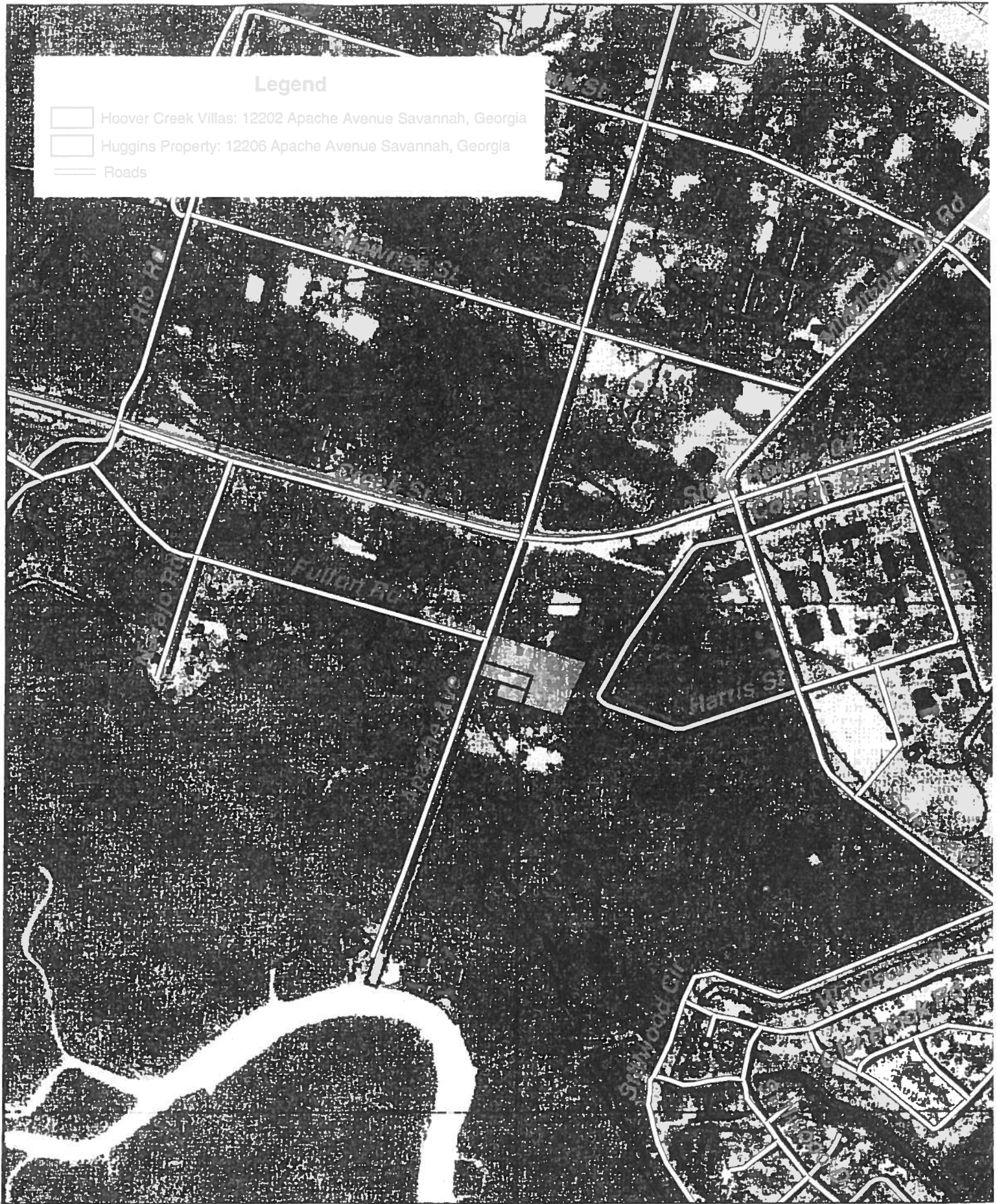
J. David Ross, P.E.
Senior Vice President
Manager, Environmental Department

November 2003

APPENDICES

APPENDIX A

FIGURES



Legend

- Hoover Creek Villas: 12202 Apache Avenue Savannah, Georgia
- Huggins Property: 12206 Apache Avenue Savannah, Georgia
- Roads

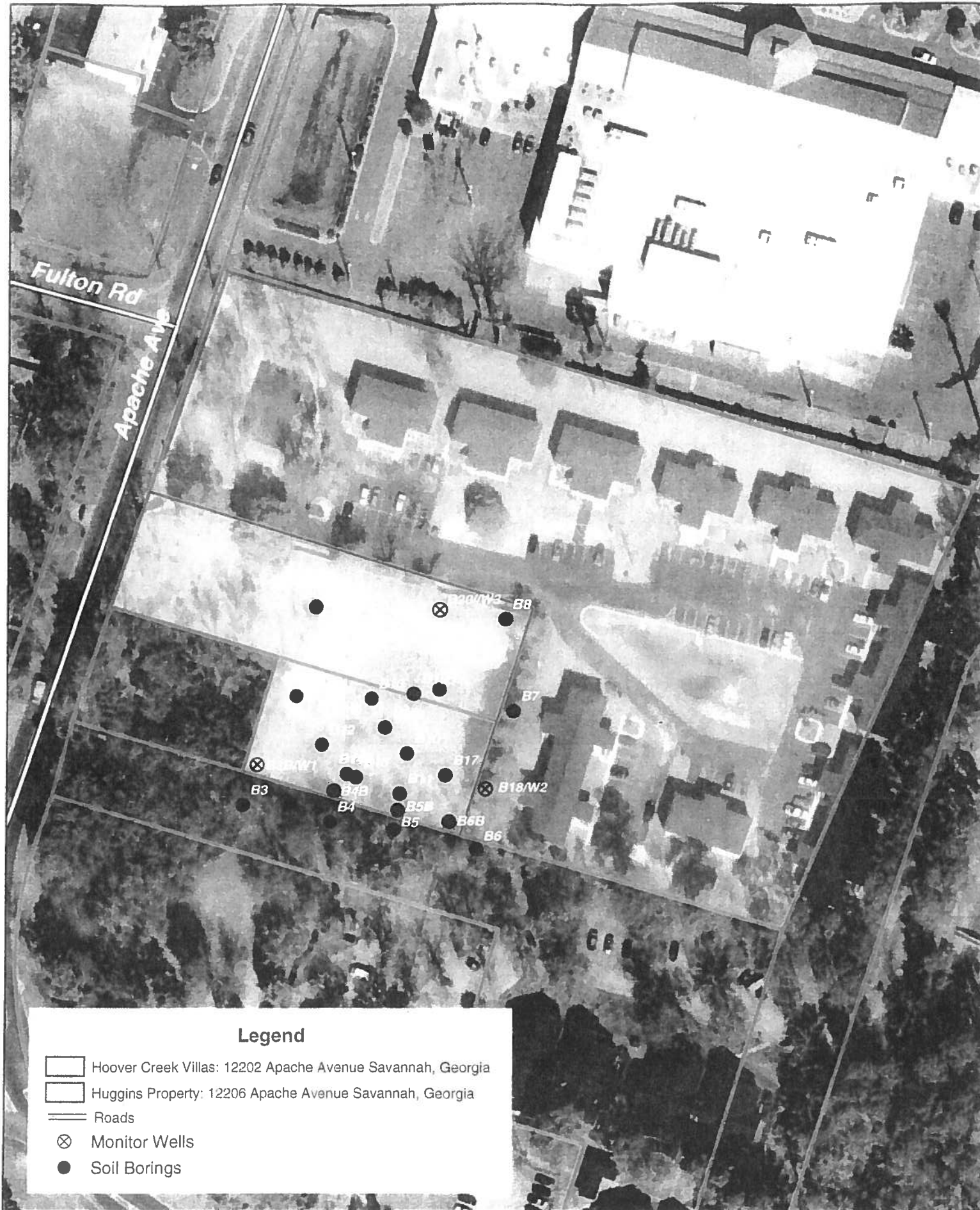


EMC Engineering Services, Inc.
23 East Charlton Street
PO Box 8101
Savannah, Georgia 31401
Ph: (912) 232-6533
Fax: (912) 232-2920

Figure 1: Topographic Project Location Map
Source: USGS Burroughs Quadrangle 1993
Project No. 03-0527.30

0 200 400 800 Feet
1 inch equals 800 feet





Legend

- Hoover Creek Villas: 12202 Apache Avenue Savannah, Georgia
- Huggins Property: 12206 Apache Avenue Savannah, Georgia
- Roads
- X Monitor Wells
- Soil Borings



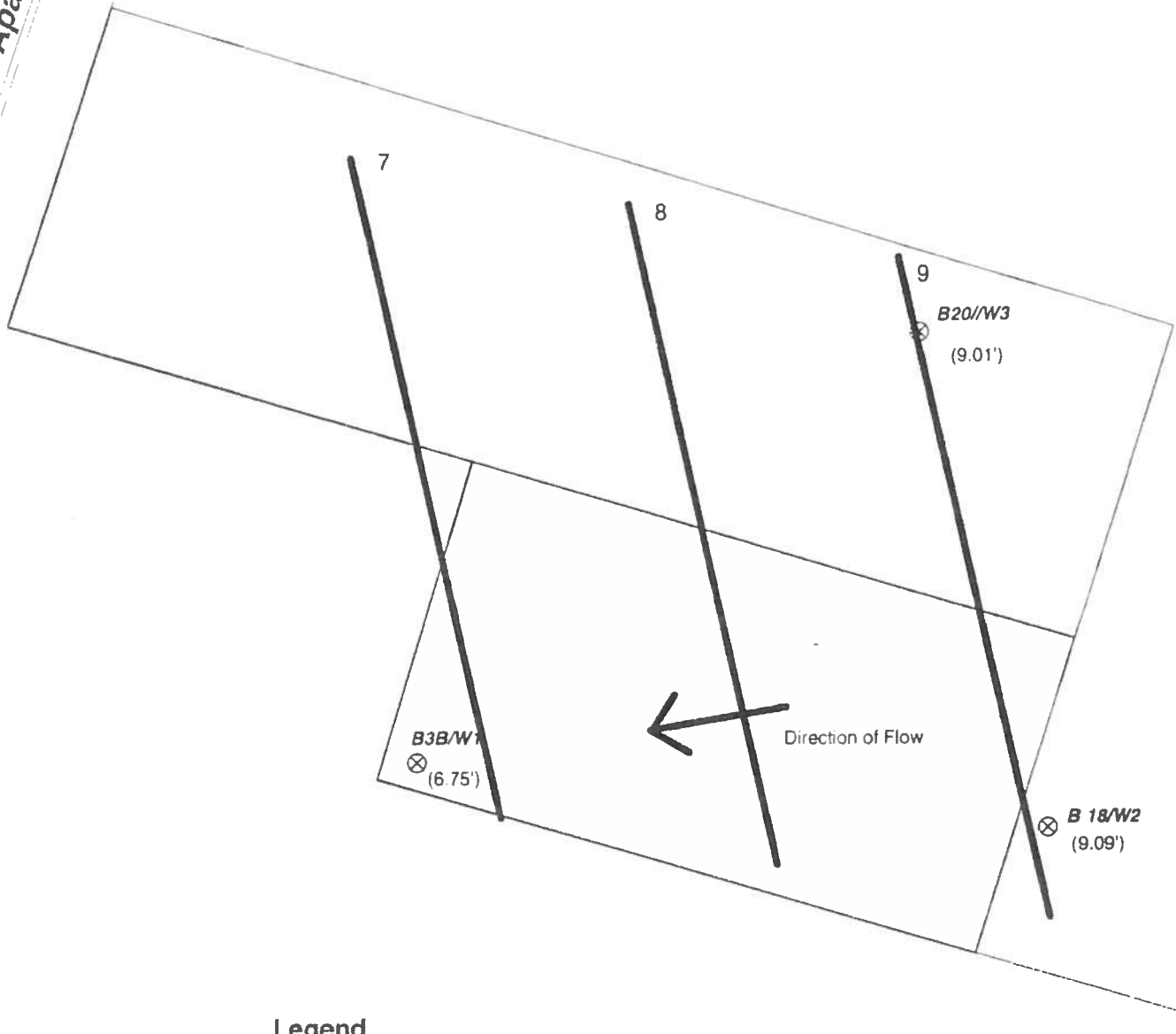
EMC Engineering Services, Inc.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31410
Ph: (912) 232-6533
Fax: (912) 232-2920

Figure 2: 2001 Aerial Photograph
Monitor Wells & Soil Boring Locations
Project No. 03-0527.30

0 25 50 100 Feet
1 inch equals 100 feet



Apache Ave



Legend

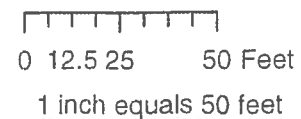
- Hoover Creek Villas: 12202 Apache Avenue Savannah, Georgia
- Huggins Property: 12206 Apache Avenue Savannah, Georgia
- Monitor Wells
- Roads
- Water Level (Feet MSL)

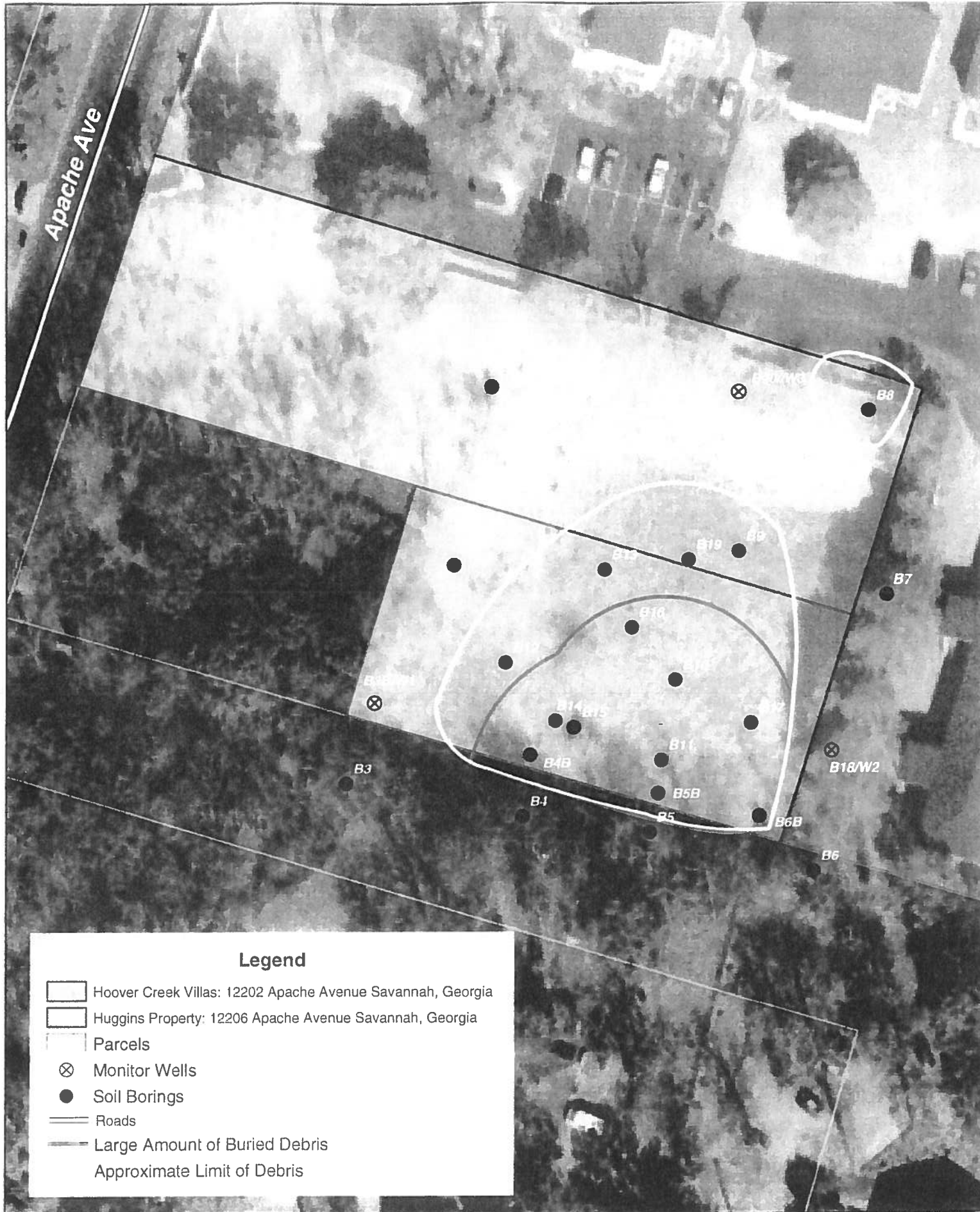
(Assumed Elevation of the Center of Huggins Property is 15 feet MSL)
Water Levels Measured October 27, 2003



EMC Engineering Services, Inc.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31410
Ph: (912) 232-6533
Fax: (912) 232-2920

Figure 3: Water Table Contours
Project No. 03-0527.30





Legend

- Hoover Creek Villas: 12202 Apache Avenue Savannah, Georgia
- Huggins Property: 12206 Apache Avenue Savannah, Georgia
- Parcels
- Monitor Wells
- Soil Borings
- Roads
- Large Amount of Buried Debris
- Approximate Limit of Debris

Figure 4:

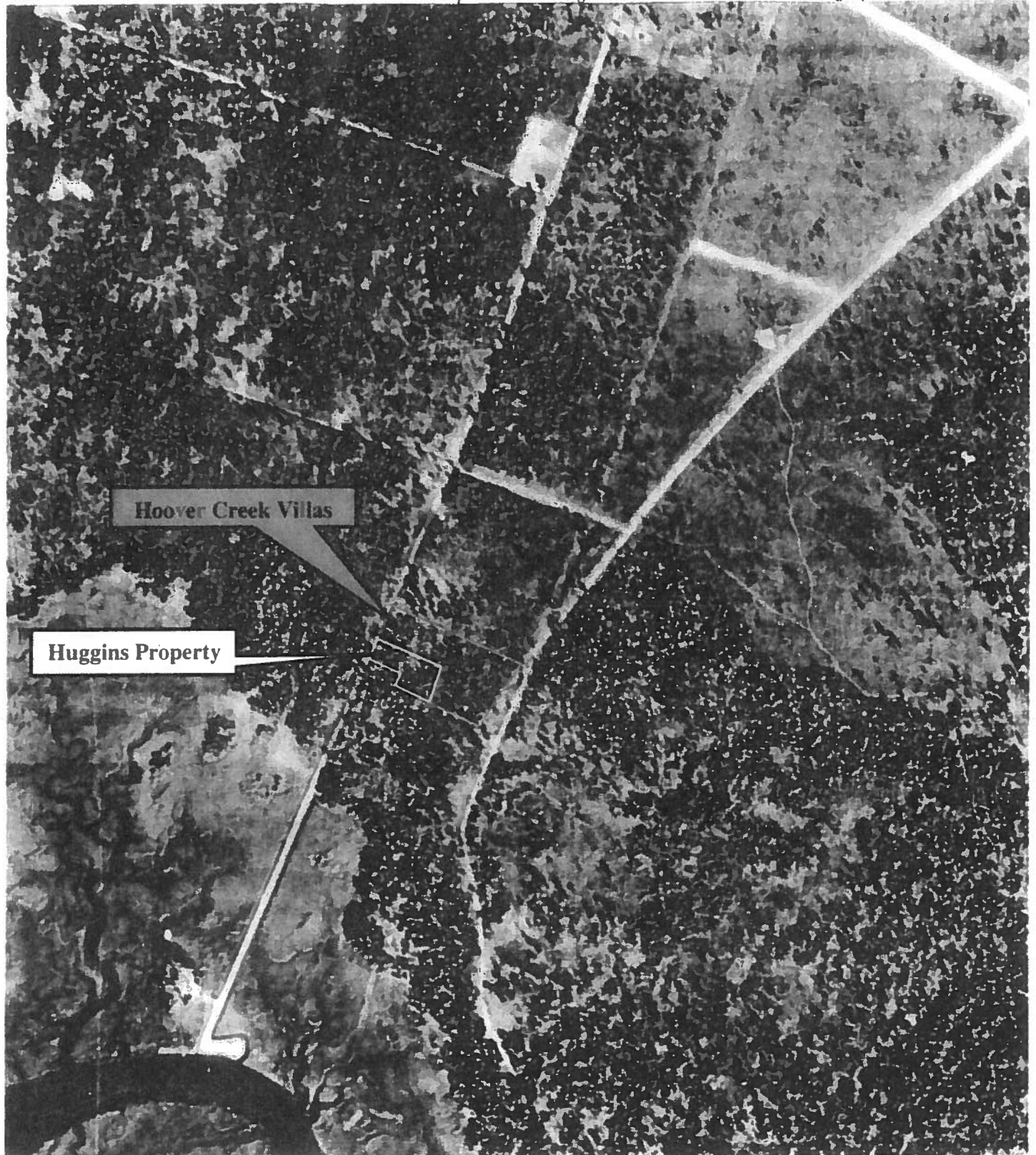
Approximate Extent of Buried Debris
Project No. 03-0527.30

0 12.5 25 50 Feet
1 inch equals 50 feet



EMC Engineering Services, Inc.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31410
Ph: (912) 232-6533
Fax: (912) 232- 2920

Source: Savannah-Chatham Co. Metropolitan Planning Commission, 1952 Aerial Photograph



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1952 AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

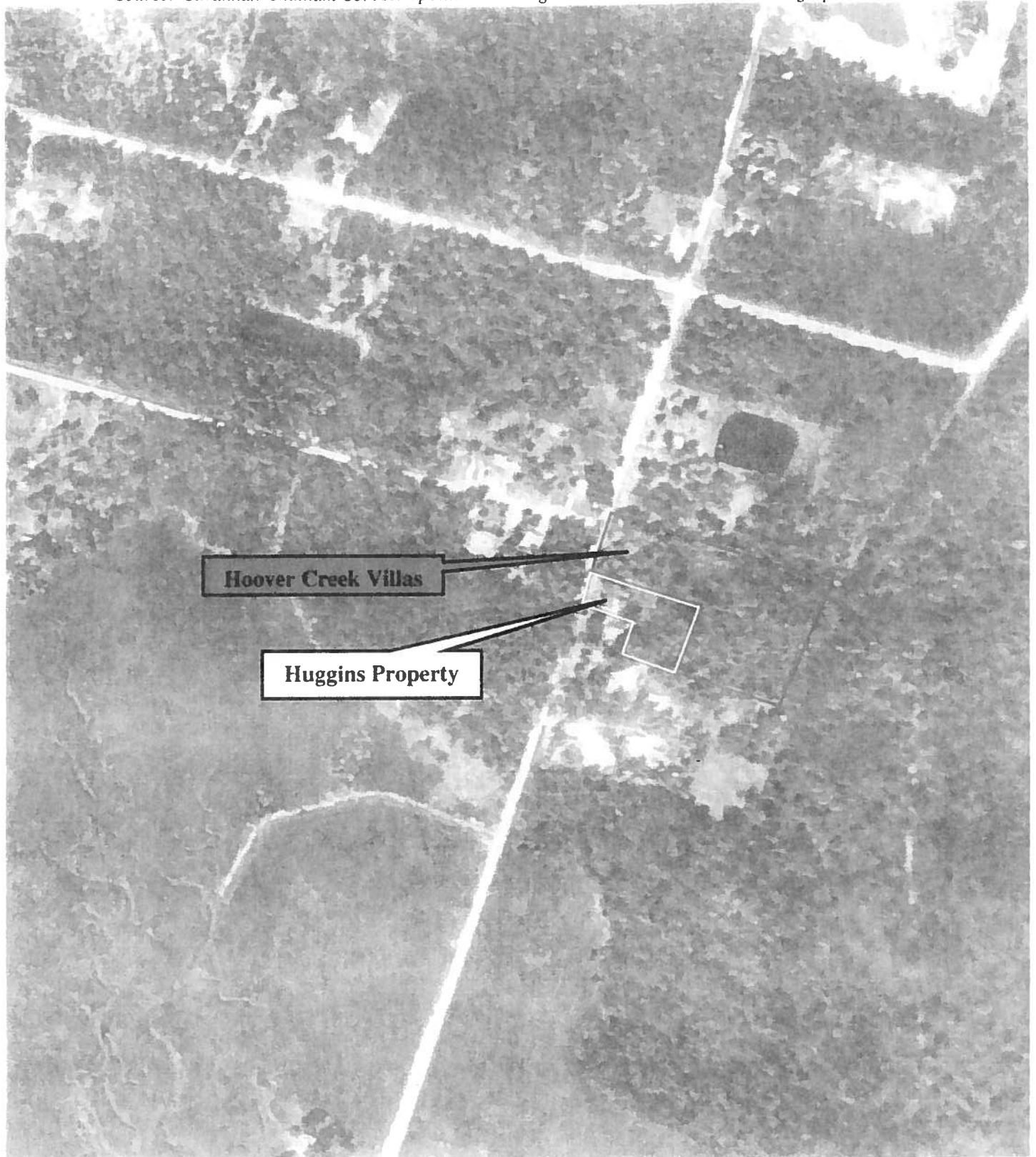
SCALE:
1" ≈ 660'



FIGURE

5

PROJECT:03-0527.30



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1970 AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

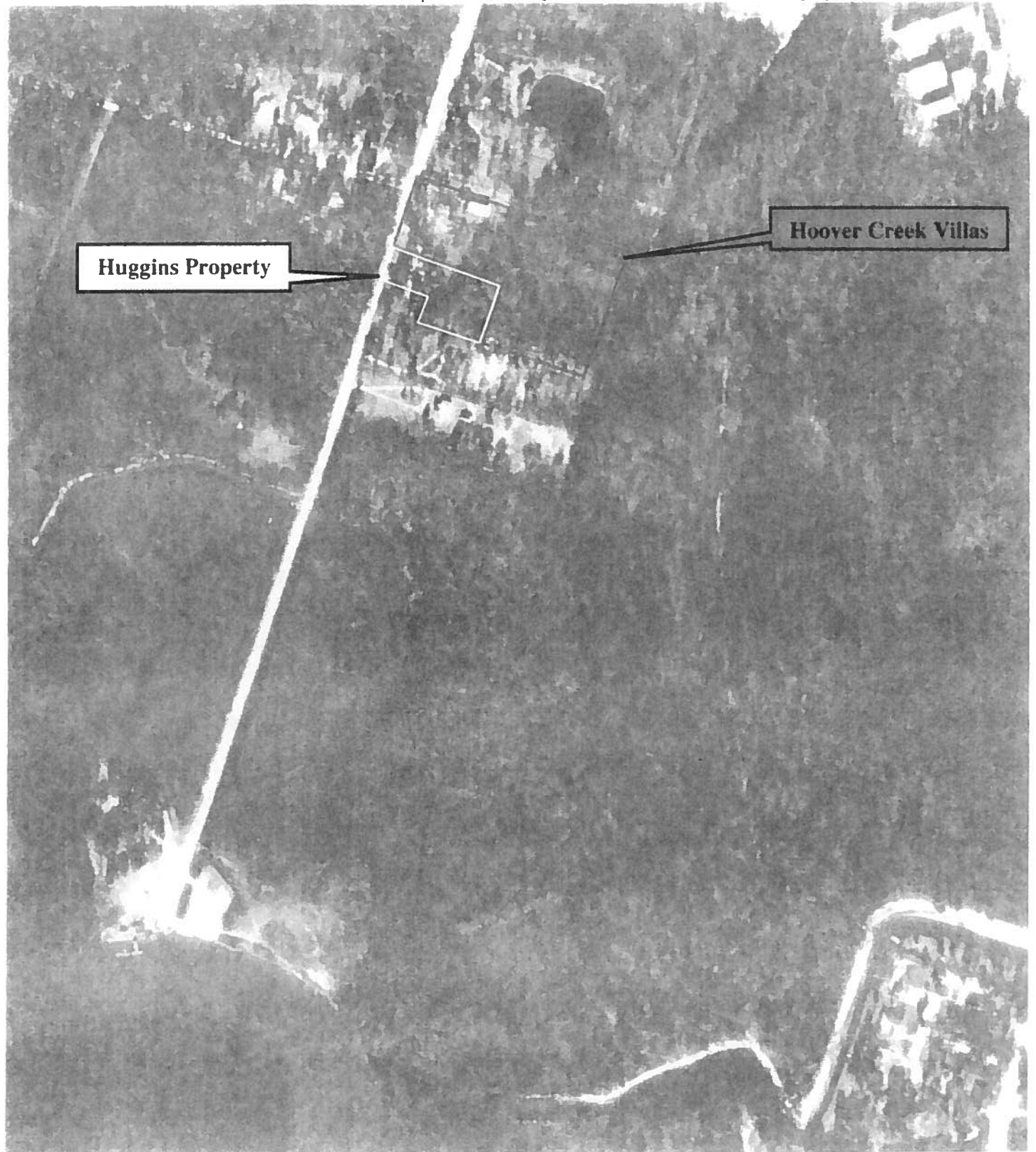
SCALE:
1" = 400'



FIGURE

6

PROJECT:03-0527.30



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1975 AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

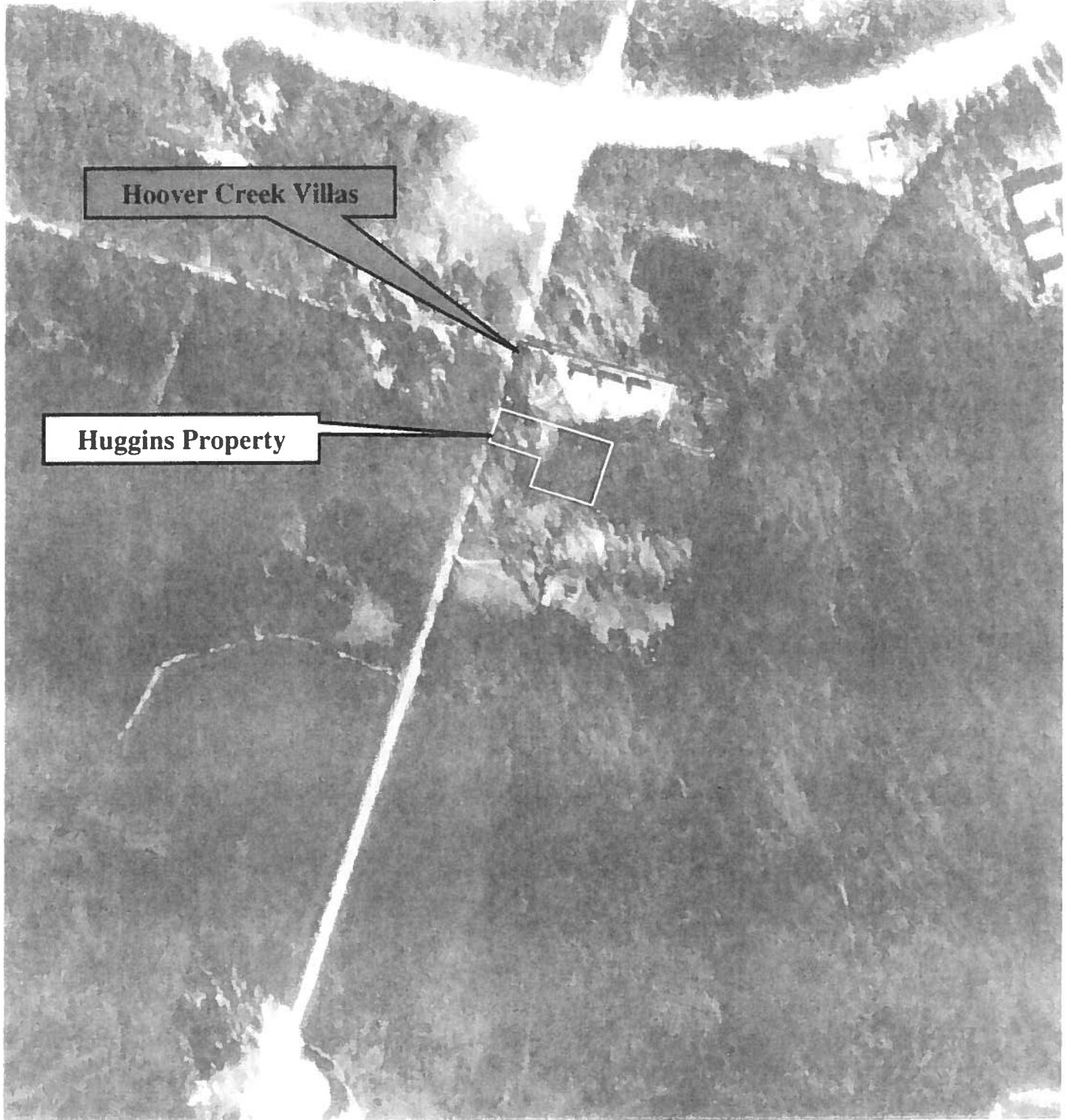
SCALE:
1" ≈ 400'



FIGURE

7

PROJECT:03-0527.30



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1977 AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

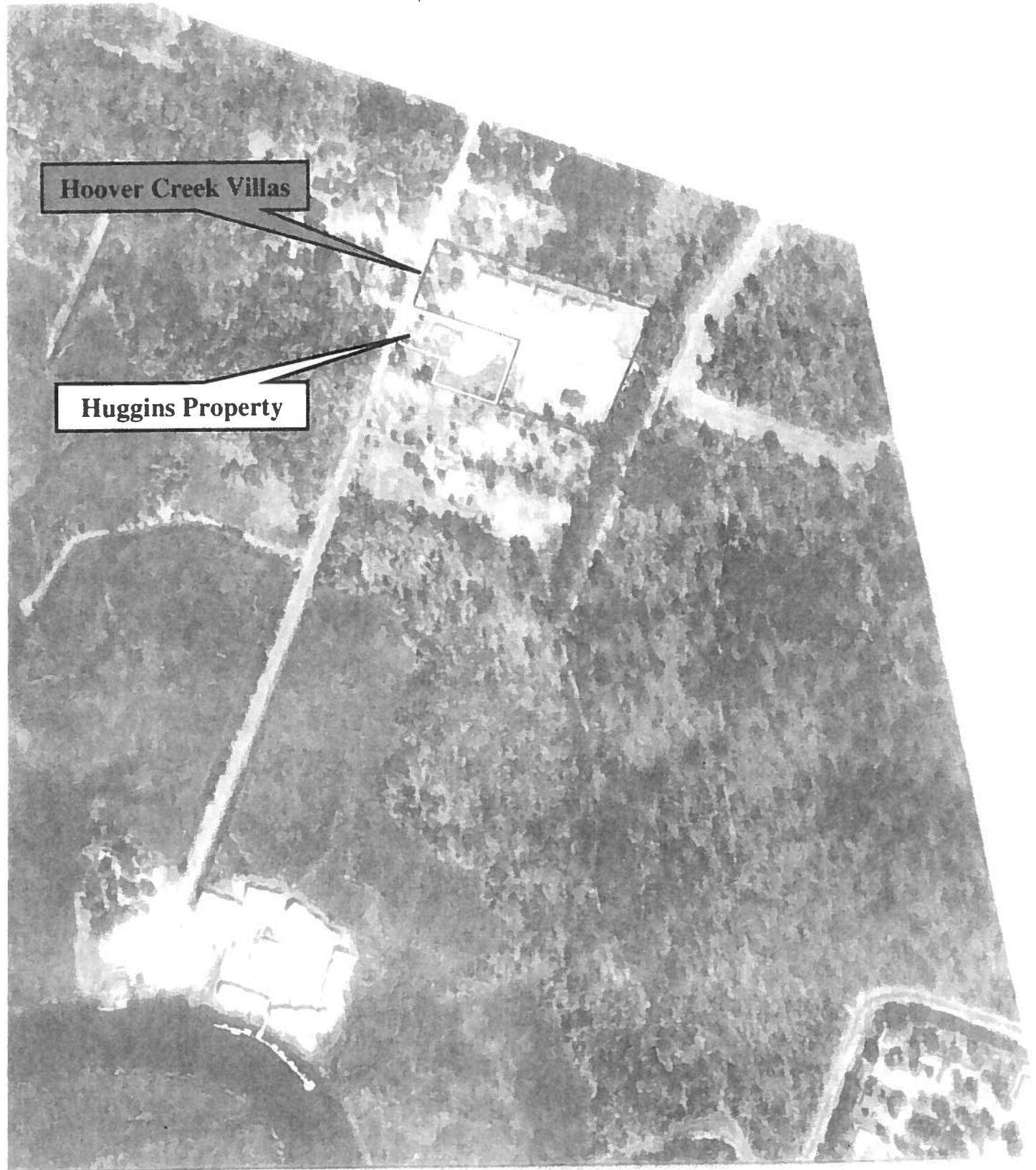
SCALE:
1" = 400'



FIGURE

8

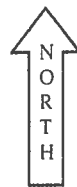
PROJECT:03-0527 30



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1985 AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

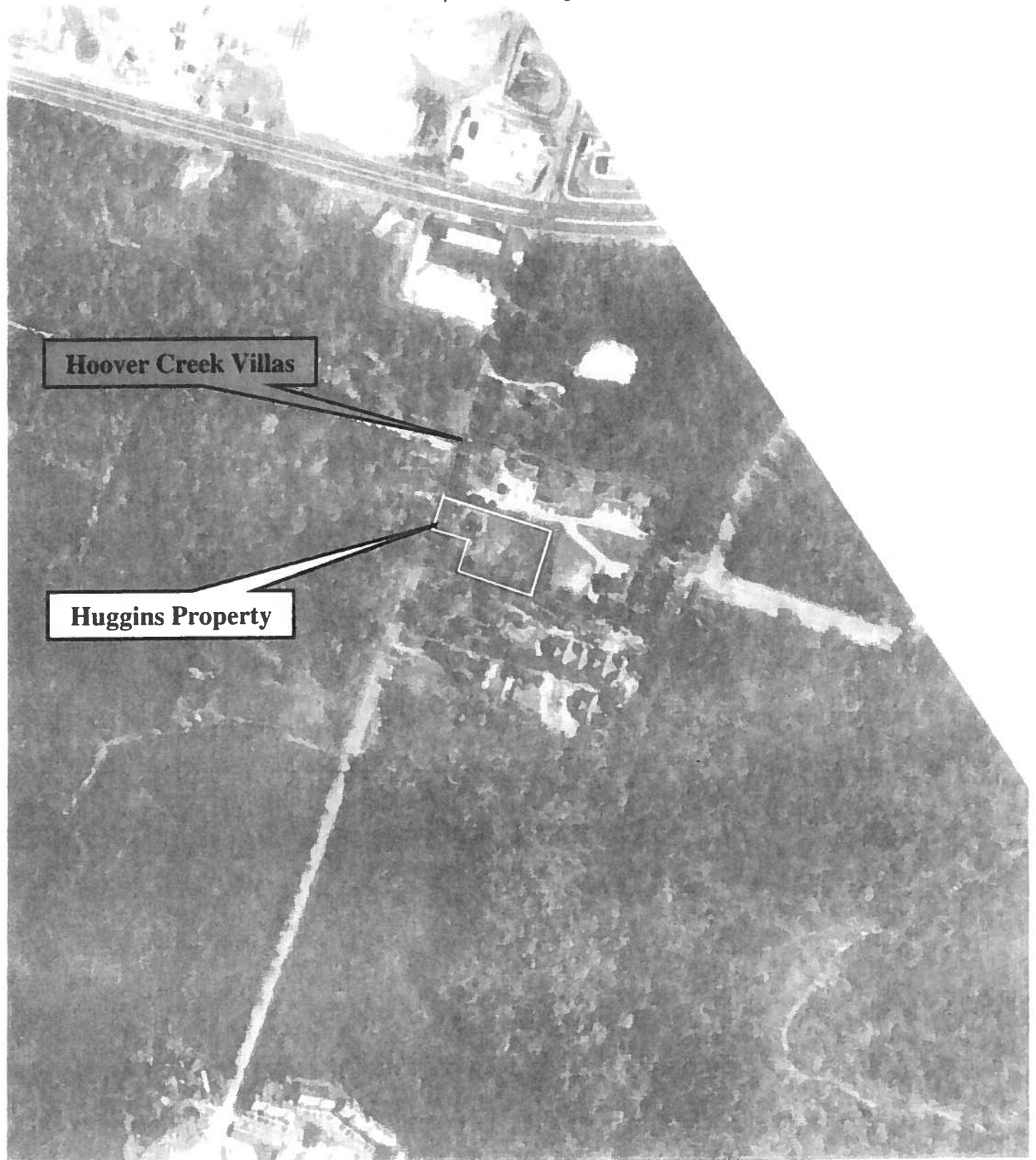
SCALE:
1" ≈ 400'



FIGURE

9

PROJECT 03-0527.30



EMC ENGINEERING
SERVICES, INC.
Post Office Box 8101
23 East Charlton Street
Savannah, Georgia 31412
Phone: (912) 232-6533
Fax: (912) 232-2920

1990AERIAL PHOTOGRAPH
Hoover Creek Villas, 12202 Apache
Ave., and Huggins Property, 12206
Apache Ave.
SAVANNAH, GEORGIA

SCALE:
1" = 400'



FIGURE

10

PROJECT:03-0527.30

APPENDIX B

TABLES

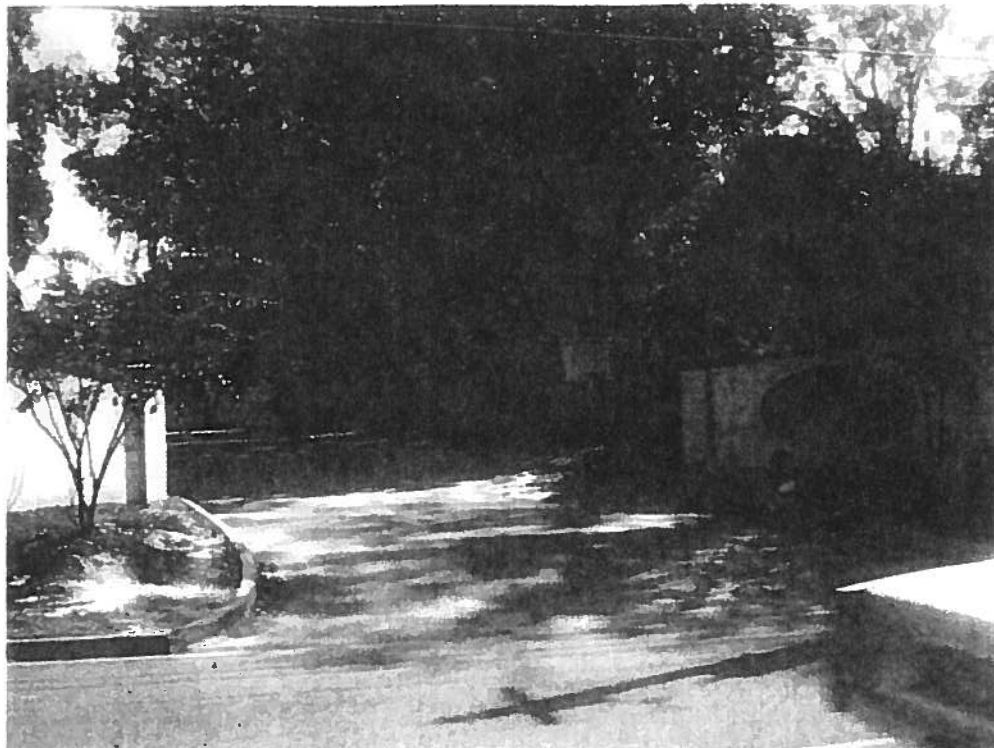
Table 1. Findings from Subsurface Investigation on Huggins Property

Soil Boring / Monitoring Well	Boring Depth (feet)	Description	Trenched	Methane (% Lower Explosive Limit)	Time of Methane Measurement
B1	0 - 6	No debris in boring - hard soil	No	0	14:59
B2	0 - 6	Hard soil - very minor amount of concrete rubble in trench 2 to 7 feet	Yes	0	15:00
B3	0 - 6	No debris in boring - hard soil	No	0	15:02
B3B/W1	0 - 9	No debris in boring - hard soil	No	NT	NA
B4	0 - 6	No debris in boring - hard soil	No	0	15:03
B4B	0 - 6	A little woody debris and tire in trench from 4 - 8 feet - soft soil	Yes	NT	NA
B5	0 - 6	No debris in boring	No	0	15:07
B5B	0 - 1	Large amount of woody debris from 1 to 7 feet	Yes	NT	NA
B6	0 - 6	No debris in boring - hard soil	No	0	15:08
B6B	0 - 0.5	Large amount of miscellaneous debris and fuel storage tank from 0 to 7 feet	Yes	NT	NA
B7	0 - 6	No debris in boring - hard soil	No	0	15:10
B8	0 - 4.5	Debris at 4.5 feet - hard soil	No	0	15:12
B9	0 - 6	Minor woody and concrete debris in trench from 1 to 3 feet - soft soil	Yes	0	15:14
B10	0 - 4	Large amount of woody debris from 4 - 8 feet - soft soil	Yes	7	15:15
B11	0 - 4	Large amount of concrete and woody debris from 4 to 8 feet - very wet - soft soil	Yes	80	15:05
B12	0 - 2	A little woody debris in trench from 4 - 8 feet	Yes	0	15:17
B13	0 - 4	Very minor amount of concrete rubble, woody debris, and tire in trench 3 to 7 feet	Yes	4	15:16
B14	0 - 3.5	Large amount of woody debris and concrete pipe 4 to 8 feet - bubbly groundwater	Yes	0	15:04
B15	0 - 0.5	Large amount of woody debris and concrete 4 to 8 feet - bubbly groundwater	Yes	12*	15:45
B16	0 - 0.5	Large amount of woody debris and concrete 4 to 8 feet	Yes	0*	15:43
B17	0 - 0.5	Large amount of woody debris from 4 - 8 feet	Yes	0*	15:39
B18/W2	0 - 9	No debris in boring - hard soil	No	0	15:22
B19	0 - 0.5	Minor woody, concrete, and plastic debris in trench from 0 to 3 feet	Yes	0*	15:37
B20/W3	0 - 8	No debris in boring - hard soil	No	NT	NA
Notes:	Methane measurements made in bore holes except when made in 4' deep barhole punch hole as noted with *				
	NT = No Test				
	NA = Not Applicable				

Table 2. Field Measurements in Groundwater Monitoring Wells at Huggins Property

Groundwater Monitoring Well	pH	Temperature (°C)	Conductivity (µmhos/cm)	Turbidity (NTU)
W1	6.06	17.3	810	5
W2	4.72	17.4	240	7
W3	5.49	18.7	290	54

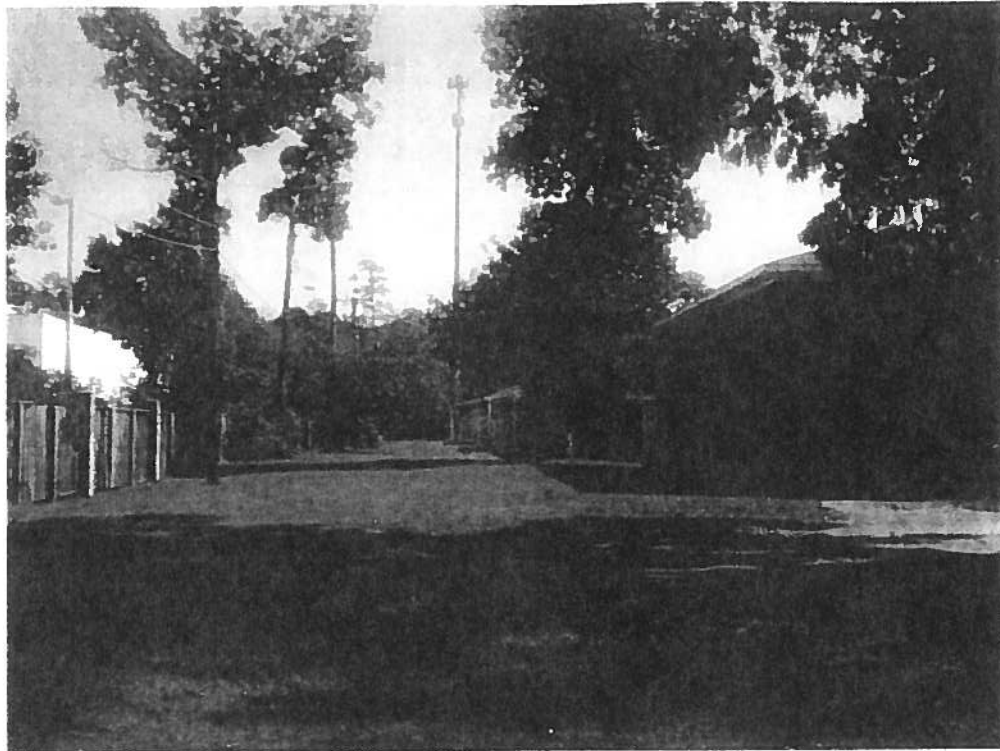
APPENDIX C
SITE PHOTOGRAPHS
Set #1. Hoover Creek Villas
Set #2. Huggins Property



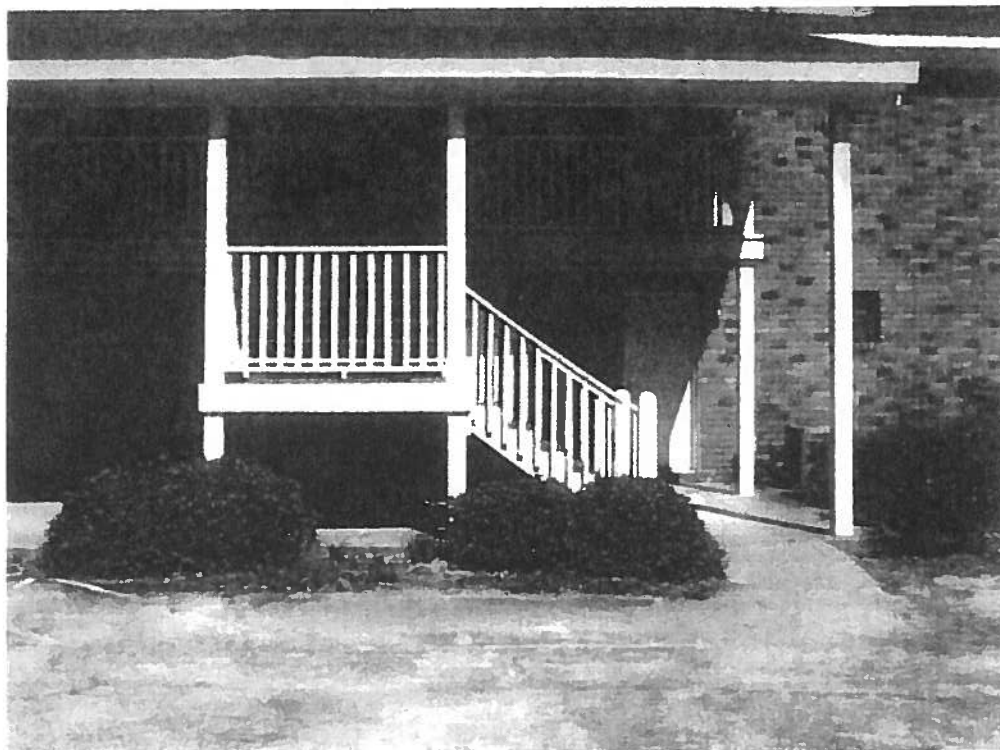
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Entrance to Hoover Creek Villas along Apache Avenue	1
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



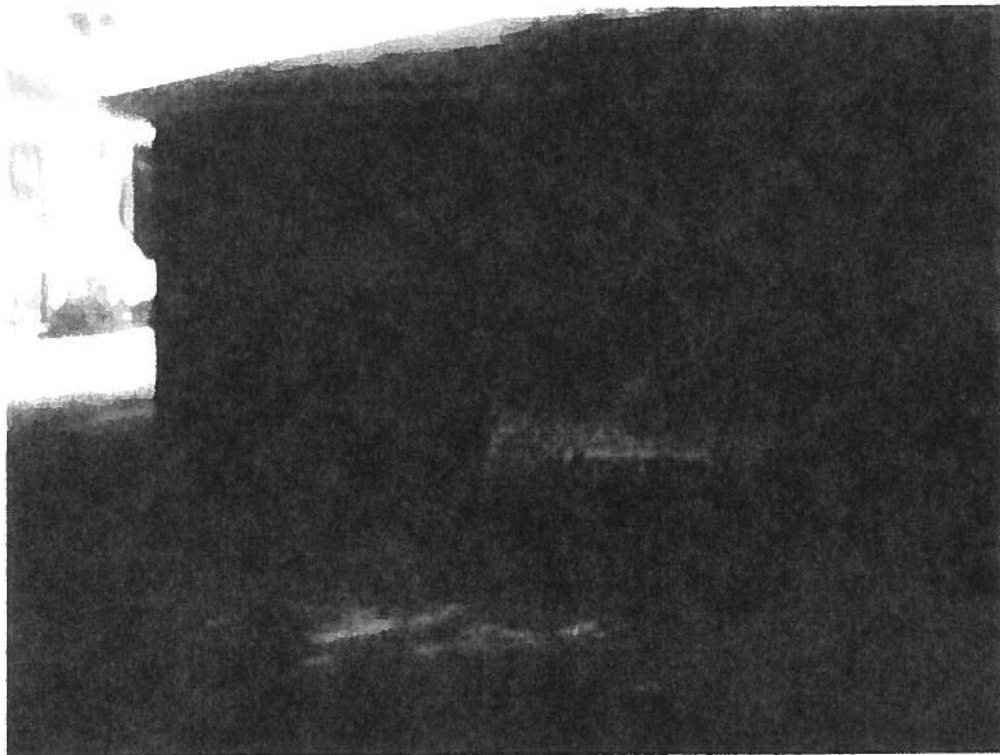
EMC PROJECT NO. 03-052730	DESCRIPTION	Entrance to Hoover Creek Villas, mail boxes and laundry room in the center of the photogrpah	2
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	North side of the Hoover Creek Villas, cell phone tower in background	3
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



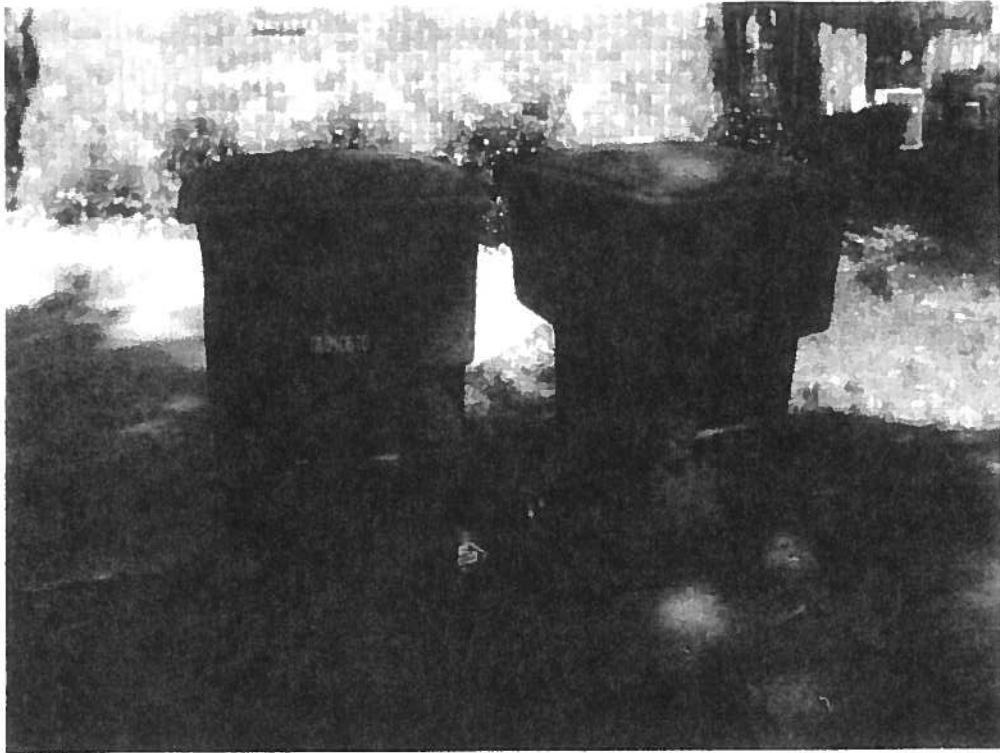
EMC PROJECT NO. 03-052730	DESCRIPTION	Two story 4-family apartment building at Hoover Creek Villas	4
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



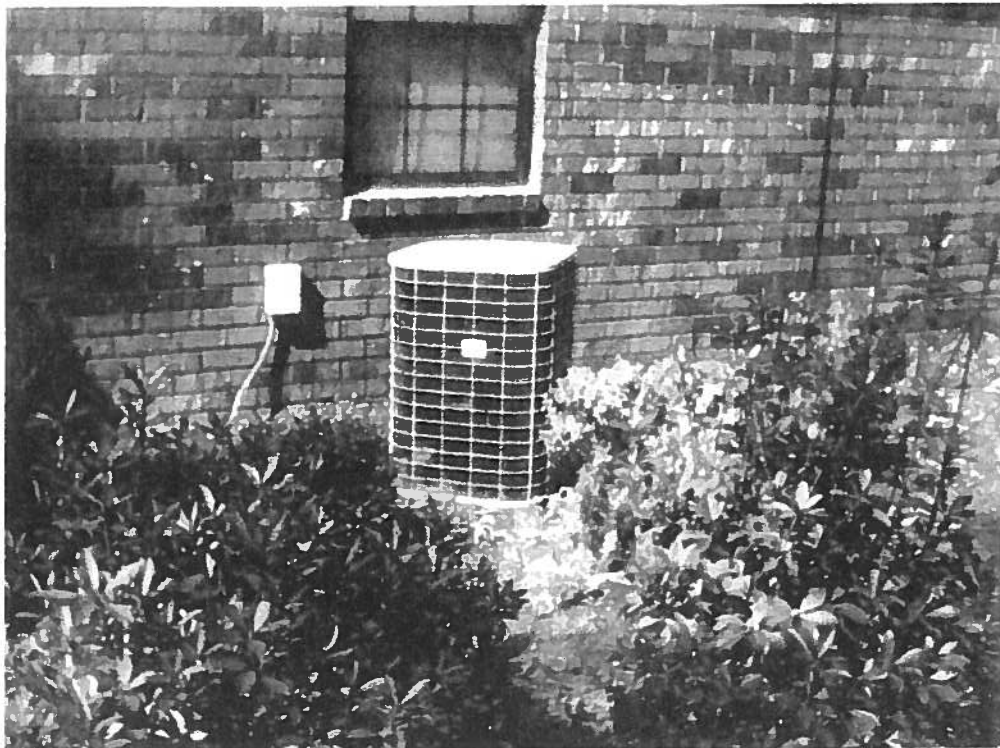
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Propane tank and outside of wall of the laundry room	5
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Inside of the laundry room	6
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Garbage cans outside apartment building	7
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Heat pump outside apartment building	8
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



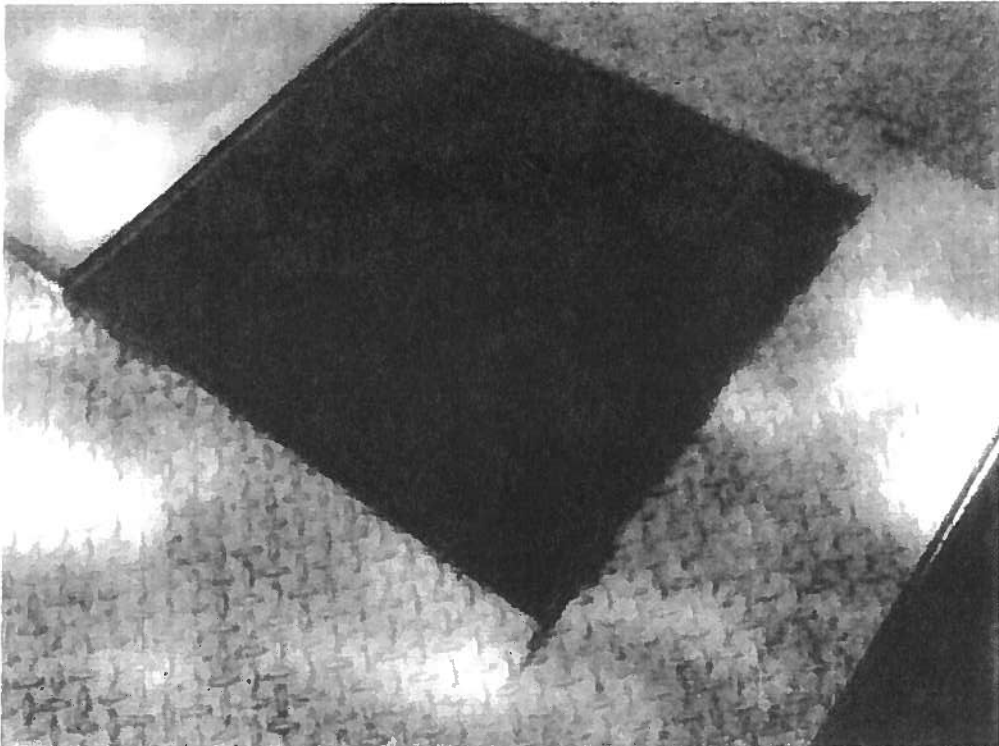
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Detention pond in the center of the site	9
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



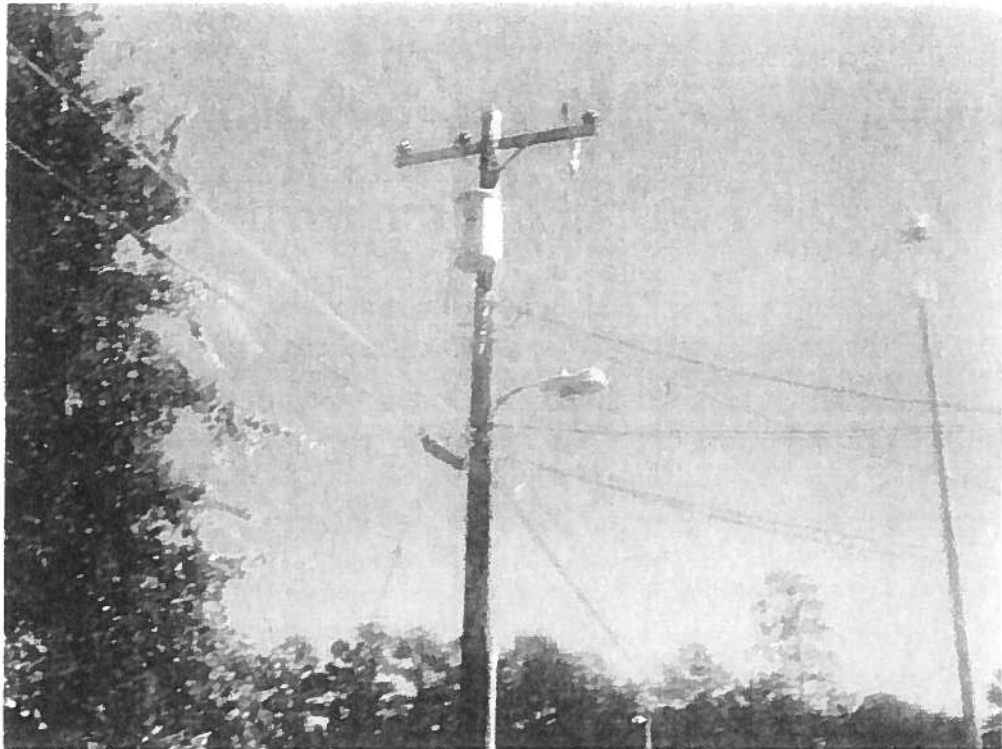
EMC PROJECT NO. 03-052730	DESCRIPTION	Inside of the storage shed, paint thinner in the 5-gallon can on the right	10
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Sanitary sewer manhole at the site	11
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



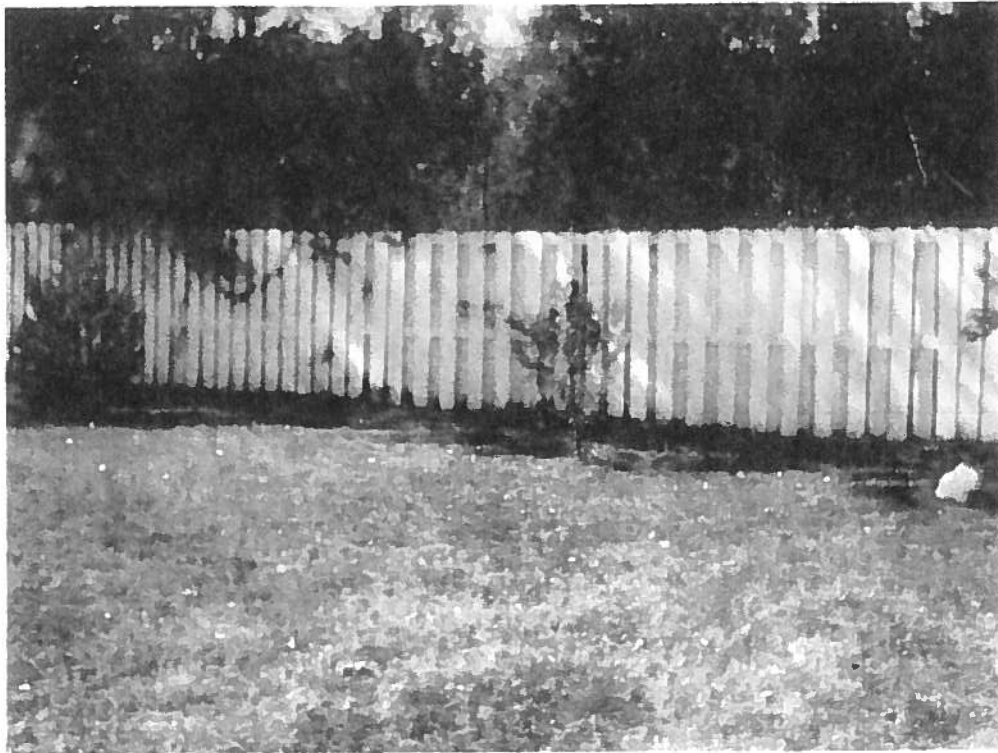
EMC PROJECT NO. 03-052730	DESCRIPTION	Vault with water mains at the site	12
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



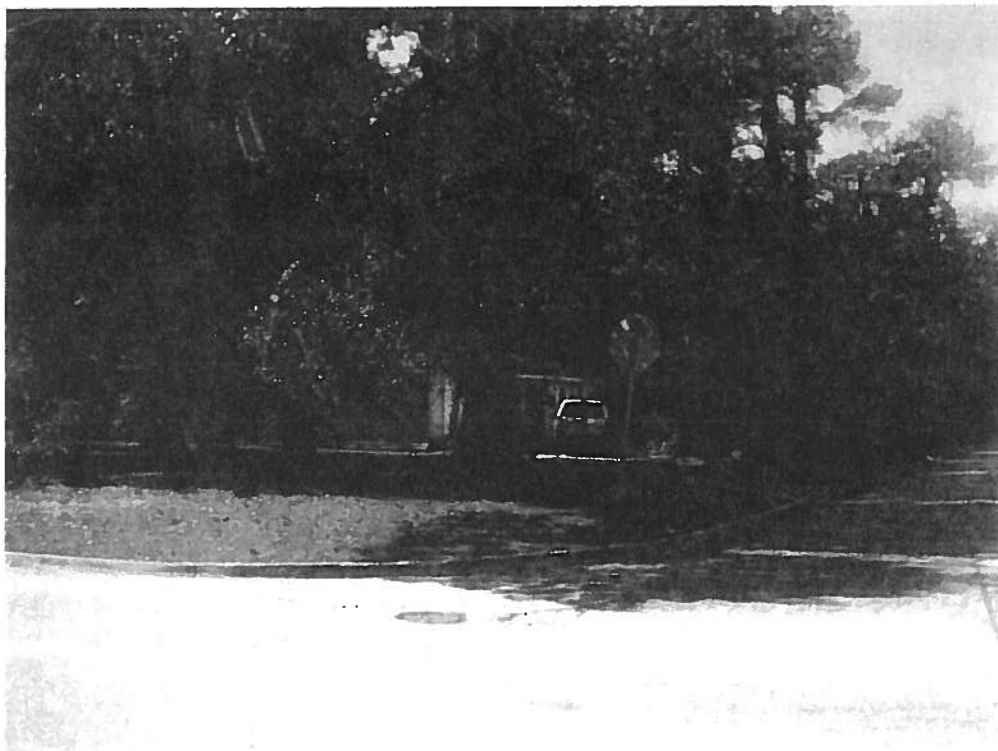
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Transforms on light poles on the north side of the Hoover Creek Villas	13
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Sanitary sewer manhole along Apache Avenue in front of the site	14
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



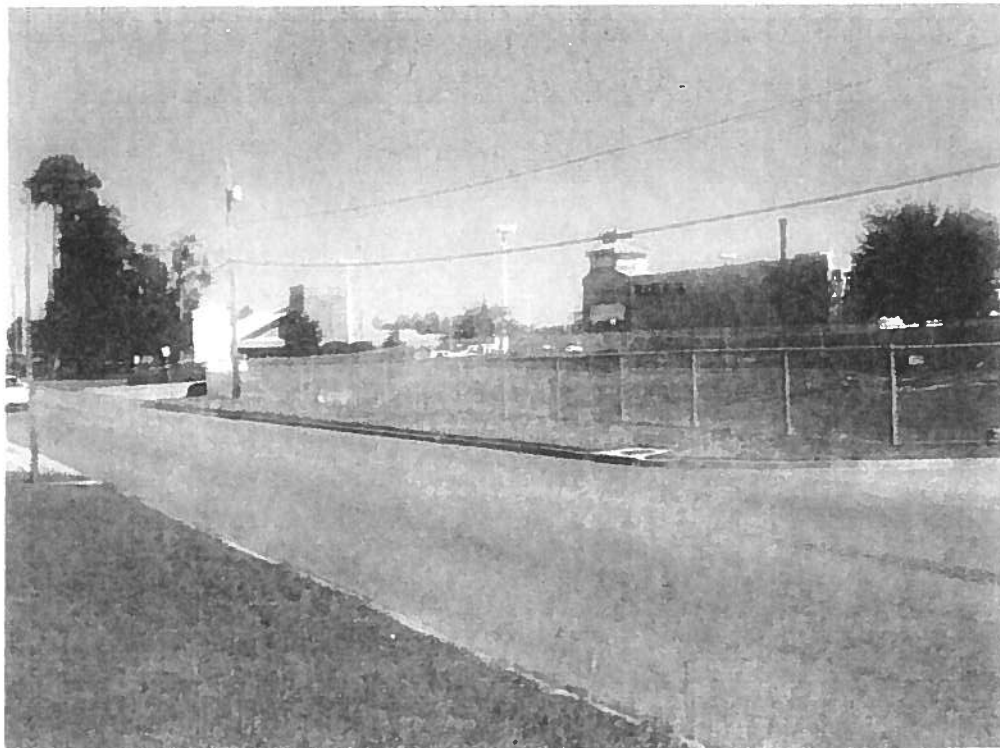
EMC PROJECT NO. 03-0527.30	DESCRIPTION	View of the Huggins property on the south side of the Hoover Creek Villas	15
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	View of Glisson property, 1103 Fulton Road, across Apache Avenue from the entrance to the Hoover Creek Villas	16
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



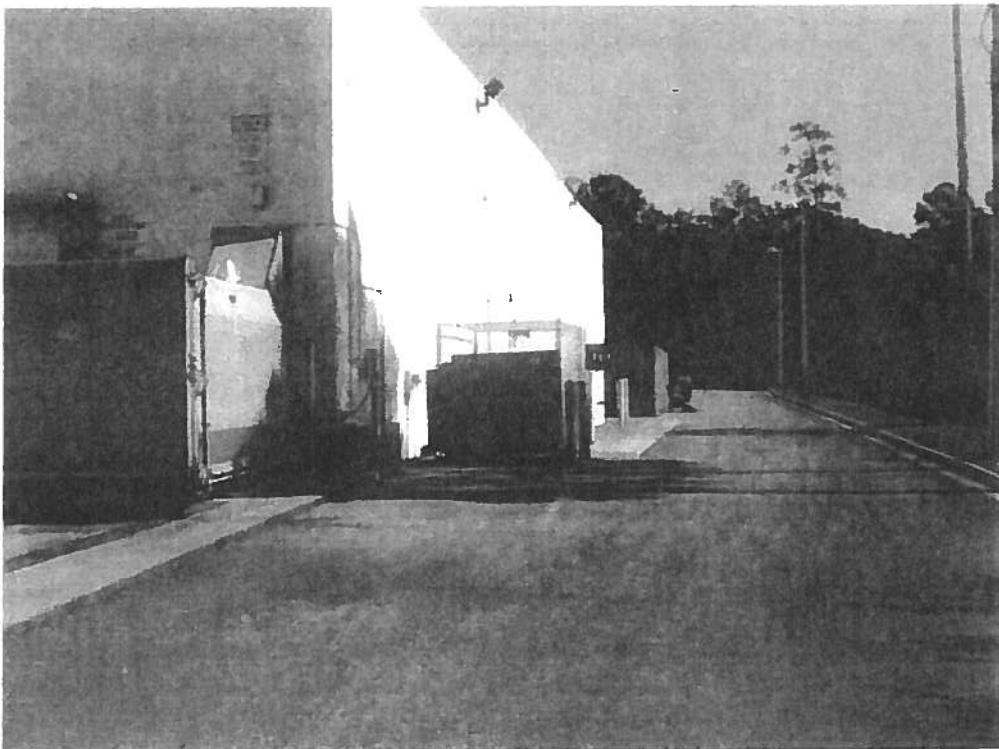
EMC PROJECT NO. 03-0527.30	DESCRIPTION	View of Coastal Empire Exteriors, 12127 Apache, and SpeedDee Oil Change and Tuneup, 12125 Apache, across Apache Avenue from the site	17
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Publix Super Market, 13040 Abercorn Street, north of the Hoover Creek Villas	18
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Drainage ditch between Publix Super Market and the north side of the site	19
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



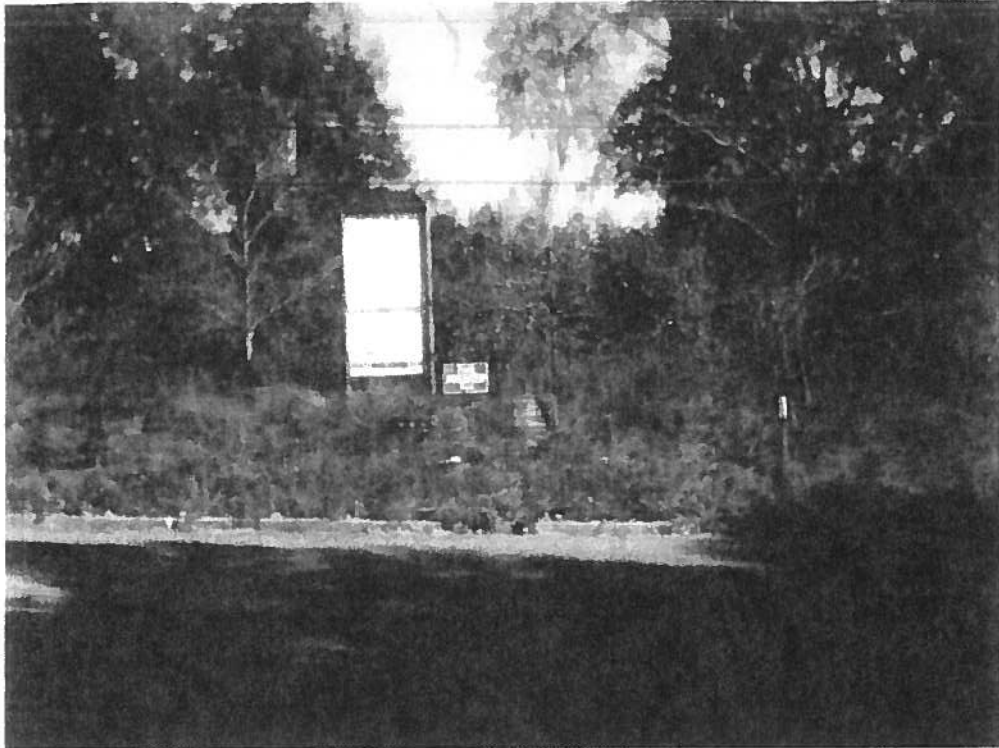
EMC PROJECT NO. 03-052730	DESCRIPTION	South side of Publix Super Market next to the Hoover Creek Villas, box compactor on the left and electrical transformer in the center of the photo	20
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Armstrong Atlantic State University, 11935 Abercorn Street, from the west side of the Hoover Creek Villas	21
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



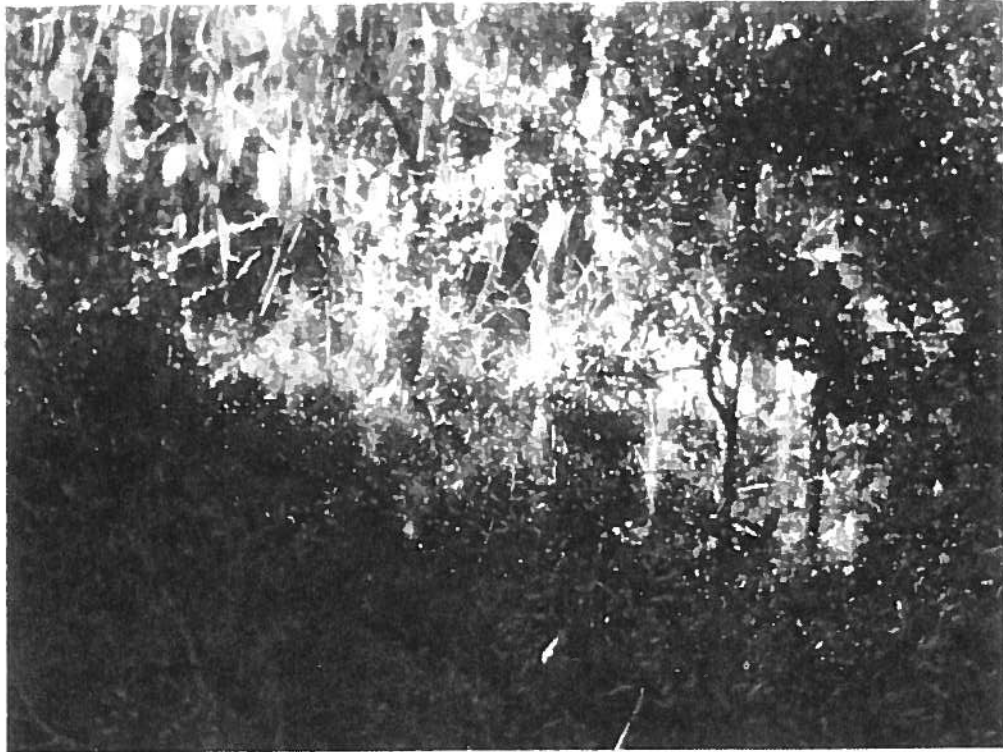
EMC PROJECT NO. 03-052730	DESCRIPTION	View of Armstrong Apartments from the southwest side of the Hoover Creek Villas	22
	SITE NAME	Hoover Creek Villas, 12202 Apache Avenue, Savannah, GA	DATE 10/23/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



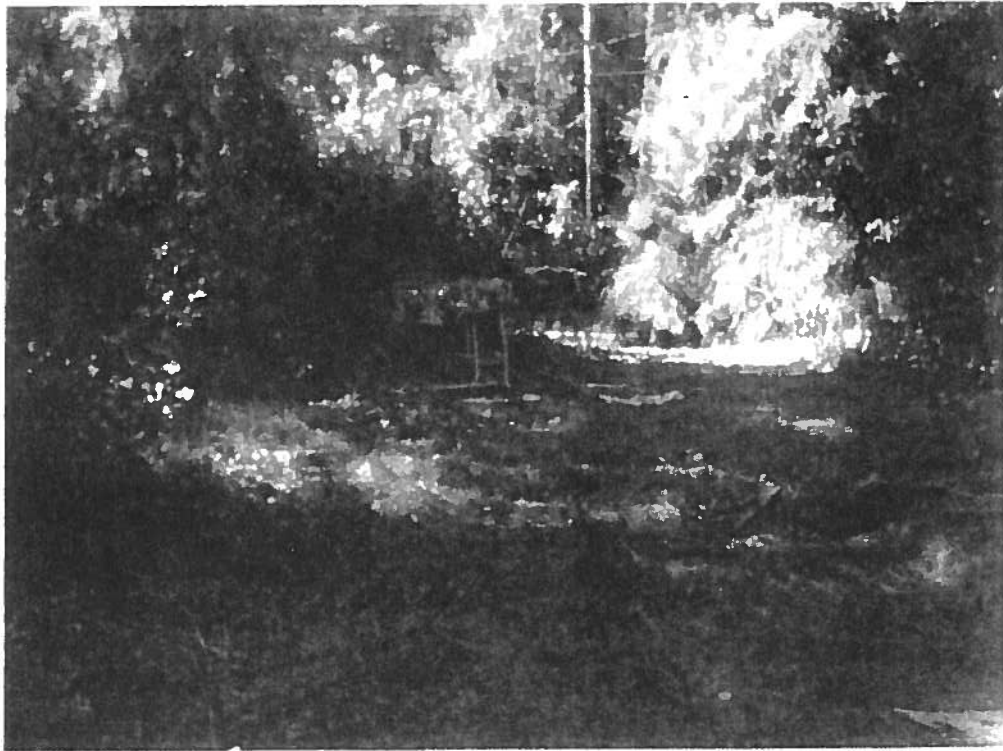
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Front of site along Apache Avenue	1
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Site before excavating	2
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Site before excavating	3
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Trash on the site.	4
	SITE NAME	Huggins Property, 12206 Apache Avenue. Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Trash on the site	5
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Trash on the site	6
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Drilling a hand auger hole	7
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



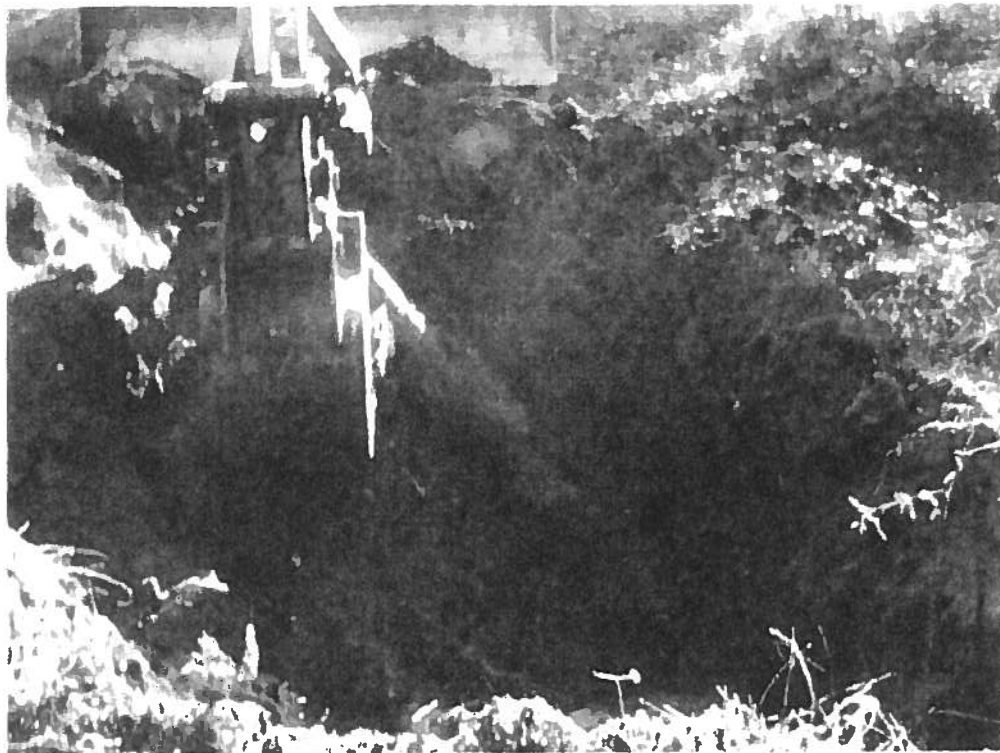
EMC PROJECT NO. 03-0527.30	DESCRIPTION	Drilling a hand auger hole	8
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Hand auger hole (B-1)	9
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.03	DESCRIPTION	Track hoe digging up buried concrete and logs on site	10
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 9/26/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	




EMC PROJECT NO. 03-0527.30	DESCRIPTION	Track hoe digging up buried logs on site	11
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Track hoe digging up buried empty fuel storage tank at the southeast corner of the site	12
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Buried tires and concrete culvert dug up on site with the track hoe	13
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	
			

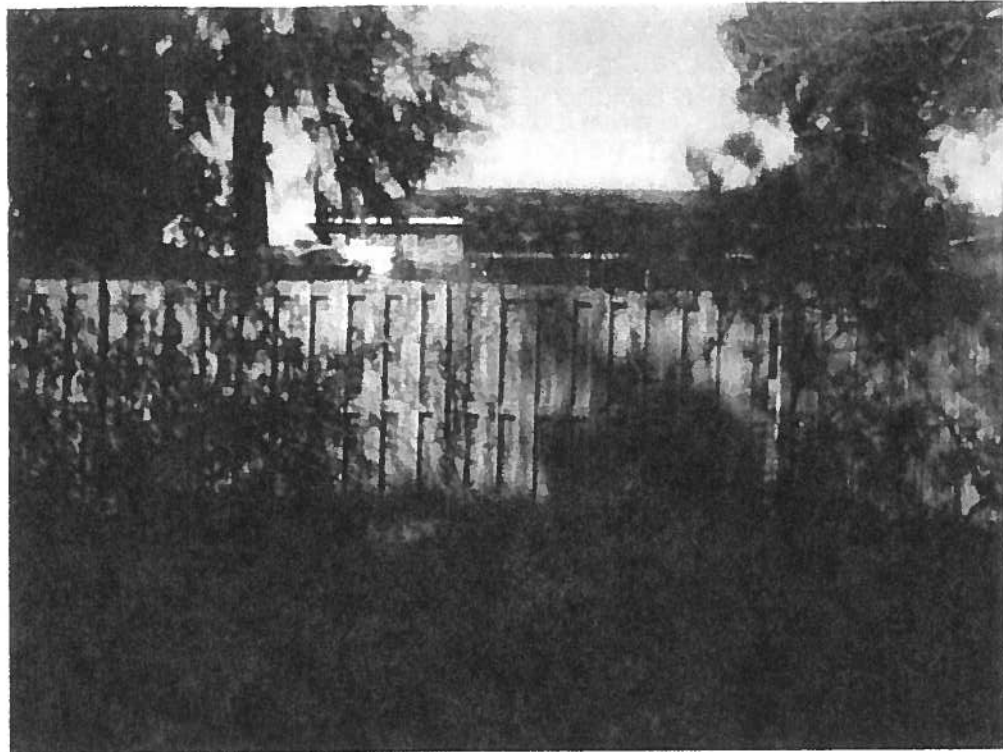
EMC PROJECT NO. 03-052730	DESCRIPTION	Buried sofa, carpet, fuel storage tank, trees, stumps, and concrete dug up on site with the track hoe	14
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Site after excavations were filled back in	15
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Site after excavations were filled back in	16
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Hoover Creek Villas viewed from the north side of the Huggins property	17
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Hoover Creek Villas viewed from the east side of the Huggins property	18
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	

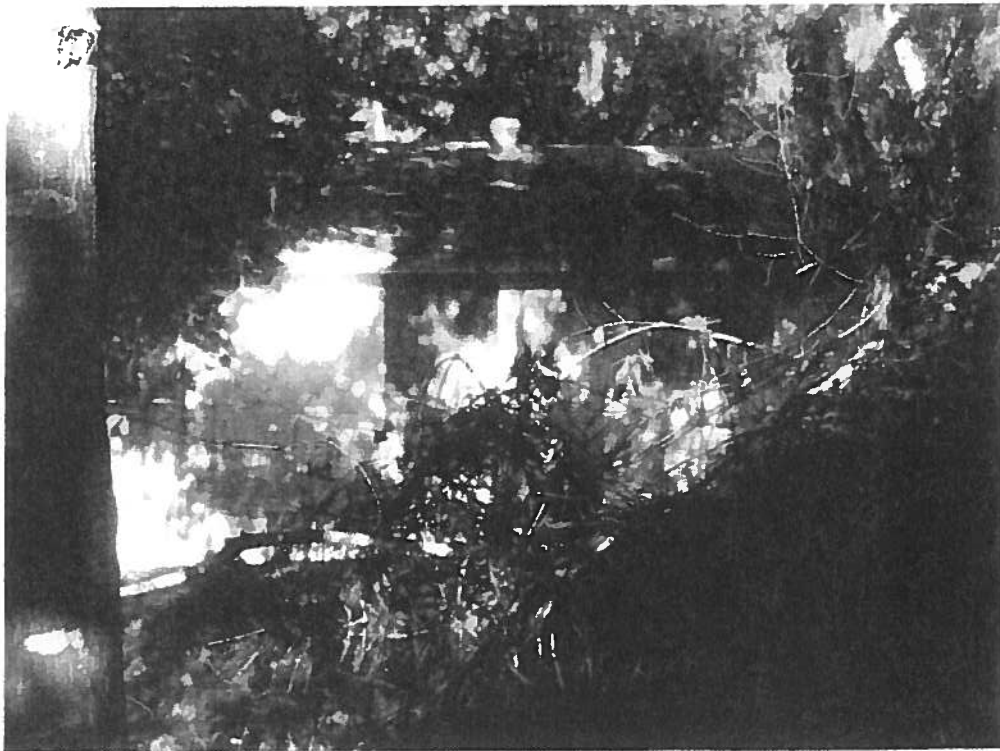


EMC PROJECT NO 03-0527.30	DESCRIPTION	Armstrong Apartments viewed from the southeast corner of Huggins property, trash in foreground.	19
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	

EMC PROJECT NO. 03-052730	DESCRIPTION	Old barrel rings on Armstrong Apartments property at the south side of Huggins property.	20
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Wooded Armstrong Apartments property at the southwest corner of the Huggins property	21
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



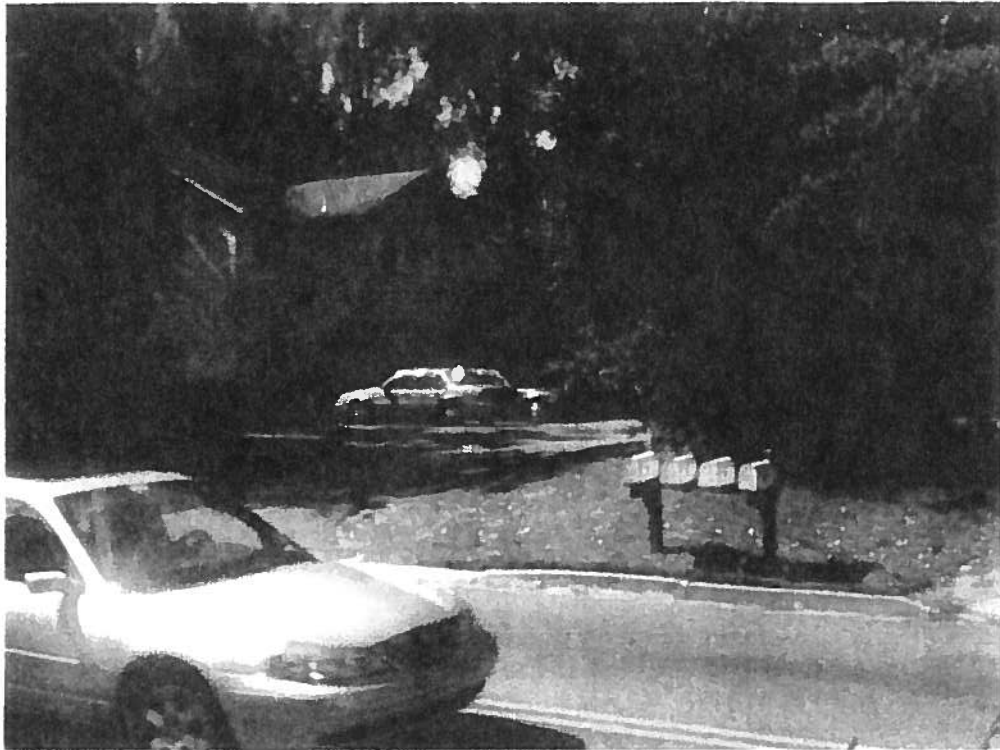
EMC PROJECT NO. 03-052730	DESCRIPTION	Waters property viewed from the southwest side of the Huggins property	22
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	BellSouth telephone and Comcast cable junction and relay boxes in front yard of the Waters property, 12210 Apache Avenue	23
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



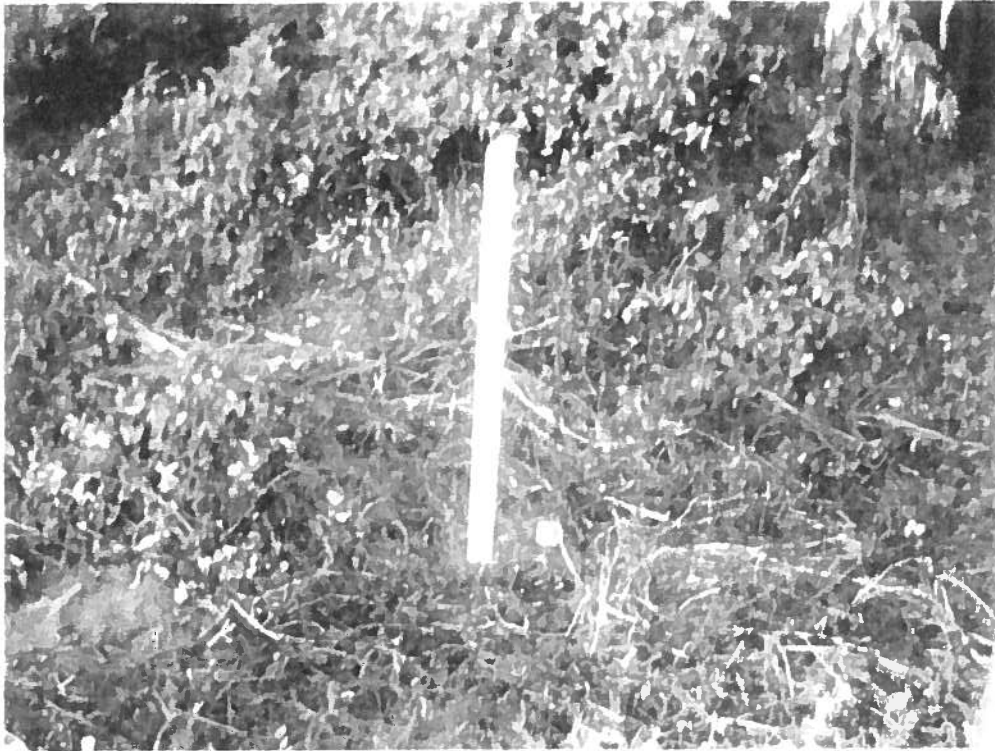
EMC PROJECT NO. 03-052730	DESCRIPTION	Propane tank and private water well house, in background, at Waters property, 12210 Apache Avenue	24
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Glisson property across Apache Avenue from Huggins property	25 DATE 10/21/03
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-052730	DESCRIPTION	Mapping soil boring and monitoring well locations at the site with the GPS	26 DATE 10/21/03
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	



EMC PROJECT NO. 03-0527.30	DESCRIPTION	Groundwater monitoring well, W1	27
	SITE NAME	Huggins Property, 12206 Apache Avenue, Savannah, GA	DATE 10/21/03
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	
<div></div>			
EMC PROJECT NO. 03-052730	DESCRIPTION		
	SITE NAME		DATE
	CLIENT	HUNTER MACLEAN EXLEY & DUNN, PC	

APPENDIX D

HISTORICAL RECORDS DOCUMENTATION

[Home](#) | [Contact Us](#) | [Advanced Search](#) | [Advanced Viewer](#)

Savannah Area GIS, Internet Mapping Service

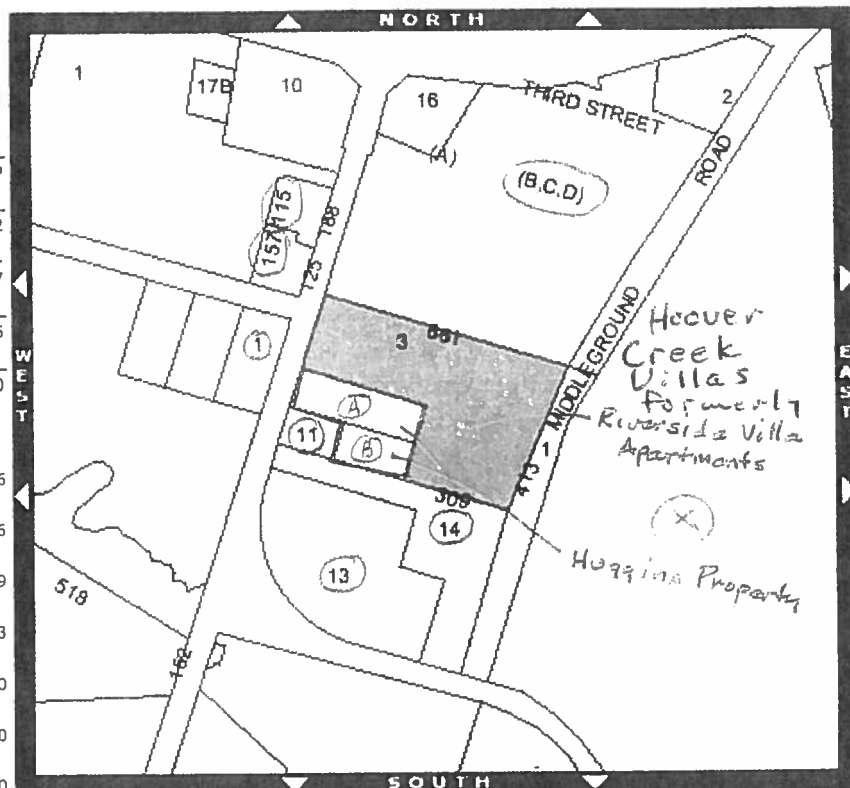
SAGIS.ORG

[<<Back to Property Search Results](#)

Send Map As - [Email](#) >>

[Turn Aerial View On](#) | [Zoom to Advanced Viewer](#) | [Print](#) | [Property Card](#)

Owner Name	WILSON-YOUNG RENTALS LLP
Address	APACHE AV 012202
Parcel Number	2-0862-03-017
Zoning	PUD-M-16
Flood Zone	X500
Aldermanic Code	6
Commissioner Code	6
Zip Code Area	31419
Calculated Acreage	4.083
Land Value	\$0.00
Building Value	\$1,984,500.00
Real-estate Value	\$1,984,500.00



[Zoom In](#)

[Zoom Out](#)

- (A) 2-0862-03-015 Gail J. Huggins
 (B) 2-0862-03-016 Gail J. Huggins



- (C) 2-0862-03-017 Wilson-Young Rentals LLP

[HOME](#) | [CONTACT US](#) | [ADVANCED SEARCH](#) | [ADVANCED VIEWER](#)

Maps by [BinaryBus](#)

- (1) 2-0862-02-001 Patricia R. Glisson
 (11) 2-0862-03-011 Phyllis Griswold Waters LIT
 (12) 2-0862-03-006 Publix Super Markets
 (14) 2-0862-02-014 Armstrong Apartments, Ltd.
 (15) 2-0862-02-015 Armstrong Apartments, Ltd.
 (16) 2-0862-02-016 Armstrong Apartments, Ltd.
 (17) 2-0862-02-017 Armstrong Apartments, Ltd.
 (18) 2-0862-02-018 Armstrong Apartments, Ltd.
 (19) 2-0862-02-019 Armstrong Apartments, Ltd.
 (20) 2-0862-02-020 Armstrong Apartments, Ltd.
 (21) 2-0862-02-021 Armstrong Apartments, Ltd.
 (22) 2-0862-02-022 Armstrong Apartments, Ltd.
 (23) 2-0862-02-023 Armstrong Apartments, Ltd.
 (24) 2-0862-02-024 Armstrong Apartments, Ltd.
 (25) 2-0862-02-025 Armstrong Apartments, Ltd.
 (26) 2-0862-02-026 Armstrong Apartments, Ltd.
 (27) 2-0862-02-027 Armstrong Apartments, Ltd.
 (28) 2-0862-02-028 Armstrong Apartments, Ltd.
 (29) 2-0862-02-029 Armstrong Apartments, Ltd.
 (30) 2-0862-02-030 Armstrong Apartments, Ltd.

[Home](#) | [Contact Us](#) | [Advanced Search](#) | [Advanced Viewer](#)

Savannah Area GIS, Internet Mapping Service

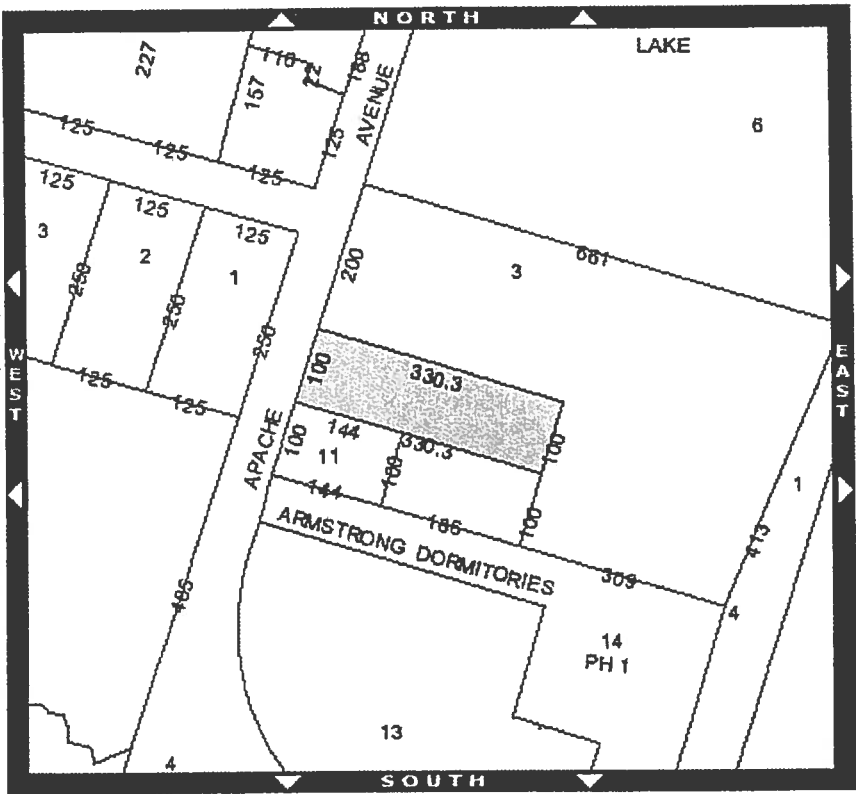
SAGIS.ORG

[<<Back](#) to Property Search Results

Send Map As - [Email](#)>>

[Turn Aerial View On](#) | [Zoom to Advanced Viewer](#) | [Print](#) | [Property Card](#)

Owner Name	HUGGINS GAIL J
Address	APACHE AV 012206
Parcel Number	2-0862 -03-010
Zoning	P-R-M-12
Flood Zone	X500
Aldermanic Code	6
Commissioner Code	6
Zip Code Area	31419
Calculated Acreage	0.736
Land Value	\$95,500.00
Building Value	\$0.00
Real-estate Value	\$95,500.00

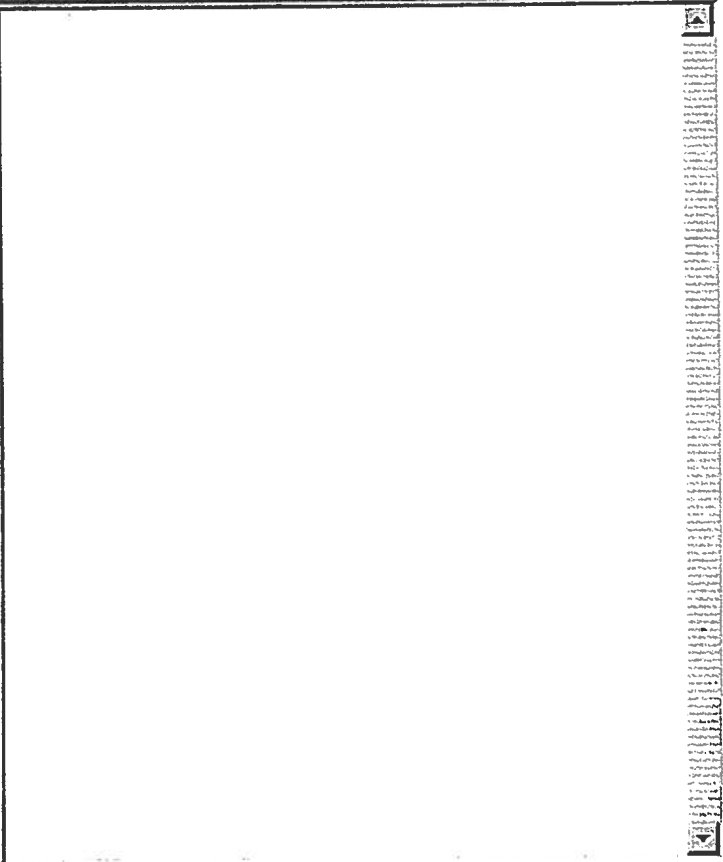


Zoom In

Zoom Out

[HOME](#) | [CONTACT US](#) | [ADVANCED SEARCH](#) | [ADVANCED VIEWER](#)

Maps by [BinaryBus](#)

2-0862-03-010	<h2 style="margin: 0;">Chatham County Board of Assessors</h2> <h3 style="margin: 5px 0;">Property Record Card</h3> <p style="margin: 0;">Information Only - Not an Official Document - Tax Year 2003</p>	Page 1 of 2 Published on 07/09/03																																																												
LOT 1 SUB OF THE JAMES H WATERS TRACT	HUGGINS GAIL J 606 VALLEYBROOK RD SAVANNAH GA 31419-2026	1997 NEW PIN; SPLIT OUT OF PIN 2-862-3-17 (ORIGINAL PIN PER OWNERS REQUEST) 08/12/1997. PETER K. BATAYIAS II REMAINDER																																																												
12206 APACHE AV																																																														
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land Value</td> <td style="text-align: right;">95,500</td> </tr> <tr> <td>Misc Value</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Bldg Value</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Value</td> <td style="text-align: right;">95,500</td> </tr> <tr> <td>Value by</td> <td style="text-align: right;">Cost - Market Adj.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Effective Area</td> </tr> <tr> <td colspan="2">Points</td> </tr> <tr> <td colspan="2">Bldg Rate</td> </tr> <tr> <td colspan="2">RCN</td> </tr> <tr> <td colspan="2">% Depreciation</td> </tr> <tr> <td colspan="2">OBSOL</td> </tr> <tr> <td colspan="2">Building Value</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Book</td> <td style="width: 15%;">Page</td> <td style="width: 15%;">Date</td> <td style="width: 15%;">QS</td> <td style="width: 40%;">Sales Price</td> </tr> <tr> <td>196C</td> <td>0441</td> <td>0898</td> <td>QX</td> <td>85,000</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Permit No</td> <td style="width: 20%;">Type</td> <td style="width: 20%;">Date</td> <td style="width: 40%;">Amount</td> </tr> <tr> <td>99-1966D</td> <td>DM</td> <td>0399</td> <td>4,030</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Appraiser</td> <td style="text-align: right;">SC Steve Corcoran</td> </tr> <tr> <td>L.Insp Date</td> <td style="text-align: right;">10/01/02</td> </tr> <tr> <td>Use Code</td> <td style="text-align: right;">0002 COMMERCIAL</td> </tr> <tr> <td>NBHD</td> <td style="text-align: right;">19500.00 S500 SAVANN L120 M090 B100</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">History Values</th> </tr> <tr> <td style="width: 30%;">Tax Year</td> <td style="text-align: right;">Appraised Value</td> </tr> <tr> <td>02</td> <td style="text-align: right;">95,500</td> </tr> <tr> <td>01</td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>00</td> <td style="text-align: right;">50,000</td> </tr> </table>	Land Value	95,500	Misc Value	0	Bldg Value	0	Total Value	95,500	Value by	Cost - Market Adj.	Effective Area		Points		Bldg Rate		RCN		% Depreciation		OBSOL		Building Value		Book	Page	Date	QS	Sales Price	196C	0441	0898	QX	85,000	Permit No	Type	Date	Amount	99-1966D	DM	0399	4,030	Appraiser	SC Steve Corcoran	L.Insp Date	10/01/02	Use Code	0002 COMMERCIAL	NBHD	19500.00 S500 SAVANN L120 M090 B100	History Values		Tax Year	Appraised Value	02	95,500	01	50,000	00	50,000
Land Value	95,500																																																													
Misc Value	0																																																													
Bldg Value	0																																																													
Total Value	95,500																																																													
Value by	Cost - Market Adj.																																																													
Effective Area																																																														
Points																																																														
Bldg Rate																																																														
RCN																																																														
% Depreciation																																																														
OBSOL																																																														
Building Value																																																														
Book	Page	Date	QS	Sales Price																																																										
196C	0441	0898	QX	85,000																																																										
Permit No	Type	Date	Amount																																																											
99-1966D	DM	0399	4,030																																																											
Appraiser	SC Steve Corcoran																																																													
L.Insp Date	10/01/02																																																													
Use Code	0002 COMMERCIAL																																																													
NBHD	19500.00 S500 SAVANN L120 M090 B100																																																													
History Values																																																														
Tax Year	Appraised Value																																																													
02	95,500																																																													
01	50,000																																																													
00	50,000																																																													

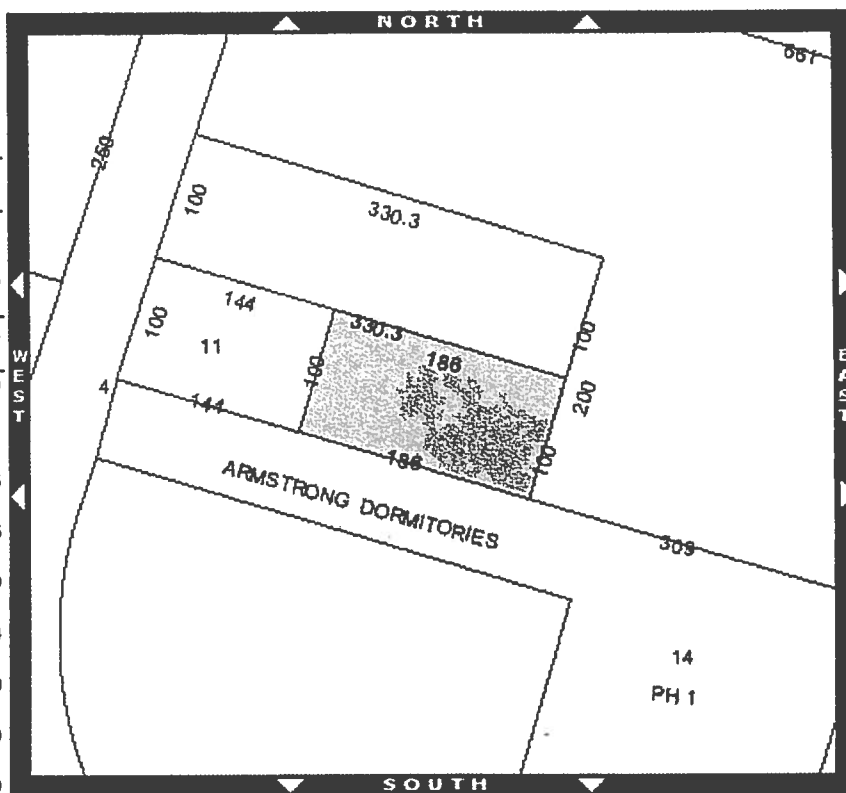
LAND USE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 90 Commercial Vac L	PRM12	33105.60 S	2.40	.00	.00	95,340
S 33105.60						

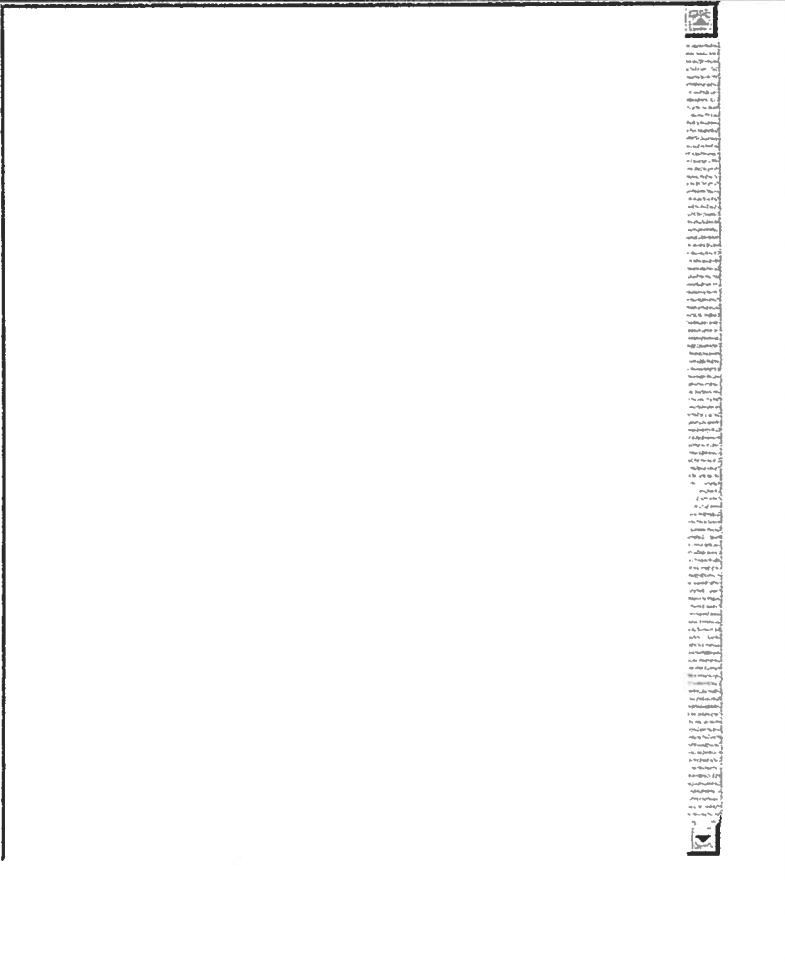
☐ 2-0862 -03-010 Page 2 of 2 Req By: G DEARISO 07/08/03 1:39:50 CHATHAM COUNTY - YEAR 2003
 PARCEL SEQ
 2-0862 -03-010 001

ADMIN DATA SUMMARY			
NO.	CHARACTERISTIC	VALUE	DESCRIPTION
01	Light Code	00	0.00
02	Transit Distric	1	YES BUS CODE
03	Commercial Cat.	9000	Commercial Vac Land
09	COV. Last Date	06212002	
10	COV. Last Value	0000095500	
12	COV. Message Cd	18	

[<<Back to Property Search Results](#)[Send Map As - Email>>](#)[Turn Aerial View On](#) | [Zoom to Advanced Viewer](#) | [Print](#) | [Property Card](#)

Owner Name	HUGGINS GAIL J
Address	APACHE AV 000000
Parcel Number	2-0862 -03-011B
Zoning	P-R-M-12
Flood Zone	X500
Aldermanic Code	6
Commissioner Code	6
Zip Code Area	31419
Calculated Acreage	0.414
Land Value	\$42,000.00
Building Value	\$0.00
Real-estate Value	\$42,000.00

[Zoom In](#)[Zoom Out](#)[HOME](#) | [CONTACT US](#) | [ADVANCED SEARCH](#) | [ADVANCED VIEWER](#)Maps by [BinaryBus](#)

2-0862-03-011B	<h2 style="margin: 0;">Chatham County Board of Assessors</h2> <h3 style="margin: 5px 0 0 0;">Property Record Card</h3> <p style="margin: 10px 0 0 0;">Information Only - Not an Official Document - Tax Year 2003</p>	Page 1 of 2 Published on 07/09/03																																																												
PT OF LOT 2 OF JAMES WATERS TCT IN HERMITAGE TCT	HUGGINS GAIL J 606 VALLEYBROOK RD SAVANNAH GA 31419-2026	1997 NEW PIN; SPLIT OUT OF PIN 2-862-3-17 (ORIGINAL PIN PER OWNERS REQUEST) 08/12/1997.																																																												
0 APACHE AV																																																														
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Land Value</td> <td style="text-align: right;">42,000</td> </tr> <tr> <td>Misc Value</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Bldg Value</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Value</td> <td style="text-align: right;">42,000</td> </tr> <tr> <td>Value by</td> <td style="text-align: right;">Cost - Market Adj.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Effective Area</td> <td></td> </tr> <tr> <td>Points</td> <td></td> </tr> <tr> <td>Bldg Rate</td> <td></td> </tr> <tr> <td>RCN</td> <td></td> </tr> <tr> <td>% Depreciation</td> <td></td> </tr> <tr> <td>OBSOL</td> <td></td> </tr> <tr> <td>Building Value</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Book</td> <td style="width: 15%;">Page</td> <td style="width: 15%;">Date</td> <td style="width: 15%;">QS</td> <td style="width: 40%;">Sales Price</td> </tr> <tr> <td>196C</td> <td>0411</td> <td>0898</td> <td>QX</td> <td>85,000</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Permit No</td> <td style="width: 15%;">Type</td> <td style="width: 15%;">Date</td> <td style="width: 55%;">Amount</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Appraiser</td> <td style="text-align: right;">SC Steve Corcoran</td> </tr> <tr> <td>L.Insp Date</td> <td style="text-align: right;">10/01/02</td> </tr> <tr> <td>Use Code</td> <td style="text-align: right;">0002 COMMERCIAL</td> </tr> <tr> <td>NBHD</td> <td style="text-align: right;">19500.00 S500 SAVANN L120 M090 B100</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">History Values</th> </tr> <tr> <td style="width: 30%;">Tax Year</td> <td style="text-align: right;">Appraised Value</td> </tr> <tr> <td>02</td> <td style="text-align: right;">42,000</td> </tr> <tr> <td>01</td> <td style="text-align: right;">22,000</td> </tr> <tr> <td>00</td> <td style="text-align: right;">22,000</td> </tr> </table>	Land Value	42,000	Misc Value	0	Bldg Value	0	Total Value	42,000	Value by	Cost - Market Adj.	Effective Area		Points		Bldg Rate		RCN		% Depreciation		OBSOL		Building Value		Book	Page	Date	QS	Sales Price	196C	0411	0898	QX	85,000	Permit No	Type	Date	Amount					Appraiser	SC Steve Corcoran	L.Insp Date	10/01/02	Use Code	0002 COMMERCIAL	NBHD	19500.00 S500 SAVANN L120 M090 B100	History Values		Tax Year	Appraised Value	02	42,000	01	22,000	00	22,000
Land Value	42,000																																																													
Misc Value	0																																																													
Bldg Value	0																																																													
Total Value	42,000																																																													
Value by	Cost - Market Adj.																																																													
Effective Area																																																														
Points																																																														
Bldg Rate																																																														
RCN																																																														
% Depreciation																																																														
OBSOL																																																														
Building Value																																																														
Book	Page	Date	QS	Sales Price																																																										
196C	0411	0898	QX	85,000																																																										
Permit No	Type	Date	Amount																																																											
Appraiser	SC Steve Corcoran																																																													
L.Insp Date	10/01/02																																																													
Use Code	0002 COMMERCIAL																																																													
NBHD	19500.00 S500 SAVANN L120 M090 B100																																																													
History Values																																																														
Tax Year	Appraised Value																																																													
02	42,000																																																													
01	22,000																																																													
00	22,000																																																													

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 90 Commercial Vac L	PRM12	18295.20 S	2.40 RP	.80	.00	42,150
S 18295.20						

2-0862 -03-011B Page 2 of 2 Req By: G DEARISO 07/08/03 1:39:50 CHATHAM COUNTY - YEAR 2003

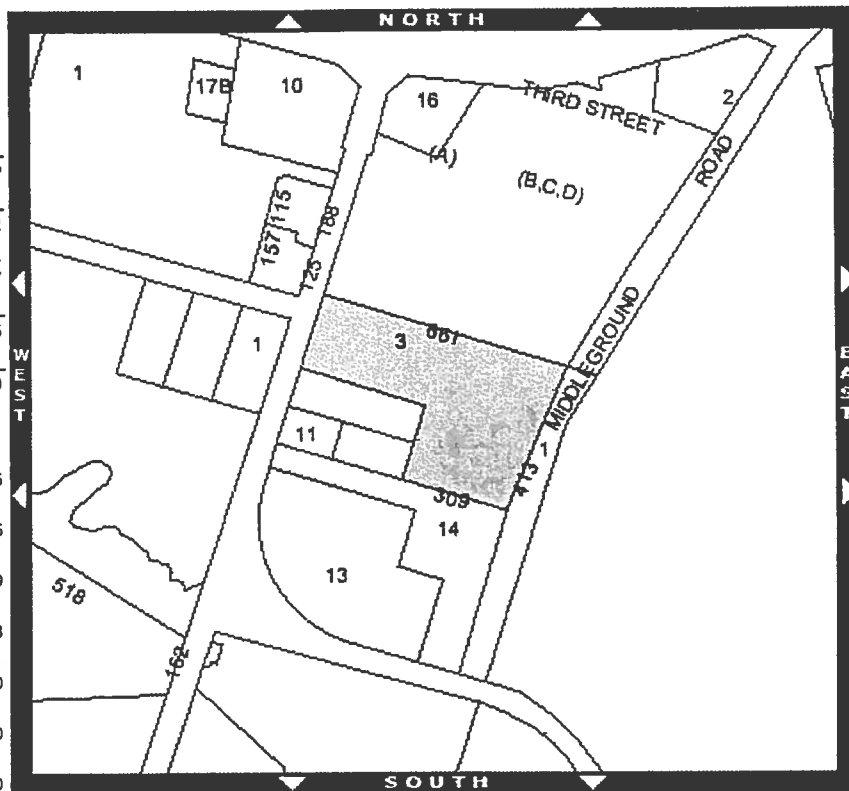
PARCEL SEQ


2-0862 -03-011B 001

ADMIN DATA SUMMARY			
NO.	CHARACTERISTIC	VALUE	DESCRIPTION
01	Light Code	00	0.00
02	Transit Distric	1	YES BUS CODE
03	Commercial Cat.	9000	Commercial Vac Land
09	COV. Last Date	06212002	
10	COV. Last Value	0000042000	
12	COV. Message Cd	18	

[<<Back to Property Search Results](#)[Send Map As - Email>>](#)[Turn Aerial View On](#) | [Zoom to Advanced Viewer](#) | [Print](#) | [Property Card](#)

Owner Name	WILSON-YOUNG RENTALS LLP
Address	APACHE AV 012202
Parcel Number	2-0862 -03-017
Zoning	PUD-M-16
Flood Zone	X500
Aldermanic Code	6
Commissioner Code	6
Zip Code Area	31419
Calculated Acreage	4.083
Land Value	\$0.00
Building Value	\$1,984,500.00
Real-estate Value	\$1,984,500.00

[Zoom In](#)[Zoom Out](#)[HOME](#) | [CONTACT US](#) | [ADVANCED SEARCH](#) | [ADVANCED VIEWER](#)Maps by [BinaryBus](#)

2-0862-03-017	<h2 style="margin: 0;">Chatham County Board of Assessors</h2> <h3 style="margin: 5px 0 0 0;">Property Record Card</h3> <p style="margin: 10px 0 0 0;">Information Only - Not an Official Document - Tax Year 2003</p>	Page 1 of 2 Published on 07/09/03																																																																						
LOT B PT OF THE MULTIPLE DEV CO & ADJACENT 200 X 661 IRR TRACT PRB 16P 56 PRB 16P 61	WILSON-YOUNG RENTALS LLP 7370 HODGSON MEMORIAL DR # D10 SAVANNAH GA 31406-2541	HOVER CREEK VILLA APTS.55UNITS FORMERLY 'RIVERSIDE VILLAS' 2000 NEW PIN; COMBINATION OF 2-862-3-9 & 2-862-3-11A PRB																																																																						
12202 APACHE AV																																																																								
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Land Value</td> <td style="text-align: right; padding: 2px;">0</td> </tr> <tr> <td style="padding: 2px;">Misc Value</td> <td style="text-align: right; padding: 2px;">0</td> </tr> <tr> <td style="padding: 2px;">Bldg Value</td> <td style="text-align: right; padding: 2px;">0</td> </tr> <tr> <td style="padding: 2px;">Total Value</td> <td style="text-align: right; padding: 2px;">1,984,500</td> </tr> <tr> <td style="padding: 2px;">Value by</td> <td style="text-align: right; padding: 2px;">Income - Market Adj.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="padding: 2px;">Effective Area</td> </tr> <tr> <td style="padding: 2px;">Points</td> <td></td> </tr> <tr> <td style="padding: 2px;">Bldg Rate</td> <td></td> </tr> <tr> <td style="padding: 2px;">RCN</td> <td></td> </tr> <tr> <td style="padding: 2px;">% Depreciation</td> <td></td> </tr> <tr> <td style="padding: 2px;">OBSOL</td> <td></td> </tr> <tr> <td style="padding: 2px;">Building Value</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Book</td> <td style="padding: 2px;">Page</td> <td style="padding: 2px;">Date</td> <td style="padding: 2px;">QS</td> <td style="padding: 2px;">Sales Price</td> </tr> <tr> <td style="padding: 2px;">2051</td> <td style="padding: 2px;">623</td> <td style="padding: 2px;">0799</td> <td style="padding: 2px;">QS</td> <td style="padding: 2px;">1,850,000</td> </tr> <tr> <td style="padding: 2px;">198P</td> <td style="padding: 2px;">113</td> <td style="padding: 2px;">1198</td> <td style="padding: 2px;">UQ</td> <td></td> </tr> <tr> <td style="padding: 2px;">173M</td> <td style="padding: 2px;">82</td> <td style="padding: 2px;">0795</td> <td style="padding: 2px;">UQ</td> <td></td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Permit No</td> <td style="padding: 2px;">Type</td> <td style="padding: 2px;">Date</td> <td style="padding: 2px;">Amount</td> </tr> <tr> <td style="padding: 2px;">99-4419B89</td> <td style="padding: 2px;">RN</td> <td style="padding: 2px;">0799</td> <td style="padding: 2px;">70,000</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Appraiser</td> <td style="padding: 2px;">JB Jay Boan</td> </tr> <tr> <td style="padding: 2px;">L.Insp Date</td> <td style="padding: 2px;">04/15/02</td> </tr> <tr> <td style="padding: 2px;">Use Code</td> <td style="padding: 2px;">0002 COMMERCIAL</td> </tr> <tr> <td style="padding: 2px;">NBHD</td> <td style="padding: 2px;">19500.00 S500 SAVANN L120 M090 B100</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="padding: 2px;">History Values</th> </tr> <tr> <td style="padding: 2px;">Tax Year</td> <td style="padding: 2px;">Appraised Value</td> </tr> <tr> <td style="padding: 2px;">02</td> <td style="text-align: right; padding: 2px;">1,984,730</td> </tr> <tr> <td style="padding: 2px;">01</td> <td style="text-align: right; padding: 2px;">1,858,034</td> </tr> <tr> <td style="padding: 2px;">00</td> <td style="text-align: right; padding: 2px;">1,858,034</td> </tr> </table>	Land Value	0	Misc Value	0	Bldg Value	0	Total Value	1,984,500	Value by	Income - Market Adj.	Effective Area		Points		Bldg Rate		RCN		% Depreciation		OBSOL		Building Value		Book	Page	Date	QS	Sales Price	2051	623	0799	QS	1,850,000	198P	113	1198	UQ		173M	82	0795	UQ		Permit No	Type	Date	Amount	99-4419B89	RN	0799	70,000	Appraiser	JB Jay Boan	L.Insp Date	04/15/02	Use Code	0002 COMMERCIAL	NBHD	19500.00 S500 SAVANN L120 M090 B100	History Values		Tax Year	Appraised Value	02	1,984,730	01	1,858,034	00	1,858,034
Land Value	0																																																																							
Misc Value	0																																																																							
Bldg Value	0																																																																							
Total Value	1,984,500																																																																							
Value by	Income - Market Adj.																																																																							
Effective Area																																																																								
Points																																																																								
Bldg Rate																																																																								
RCN																																																																								
% Depreciation																																																																								
OBSOL																																																																								
Building Value																																																																								
Book	Page	Date	QS	Sales Price																																																																				
2051	623	0799	QS	1,850,000																																																																				
198P	113	1198	UQ																																																																					
173M	82	0795	UQ																																																																					
Permit No	Type	Date	Amount																																																																					
99-4419B89	RN	0799	70,000																																																																					
Appraiser	JB Jay Boan																																																																							
L.Insp Date	04/15/02																																																																							
Use Code	0002 COMMERCIAL																																																																							
NBHD	19500.00 S500 SAVANN L120 M090 B100																																																																							
History Values																																																																								
Tax Year	Appraised Value																																																																							
02	1,984,730																																																																							
01	1,858,034																																																																							
00	1,858,034																																																																							

LAND LUSE DESC	ZONING	UNITS TP	PRICE	ADJUSTMENT	CODE/FACTOR	VALUE
1 04 Apartments	PRM12	4.58 A	.00	.00	.00	.00
A 4.58						

2-0862 -03-017 Page 2 of 2 Req By: G DEARISO 07/08/03 1:39:50 CHATHAM COUNTY - YEAR 2003
PARCEL SEQ
2-0862 -03-017 001

ADMIN DATA SUMMARY			
NO.	CHARACTERISTIC	VALUE	DESCRIPTION
01	Light Code	00	0.00
02	Transit Distric	1	YES BUS CODE
03	Commercial Cat.	0420	Apt 50-99 Units
09	COV. Last Date	06202003	
10	COV. Last Value	0001984500	
12	COV. Message Cd	18	



