

CITY COUNCIL  
GIL MCDOUGAL, MAYOR  
SHIRLEY MARCHMAN  
MATTHEW MONTAHAN, MAYOR PRO  
TEM  
LESLIE MCPHERSON  
ANNA MCCOY  
DANNY CARTER

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street  
October 4, 2022 | 6:00 PM

**Meeting Call to Order** (Mayor Gil McDougal)

**Invocation** (Chaplain Chris Tanton)

**Pledge of Allegiance** (Officer Thomas Thornhill)

**Ceremonial Presentations** (Mayor & Council)

- Recognition of Bobby Elliott for 5 Years of Service as City Engineer and Public Works Director
- Recognition of Robert Francis for 10 Years of Service with Code Enforcement

**Adoption of the Agenda** (Mayor Gil McDougal)

**Public Comment** (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

**Council Updates** (Subjects of General Interest and Concern)

### A. Consent Agenda (Mayor Gil McDougal)

1. Acceptance of Deed of Gift of 46 Acres
2. Amendment to the Old Town Revitalization Plan
3. Approve 5% Cost of Living Adjustment
4. Partial City Copier Replacement
5. 2022 Mural Request via the Georgia Mural Trail Project
6. Change Order #1 for Pump Station and Manhole Rehabilitation Project
7. Acceptance of Street Dedication for Meadowlark Drive
8. Approval of updated Utility Rates to be effective January 1, 2023
9. Resolution of Support - Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant Application and Match Commitment
10. Development Agreement with Fuqua Acquisitions II, LLC

11. Escrow Agreement with Fuqua Aquisitions II, LLC

**B. Governing Body (Mayor Gil McDougal)**

1. Approval of Special Called Meeting Minutes of August 23, 2022
2. Approval of Special Called Meeting Minutes of August 30, 2022
3. Approval of Council Meeting Minutes of September 13, 2022
4. Approval of Special Called Meeting Minutes of September 20, 2022

**C. Community Development (Tracy Jarvis, Director)**

1. VA-13-22 - 395 West Bankhead Highway - Stream Buffer Variance and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
2. Amendment to Section 7.02 - *Offstreet Parking and Loading* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
3. Amendment to Section 9.04 - *Nonresidential Design Standards* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
4. Amendment to Section 7.08 - *Tree Conservation, Buffers, and Landscaping Compliance* (Contained in the City of Villa Rica Zoning Code) and Public Hearing (Ron Johnson, Planning & Zoning Specialist)
5. ALT-02-22 - 200 Walton Way - Walton Trail - Alteration to Planned Unit and Public Hearing - (Ronald Johnson, Planning & Zoning Specialist)

**D. Finance (Jennifer Hallman, Finance Director)**

1. Financial Update: August 2022

**E. City Manager's Report (Tom Barber)**

**F. Executive Session (David Mecklin, City Attorney)**

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D)
2. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).

**Adjournment** (Mayor Gil McDougal)





# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Deed of gift from Carroll City-County Hospital Authority

**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** October 3, 2022

**PREPARED BY:** C. David Mecklin, Jr., City Attorney

**AMOUNT:** N/A

**GL ACCOUNT #:** N/A

**FUNDING SOURCE:** N/A

**BUDGETED ITEM?** N/A

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**PURPOSE:** The Carroll City-County Hospital Authority proposes to gift a tract of land of approximately 46 acres in size located on Reed Road to the City of Villa Rica. A copy of the plat of said tract as well as the Deed of Gift is attached to this cover sheet. The gift is being made to the City without restrictions for use as deemed necessary by the City.

**STAFF RECOMMENDATION:** Staff recommends that the Council approve the proposed Deed of Gift and accept the contribution from the hospital authority (Tanner Medical Center).

**MOTION:** I move to accept the donation of the 46-acre tract of land from the Carroll City-County Hospital Authority as set forth in the attached plat and proposed Deed of Gift.

**AFTER RECORDING, RETURN TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Carroll Co. Parcel No. V06-0040139 (portion thereof)

STATE OF GEORGIA  
COUNTY OF CARROLL

**DEED OF GIFT**

THIS INDENTURE, made the \_\_\_\_ day of \_\_\_\_\_, 2022, between

**CARROLL CITY-COUNTY HOSPITAL AUTHORITY**

as party or parties of the first part (hereinafter referred to collectively as "Grantor"), and

**CITY OF VILLA RICA, GEORGIA,  
a political subdivision of the State of Georgia,**

as party or parties of the second part (hereinafter referred to as "Grantee");

W I T N E S S E T H: Grantor, by these presents does hereby gift, convey and confirm unto the said Grantee any and all interest Grantor has in:

All that tract or parcel of land lying and being in Land Lots 127 and 130 of the 6<sup>th</sup> District, Carroll County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof;

with all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

THIS CONVEYANCE IS BEING MADE SUBJECT TO any encumbrances, easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its successors and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

The conveyance set forth herein is made from Grantor to Grantee for use only by the public for a park or passive recreational uses. The property conveyed by this Deed is

subject to the Declaration of Restrictive Covenants dated September\_\_\_\_, 2022, recorded in the Carroll County public deed records.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and affixed its seal as of the day and year above written.

**GRANTOR:**

Signed, sealed and delivered in  
the presence of:

**CARROLL CITY-COUNTY  
HOSPITAL AUTHORITY**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_(SEAL)  
Timothy I. Warren, Chairman

\_\_\_\_\_  
Notary Public

[NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

[NOTARY SEAL]

**ACCEPTED BY:**

**CITY OF VILLA RICA, GEORGIA**

By: \_\_\_\_\_(SEAL)  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Clerk

[CITY SEAL]

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

[END OF SIGNATURES]

**EXHIBIT “A”**

## **LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lots 127 and 130 of the 6th District, City of Villa Rica, Carroll County, Georgia, and being more particularly described as follows: COMMENCE at a 1/2" rebar found at the intersection of the Easterly R/W line of Reed Road (60' public R/W) and the Land Lot Line common to Land Lots 127 and 130; thence, leaving the said R/W of Reed Road and along the said Land Lot Line, also being the southerly property line of the Twin Oaks Subdivision (PB 56, PG 191), bearing South 88 degrees, 14 minutes, 32 seconds East, a distance of 1721.11' to a 1/2" rebar found; said rebar being the TRUE POINT OF BEGINNING. With the TRUE POINT OF BEGINNING thus established and leaving the said Land Lot Line, bearing North 62 degrees, 00 minutes, 02 seconds East, a distance of 284.56' to a point on the centerline of Keaton Creek; thence following the meanderings of Keaton Creek in an easterly direction  $\pm 695.29'$  to a point; thence, leaving the said creek centerline, bearing South 00 degrees, 12 minutes, 41 seconds East, a distance of 5.15' to a point; thence bearing South 55 degrees, 52 minutes, 43 seconds West, a distance of 14.03' to a point; thence bearing South 00 degrees, 06 minutes, 13 seconds West, a distance of 80.42' to a 1/2" rebar found; thence bearing South 01 degrees, 19 minutes, 00 seconds West, a distance of 95.39' to an angle iron found on the Land Lot Line common to Land Lots 127 and 130; thence bearing South 01 degrees, 14 minutes, 27 seconds West, a distance of 370.24' to a 1/2" rebar found; thence bearing South 01 degrees, 16 minutes, 19 seconds West, a distance of 370.30' to a 1/2" rebar found at a scrape blade; thence bearing South 01 degrees, 13 minutes, 16 seconds West, a distance of 370.10' to a 1/2" rebar found at a scrape blade; thence bearing South 01 degrees, 19 minutes, 37 seconds West, a distance of 370.10' to a 3/4" otp found; thence, along the northerly line of Augusta Woods Subdivision Phase I (PB 89, PG 82) bearing North 88 degrees, 52 minutes, 40 seconds West, a distance of 1502.84' to a 1" round bar found on the Land Lot Line common to Land Lots 130 and 131; thence bearing North 01 degrees, 38 minutes, 14 seconds East, a distance of 417.87' to a point on the centerline of Keaton Creek; thence following the meanderings of Keaton Creek in a northeasterly direction  $\pm 1296.30'$  to a point; thence, leaving the said creek centerline, bearing North 16 degrees, 03 minutes, 50 seconds East, a distance of 56.61' to a 1/2" rebar found; said rebar being the TRUE POINT OF BEGINNING. Said Tract contains  $\pm 46.807$  Acres ( $\pm 2,038,913$  sqft)



| CABLE / TV                                                                        |                      | SEWER                                                                             |                                 |
|-----------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------|---------------------------------|
|  | Cable / TV Marker    |  | Grease Trap                     |
|  | Cable / TV Pedestal  |  | Sanitary Sewer Manhole          |
|  | Cable / TV Manhole   |  | Cleanout                        |
|  | Cable / TV Handhole  |  | Sanitary Sewer Vent Pipe        |
|  | Cable / TV Cable Box |  | Sanitary Sewer Marker           |
|                                                                                   |                      |  | Sanitary Sewer Force Main Valve |

|                                                                                   |                         |
|-----------------------------------------------------------------------------------|-------------------------|
|  | Transformer             |
|  | Guy Wire                |
|  | Electric Meter          |
|  | Power Pole/Utility Pole |
|  | Street Light/Light Pole |
|  | Electric Panel          |
|  | Electric Box            |
|  | Electric Manhole        |
|  | Electric Handhole       |
|  | Electric / Power Marker |
|  | Spot Light              |

|                                                                                   |                      |
|-----------------------------------------------------------------------------------|----------------------|
|  | Fiber Optic Marker   |
|  | Fiber Optic Manhole  |
|  | Fiber Optic Pedestal |

|                                                                                   |                           |
|-----------------------------------------------------------------------------------|---------------------------|
|  | Gas Meter                 |
|  | Gas Valve                 |
|  | Gas Fill Cap              |
|  | Gas Manhole               |
|  | Gas Marker                |
|  | Gas Pressure Relief Valve |
|  | Gas Vault                 |
|  | Gas Vent Pipe             |
|  | Gas Something :)          |

|                                                                                   |                       |
|-----------------------------------------------------------------------------------|-----------------------|
| BUS ONLY                                                                          | Pavement Marking      |
| SCHOOL                                                                            | Pavement Marking      |
|                                                                                   | Pavement Marking      |
|  | Turn Arrow Left/Right |

 Turn Arrow Right  
 Traffic Arrow Straight  
 Traffic Arrow Straight / Left

|                                                                                   |                              |
|-----------------------------------------------------------------------------------|------------------------------|
|  | Traffic Arrow Straight/Right |
|  | Traffic Arrow U-Turn         |
|  | Handicap Pavement Marking    |
|  | Bike Lane Pavement Marking   |

|                                         |                              |
|-----------------------------------------|------------------------------|
| <input checked="" type="checkbox"/> RWM | Right-of-Way Monument Found  |
| <input checked="" type="checkbox"/> CMF | Concrete Monument Found      |
| <input type="radio"/> IPS               | Iron Pin Set                 |
| <input type="radio"/> IFF               | Iron Pin Found (Rebar found) |
| <input type="radio"/> PKS               | PK Nail Set                  |
| <input type="radio"/> PKF               | PK Nail Found                |
| <input type="radio"/> P                 | Point                        |
| <input checked="" type="checkbox"/> BM  | Benchmark                    |

 Land Lot Symbol

|                                                                                   |                                 |
|-----------------------------------------------------------------------------------|---------------------------------|
|  | Grease Trap                     |
|  | Sanitary Sewer Manhole          |
|  | Cleanout                        |
|  | Sanitary Sewer Vent Pipe        |
|  | Sanitary Sewer Marker           |
|  | Sanitary Sewer Force Main Valve |
|  | Sanitary Sewer Lift Station     |

|                                                                                   |                      |
|-----------------------------------------------------------------------------------|----------------------|
|  | Street Sign          |
|  | Air Condition Unit   |
|  | BOLL                 |
|  | Mailbox              |
|  | Satellite Dish       |
|  | Flag Pole            |
|  | Monitoring Well      |
|  | Antenna              |
|  | Column               |
|  | Camera Pole / Camera |
|  | Bore Hole Location   |
|  | Mile Post            |
|  | Rail Road Mile Post  |

|                                                                                   |                                  |
|-----------------------------------------------------------------------------------|----------------------------------|
|  | Storm Structure Lid              |
|  | Drop Inlet                       |
|  | Catch Basin                      |
|  | Single Wing Catch Basin          |
|  | Double Wing Catch Basin          |
|  | Weir Inlet                       |
|  | Head Wall                        |
|  | Junction Box                     |
|  | Curb Inlet                       |
|  | Flared-in Section                |
|  | Down Spout                       |
|  | DS                               |
|  | Square or Round Outlet Structure |

|                                                                                   |                        |
|-----------------------------------------------------------------------------------|------------------------|
|  | Telephone Terminal Box |
|  | Telephone Marker       |
|  | Telephone Handhole Box |
|  | Telephone Manhole      |
|  | Telephone Cabinet      |

|                                                                                   |                                 |
|-----------------------------------------------------------------------------------|---------------------------------|
|  | Overhead Traffic Signal         |
|  | Traffic Handhole Box            |
|  | Traffic Signal Loop Control Box |
|  | Traffic & Crosswalk Signal Pole |

|                                                                                     |                            |
|-------------------------------------------------------------------------------------|----------------------------|
|    | Fire Hydrant               |
|    | Irrigation Control Valve   |
|    | Water Meter                |
|    | Water Valve                |
|    | Fire Department Connection |
|   | Water Vault                |
|  | Pressure Irrigation Valve  |
|  | Water Vent Pipe            |
|  | Water Valve Marker         |
|  | Water Marker               |
|  | Water Manhole              |
|  | Water Air Release Valve    |
|  | Water Back Flow Preventer  |
|  | Sprinkler Head             |
|  | Sprinkler Valve            |

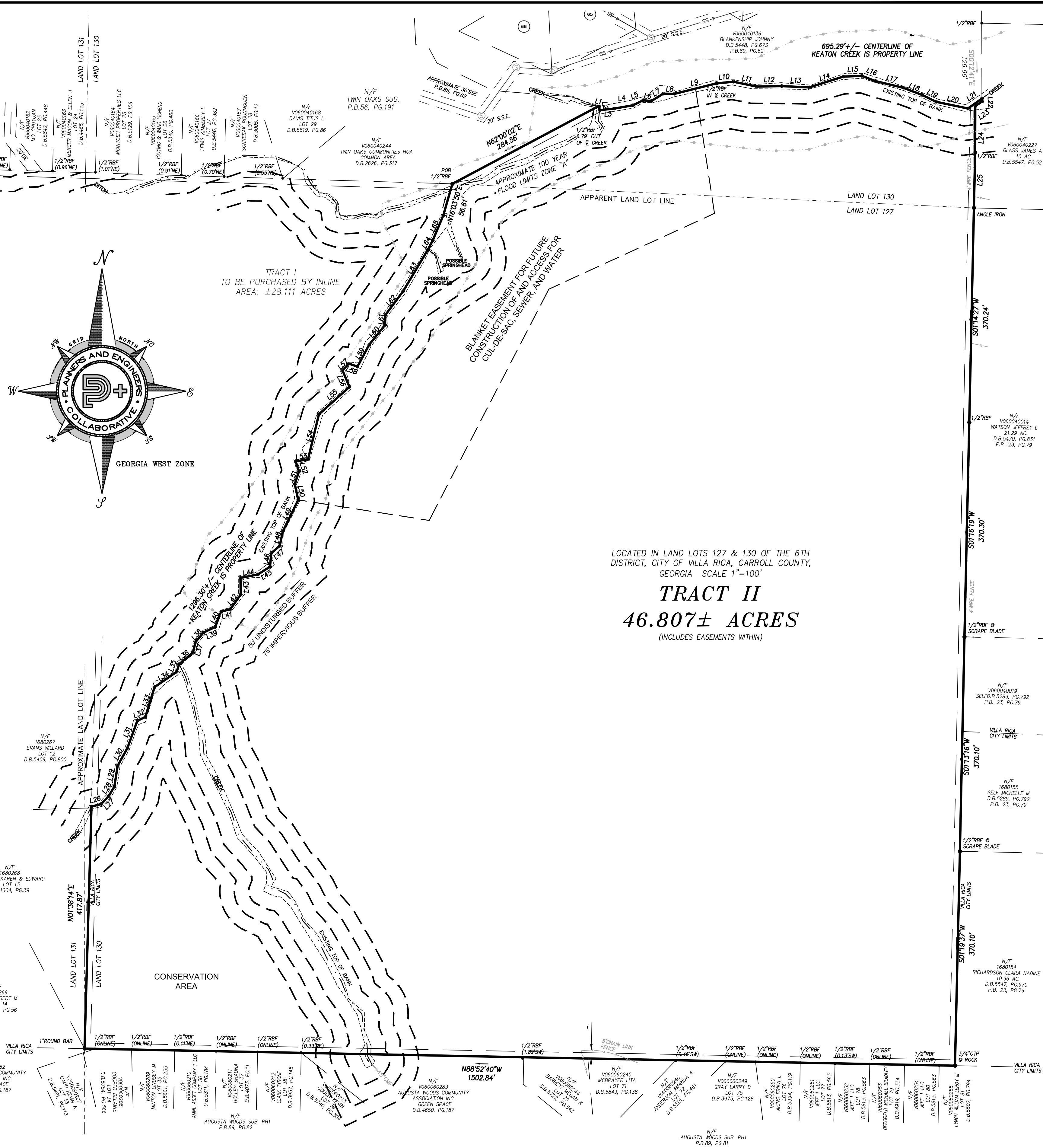
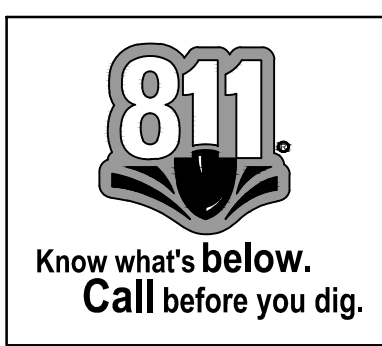
## U Utility Structure

|         |                          |         |                          |
|---------|--------------------------|---------|--------------------------|
| APPROX. | Approximate              | IPS     | Iron Pin Set             |
| #4      | 1/2" Rebar               | LP      | Light Pole               |
| C&G     | Curb and Gutter          | MCW     | Monitoring Well          |
| CMB     | Chalk Fence              | N/F     | Now or Formerly          |
| COMP    | Corrugated Metal Pipe    | OCU     | Output Control Structure |
| COP     | Clean Out                | OTB     | Open Top Pipe            |
| CTP     | Corrugated Plastic Pipe  | PT      | Plot Book                |
| CTP     | Crimped Pipe             | PG      | Page                     |
| DB      | Deed Book                | PK Half | PK Half                  |
| DI      | Drop Inlet               | PKS     | PK Nail Set              |
| DE      | Drainage Easement        | POB     | Point of Beginning       |
| EDP     | Edge of Pavement         | POC     | Point of Commencement    |
| ESP     | Electric Pole            | PVC     | Polyvinyl Chloride Pipe  |
| ESAN    | Electric Panel           | R&C     | Rebar Curb               |
| FM      | Final Section            | RCP     | Reinforced Concrete Pipe |
| FF      | Finish Floor Elevation   | RWM     | Right of Way Monument    |
| FH      | Fire Hydrant             | SSS     | Sanitary Sewer Easement  |
| FIS     | Final Section            | S&M     | Sanitary Sewer Manhole   |
| FL      | Flag                     | TRAN    | Transformer              |
| GA      | Geographic Marker        | TRB     | Telephone Terminal Box   |
| GL      | Flow Log                 | TSGR    | Traffic Signal Pole      |
| GM      | Gas Meter                | TRH     | Traffic Right Loop Co    |
| GDR     | Guy Wire                 | USUR    | Utility Structure        |
| H.W.    | Hard Wood                | V.C.P.  | Vitrified Clay Pipe      |
| HW      | Headwall                 | W.D.F.  | Wood Fence               |
| IPV     | Irrigation Control Valve | WM      | Water Meter              |
| INV     | Inversion                | WP      | Water Valve              |
| IPC     | Iron Pin Found           | XX      | Crosswalk Signal Pole    |

Iron Pin Set  
Light Pole  
Monitoring Well  
Now or Formerly  
Outlet Control Structure  
Open Top Pipe  
Plat Book  
Page  
PK Nail Found  
PK Nail Set  
Point of Beginning  
Point of Commencement  
Polyvinyl Chloride Pipe  
Rebar Capped  
Reinforced Concrete Pipe  
Right of Way Monument  
Sanitary Sewer Easement  
Sanitary Sewer Manhole  
Transformer  
Telephone Terminal Box  
Traffic Signal Pole  
Traffic Signal Loop Control  
Utility Structure  
Vitrified Clay Pipe  
Wood Fence  
Water Meter  
Water Valve  
Crosswalk Signal Pole

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 1.87   | S78°23'14"E |
| L2         | 6.03   | S09°46'21"E |
| L3         | 25.36  | N88°19'14"E |
| L4         | 32.97  | N75°57'59"E |
| L5         | 19.42  | N63°34'18"E |
| L6         | 14.34  | S84°19'59"E |
| L7         | 24.02  | N58°08'41"E |
| L8         | 18.64  | S89°44'19"E |
| L9         | 79.55  | N76°03'32"E |
| L10        | 24.58  | N84°23'36"E |
| L11        | 41.25  | S78°18'10"E |
| L12        | 42.95  | N85°49'27"E |
| L13        | 47.47  | S87°12'14"E |
| L14        | 61.76  | N72°24'54"E |
| L15        | 32.19  | N87°40'25"E |
| L16        | 25.53  | S69°05'30"E |
| L17        | 48.81  | S76°29'32"E |
| L18        | 35.22  | S69°16'36"E |
| L19        | 26.82  | S63°45'19"E |
| L20        | 56.11  | S78°07'02"E |
| L21        | 29.67  | N64°25'58"E |
| L22        | 5.15   | S01°24'21"E |
| L23        | 14.03  | S55°52'43"W |
| L24        | 80.42  | S00°06'13"W |
| L25        | 95.39  | S01°19'00"W |
| L26        | 17.64  | N74°49'33"E |
| L27        | 18.65  | N43°07'56"E |
| L28        | 18.94  | N30°46'11"E |
| L29        | 36.53  | N05°58'48"E |
| L30        | 34.83  | N28°55'55"E |
| L31        | 50.16  | N19°55'57"E |
| L32        | 15.30  | N65°01'32"E |
| L33        | 53.96  | N17°06'52"E |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L34        | 46.52' | N55°22'23"E |
| L35        | 13.71' | N17°38'58"E |
| L36        | 31.17' | N50°09'20"E |
| L37        | 18.65' | N13°44'24"E |
| L38        | 21.80' | N39°55'42"E |
| L39        | 22.05' | N64°24'41"E |
| L40        | 28.56' | N21°47'29"E |
| L41        | 16.22' | N75°30'19"E |
| L42        | 31.02' | N35°18'41"E |
| L43        | 28.66' | N00°50'48"W |
| L44        | 30.73' | N58°36'42"E |
| L45        | 24.73' | N57°14'46"E |
| L46        | 23.69' | N05°19'59"E |
| L47        | 19.09' | N49°33'53"E |
| L48        | 25.45' | N12°12'34"E |
| L49        | 60.55' | N25°52'45"E |
| L50        | 27.48' | N12°10'29"W |
| L51        | 23.59' | N17°37'07"E |
| L52        | 17.93' | N18°03'25"W |
| L53        | 21.51' | N8°34'15"E  |
| L54        | 80.18' | N15°35'02"E |
| L55        | 70.72' | N48°10'48"E |
| L56        | 31.06' | N22°50'41"W |
| L57        | 15.95' | N44°11'35"E |
| L58        | 15.70' | S70°53'29"E |
| L59        | 43.06' | N28°03'41"E |
| L60        | 43.49' | N38°54'56"E |
| L61        | 17.36' | N10°45'55"E |
| L62        | 51.14' | N43°48'49"E |
| L63        | 83.73' | N30°46'17"E |
| L64        | 18.04' | N27°43'52"E |
| L65        | 46.69' | N22°56'00"E |



Planners &amp; Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING  
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES  
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092  
(770)451-2741 WWW.PEC.PLUS  
C.O.A.-LSF000004

| REVISIONS |      |             |    |
|-----------|------|-------------|----|
| 5         |      |             |    |
| 4         |      |             |    |
| 3         |      |             |    |
| 2         |      |             |    |
| 1         |      |             |    |
| REV       | DATE | DESCRIPTION | BY |

LAND LOT(S) 127 & 130  
DISTRICT 6th DISTRICT

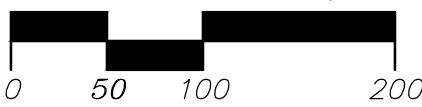
CITY DEDICATION EXHIBIT  
FOR

## INLINE COMMUNITIES

CITY of VILLA RICA

CARROLL COUNTY  
GEORGIA

DRAWN BY: DFG  
CHECKED BY: MK  
FILE NO.: 21153.00  
DATE: 08-29-2022  
SCALE: 1" = 100'  
DATE OF FIELD WORK: N/A



## **RESTRICTIVE COVENANTS**

### **1. RESTRICTED MEDICAL USES.**

(a) No portion of the Property may be used for the construction, maintenance or operation of medical offices for licensed physicians (M.D., D.O. or D.D.S.) or other allied health care practitioners (R.N., L.P.N., C.R.N.A., P.A., etc.) (collectively, "Practitioners") or otherwise used in the private practice of medicine, for the care and treatment of human beings.

(b) No portion of the Property may be used for any of the following activities: (i) the provision or operation of any "Ancillary Medical Care Service or Facility" (as hereinafter defined); (ii) the operation of a hospital, a rehabilitation center, an extended care facility, elder care center or nursing home, an outpatient or inpatient clinic, ambulance service, surgical center, emergency center, urgent care clinic, a home health service, a health maintenance organization or similar direct care provider, a birthing center or an inhalation or physical therapy center; (iii) the operation of a pharmacy or a residential assisted living facility (whether owner-occupied or leased); or (iv) any operation which creates a public nuisance. As used herein, an "Ancillary Medical Care Service or Facility" shall mean and include any form of human testing for diagnostic or therapeutic purposes, provision or operation of a laboratory (including, without limitation, a pathology laboratory or a clinical laboratory), diagnostic or invasive imaging services (which include, without limitation, the following testing facilities: fluoroscopy, x-ray, plane film radiography, computerized tomography (CT), ultrasound, radiation therapy, positron emission tomography, echocardiography, endoscopy, colonoscopy, radiology, mammography and breast diagnostics, nuclear medicine testing and magnetic resonance imaging), physical therapy services, cardiac catheterization services, radiation oncology services, or respiratory therapy services.

(c) No portion of the Property may be used for any purpose that is reasonably likely to: (i) result in the creation of any noise or sound that would be objectionable to TMC due to the intermittence, beat, frequency, shrillness, or loudness of the noise; (ii) result in any obnoxious odor; (iii) involve the storage of any flammable, combustible or explosive fluid, or chemical substance, other than reasonable amounts of cleaning fluids or solvents or other materials required in the normal operation of offices on the Property; (iv) constitute an improper dumping, disposal, treatment, storage, incineration, or reduction of wastes, garbage or refuse.

(d) The restrictions set forth herein shall not apply to any portion of the Property that is now or hereafter owned or leased by the Carroll City – County Hospital Authority ("CCCHA") or Tanner Medical Center, Inc. ("TMC").

**2. Restrictions on Ownership and Occupancy.** The owner from time to time of any portion of the Property shall not convey all or any portion of the Property to any competitor to TMC or any person or entity that owns (other than an ownership interest not exceeding five percent (5%) of the publicly traded stock of a hospital company) or operates a hospital or medical treatment facility (other than TMC). For purposes of this Paragraph 2, a transfer of an ownership interest in any entity that owns all or any portion of the Property shall be deemed a conveyance of the Property.

**3. DURATION AND BINDING EFFECT.** The covenants and restrictions set forth herein shall be effective on the date hereof and shall continue in effect for a period of forty (40) years from the date hereof. The covenants and restrictions set forth herein shall be binding upon and shall inure to be the benefit of CCCHA and TMC and their successors, successors-in-title, legal representatives, heirs and assigns. All leases of space on the Property shall refer to these restrictions. All restrictions hereunder may be waived by CCCHA or TMC or their successors or assigns) in its sole discretion.





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SAILORS ENGINEERING ASSOCIATES, INC.

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1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
116 REED ROAD  
VILLA RICA, CARROLL COUNTY, GEORGIA**

**SEA JOB #212-098**



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SAILORS ENGINEERING ASSOCIATES, INC.

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October 14, 2021

Mr. Brain Ehram  
InLine Communities  
1776 Peachtree Street, Suite 260S  
Atlanta, GA 30309

RE: Phase I Environmental Site Assessment  
116 Reed Road  
Villa Rica, Georgia  
SEA Job #212-098

Dear Mr. Musolf:

Sailors Engineering Associates, Inc. (SEA) has conducted a Phase I Environmental Site Assessment for the property referenced above and is pleased to provide this report with a summary of our findings.

The subject property under investigation is an undeveloped wooded tract that measures approximately 75-acres and has a physical address of 116 Reed Road, Villa Rica, Carroll County, Georgia. According to the Carroll County Tax Assessor's website, the subject property consists of one (1) parcel that is identified by Parcel ID number V06-0040139, currently owned by Carroll City-County Hospital Authority. The subject property is located in Land Lot 126 of the 6<sup>th</sup> District of Carroll County. Access to the subject property is via an unpaved road east of Tolbert Drive. The subject property consists of undeveloped wooded land with no buildings and is not currently connected to utilities.

The subject property is located along and to the east of Tolbert Drive and approximately 0.7 miles south of Tom Murphy Freeway/Highway 20 in an area of Carroll County that consists primarily of residential property and undeveloped wooded land. The subject property is bordered to the north by a wooded buffer followed by a residential neighborhood, to the west by Tolbert Drive followed by commercial property, to the south by rural residential property, and to the east by undeveloped wooded land.

#### **ON-SITE FINDINGS**

The subject property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1938, the on-site buildings were razed as early as 2007, the subject property is currently occupied by undeveloped vegetated and wooded land. No on-site RECs were identified on the subject property.

## OFF-SITE FINDINGS

**World Cleaners** – located at 594 Carrollton Villa Rica Highway was misidentified in the EDR Radius Report as being on the adjacent property to the west of the subject property. The facility is actually located approximately 2,800 feet north and cross-gradient to the subject property. The site is listed on the Historic Drycleaners, and Drycleaners databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, World Cleaners is not identified as a REC with regard to the subject property.

**Kwik Shop Food Store/Texaco Service Station** – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

## CONCLUSIONS AND OPINIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 for the subject property located at 116 Reed Road, Villa Rica, Carroll County, Georgia. Our investigation did not identify any RECs with regard to the subject property. No further investigation is warranted.



Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.

*Paul Miles*

Paul Miles,  
Staff Geologist

*Michael J. Haller*

Michael J. Haller, P.G.

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User Questionnaire

Qualification(s) of the Environmental Professional(s)

## 1.0 INTRODUCTION

### 1.1 Purpose

This assessment followed the American Society for Testing and Materials (ASTM) Practice E 1527-13, *Phase I Environmental Site Assessment Process*. Practice E 1527 has been developed to define “*all appropriate inquiry*” for purposes of establishing any of the four Landowner Liability Protections (LLPs) available under CERCLA as amended by the *Brownfields Amendments*. The purpose of the ASTM practice is to identify recognized environmental conditions, controlled recognized environmental conditions and historical recognized environmental conditions. The term “*recognized environmental conditions*” (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property (1) due to a release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. The term “*controlled recognized environmental condition*” (CREC) means a *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The term “*historical recognized environmental condition*” (HREC) means a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

### 1.2 Detailed Scope-of-Services

Our Scope-of-Services includes, but may not be limited to, the following:

- a visual inspection of the site
- a visual inspection of surrounding properties which could affect the site
- personal interviews with current and/or former property owners or residents of the area who may have knowledge of the site history
- a review of ownership records to determine past uses of the property
- a review of current U.S. Environmental Protection Agency (EPA) and Georgia Environmental Protection Division (EPD) reports and lists to include, but not be limited to, the following:
  - a. EPA National Priorities List (NPL) and delisted NPL sites list
  - b. EPA SEMS (CERCLIS) and SEMS ARCHIVE (CERCLIS NFRAP) Lists
  - c. EPA RCRIS Generators, TSD and CORRACTS Lists
  - d. EPA Federal Brownfield Sites listing
  - e. Federal institutional control/engineering control registries
  - f. EPA National Spill Reports Emergency Response Notification System

- g. State and tribal lists of hazardous waste sites identified for investigation or remediation
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  - m. State and tribal institutional control/engineering control registries
  - n. State and tribal voluntary cleanup sites list
  - o. State and tribal Brownfield sites lists
- a review of available aerial photographs, Sanborn Fire Insurance Maps and USGS topographic maps to aid in determining past site uses and disturbances
  - a report presenting our investigative procedures and results

Our scope of services did not include assessments for the extended scope issues such as those noted in the ASTM E 1527-13 standard including archaeological/historical/cultural resources, wetlands/State Waters, asbestos-containing materials, lead-based paint, lead in drinking water, mold, radon gas, flood zones, or endangered/threatened species.

### 1.3 Significant Assumptions

Sailors Engineering Associates, Inc. (SEA) relies upon regulatory records made available by local, state and federal authorities. We assume this information to be accurate and reliable. We assume that information given during interviews is correct and accurate.

### 1.4 Limitations and Exceptions

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost.

### 1.5 Special Terms and Conditions

This investigation had no special terms or conditions.

### 1.6 User Reliance

This report was prepared for the exclusive use of Inline Communities, LLC and/or their lender.

## **2.0 SITE DESCRIPTION**

### **2.1 Site Description and Current Use**

The subject property under investigation is an undeveloped wooded tract that measures approximately 75-acres and has a physical address of 116 Reed Road, Villa Rica, Carroll County, Georgia. According to the Carroll County Tax Assessor's website, the subject property consists of one (1) parcel that is identified by Parcel ID number V06-0040139, currently owned by Carroll City-County Hospital Authority. The subject property is located in Land Lot 126 of the 6<sup>th</sup> District of Carroll County. Access to the subject property is via an unpaved road east of Tolbert Drive. The subject property consists of undeveloped wooded land with no buildings and is not currently connected to utilities.

### **2.2 Adjoining Properties and Current Use**

The subject property is located along and to the east of Tolbert Drive and approximately 0.7 miles south of Tom Murphy Freeway/Highway 20 in an area of Carroll County that consists primarily of residential property and undeveloped wooded land. The subject property is bordered to the north by a wooded buffer followed by a residential neighborhood, to the west by Tolbert Drive followed by commercial property, to the south by rural residential property, and to the east by undeveloped wooded land.

### **2.3 Physical Setting**

#### **2.3.1 Area Geology**

The subject property is located in the physiographic province known as the Piedmont, which extends from the Hudson River at the north to Alabama at the south. The Piedmont, the least mountainous portion of the Appalachian Highlands, is an area of intensely folded and faulted igneous and metamorphic rocks. The surface of the Piedmont can be described as a broadly undulating or rolling topography with low knobs or ridges, and valleys 30 to 300 feet thick. The underlying crystalline rocks of the Piedmont are metamorphic schists, gneisses, quartzites and slates, and igneous granites and gabbros. Based upon a review of Georgia Geologic Survey Bulletin 96 entitled *Geology of the Greater Atlanta Region* (McConnell and Abrams, 1984), the bedrock underlying the site is the unit known as the Sandy Springs Group that includes an eastern and western belt. The subject property is situated in an area that consist of garnet-muscovite schist, and amphibolite (dru).

According to the United States Department of Agriculture Soil Conservation Service Soil Survey web page, the predominant soil types associated with the subject property are Louisa gravelly fine sand (LkE), Congaree soils (Cng), Madison gravelly clay loam (MDC3, and MDD3), and Madison gravelly fine sandy loam (MhD2).



### 2.3.2 Area Hydrogeology

Shallow unconfined water table conditions are present throughout the Piedmont physiographic province. Recharge to the groundwater occurs from precipitation that averages approximately 49 inches per year within the greater Atlanta area. Rainfall occurs throughout the year, although increased amounts of rainfall are typical during the spring months. Soils within the area consist predominantly of sandy silts and silty sands that allow rapid percolation of rainfall. Typically, the infiltration of precipitation through the soil to the groundwater occurs within a few days after rainfall.

According to the Georgia Geologic Survey Information Circular 63 entitled *Ground Water in the Greater Atlanta Region*, the subject site is located on Plate 1, in Unit D. Well depths in Unit D range from 82 feet to 710 feet, averaging 270 feet. Well yields range from 20 gallons to 351 gallons per minute, averaging 56 gallons per minute.

## 3.0 USER PROVIDED INFORMATION

On September 30, 2021, SEA forwarded a User Questionnaire to the User, Mr. Brian Ehram, Project Manager for InLine Communities, LLC, who completed the questionnaire. A copy of the completed User Questionnaire is included in the appendix. The following information was contained in the User Questionnaire.

### 3.1 Title Records, Environmental Liens or Activity and Use Limitations

The User did not provide SEA with a chain of ownership for the subject property. SEA independently researched documents comprising the chain of ownership for the subject parcels on the Carroll County Government Tax Assessor's Office website, or through the Georgia Superior Court Clerk's Cooperative Authority's website. Our property ownership research was performed to determine more completely the past uses of the subject property.

According to the Carroll County Tax Assessor's website, the subject property consists of undeveloped wooded land. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1958. The on-site buildings were razed as early as 2007. The subject property is currently undeveloped wooded land. According to the Carroll County Tax Assessor's website the current owner of the subject property is listed as Carroll City-County Hospital Authority.

The current deed and legal description for the subject property are included in the appendix. The User was not aware of any Environmental Liens or any Activity and Use Limitations for the subject property. SEA found no environmental liens or Activity and Use Limitations in our deed research of the subject property.

### 3.2 Specialized Knowledge

The User did not provide any Specialized Knowledge with regard to the subject property.

### 3.3 Commonly Known or Reasonably Ascertainable Information

The User stated they are aware that the subject property was previously occupied with several single-family residential buildings and is currently raw land.

### 3.4 Valuation Reduction for Environmental Issues

The User was not aware of any reduction in price due to environmental issues.

### 3.5 Owner, Property Manager, and Occupant Information

According to the Carroll County Tax Assessor's website the current owner of the subject property is listed as Carroll City-County Hospital Authority.

### 3.6 Reason for Performing Phase I

The User requested the Phase I ESA in order to perform due diligence regarding a pending real estate transaction.

## 4.0 RECORDS REVIEW

### 4.1 Standard Environmental Record Sources

The following lists and reports, maintained by SEA, were reviewed to determine if the subject property or properties in the surrounding vicinity were contained on the lists. Additionally, SEA requested, and has received, "The EDR Radius Map Report®" for the subject property from Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The approximate minimum search distances (AMSD) used were equal to or greater than the distances recommended in ASTM (American Society for Testing and Materials) Practice E 1527-13. For listings not mentioned in ASTM E 1527-13, a minimum search distance of an equivalent list was used.

1. United States Environmental Protection Agency National Priorities List (NPL) dated December 30, 2020 (AMSD = 1.0 mile) and the Delisted NPL Site List dated December 30, 2020 (AMSD = 1.0 mile).
2. United States Environmental Protection Agency Superfund Enterprise Management System (SEMS)/(CERCLIS ) list dated December 30, 2020 and the SEMS ARCHIVE/CERCLIS No Further Remedial Action Planned (NFRAP) listing dated December 30, 2020 (AMSD = 0.5 mile).
2. United States Environmental Protection Agency Resource, Conservation and Recovery Act (RCRA) Corrective Action sites (CORRACTS) listing dated December 14, 2020 (AMSD = 1.0 mile).

4. United States Environmental Protection Agency RCRA non-CORRACTS and Treat Storage and Disposal (TSD) facilities listing dated December 14, 2020 (AMSD = 0.5 mile).
5. United States Environmental Protection Agency RCRA generators listing December 14, 2020 (AMSD = 0.25 mile).
6. United States Environmental Protection Agency institutional controls/engineering control registries dated October 28, 2020 (AMSD = 0.5 mile).
7. United States Environmental Protection Agency Emergency Response Notification System (ERNS) National Response Center (NRC) spill reports through December 14, 2020 (AMSD = subject property only).
8. Georgia Department of Natural Resources Hazardous Site Inventory (HSI) dated July 1, 2020 (AMSD = 1.0 mile).
9. Georgia Department of Natural Resources Hazardous Sites Response Act release notification files (non-HSI) through January 6, 2021 (AMSD = 1.0 mile).
10. Georgia Department of Natural Resources Solid Waste landfill listing including active, closed and inert landfills dated October 11, 2018 (AMSD = 0.5 mile).
11. Georgia Department of Natural Resources Underground Storage Tank Management Program list of leaking underground storage tanks (LUST) dated October 14, 2020 (AMSD = 0.5 mile).
12. Georgia Department of Natural Resources Underground Storage Tank Management Program list of registered Underground Storage Tanks dated September 14, 2020 (AMSD = 0.25 mile).
13. Georgia Department of Natural Resources institutional control/engineering control registries dated November 2, 2020 (AMSD = 0.5 mile).
14. Georgia Department of Natural Resources Hazardous Site Reuse and Redevelopment Act list of properties that have entered the Voluntary Brownfield Program dated November 2, 2020 (AMSD = 0.5 mile).

There are no current or delisted NPL sites within a one-mile radius of the subject property. There are no Federally recognized or State-recognized tribal lands in Carroll, County, Georgia. There are no Federal or State Institutional/Engineering Controls registered for the subject property.

The subject property does not appear on any of the regulatory lists reviewed. Facility identified as being within the ASTM prescribed search distances from the subject property are discussed below.

**World Cleaners** – located at 594 Carrollton Villa Rica Highway approximately 2,800 feet north and cross-gradient to the subject property. The EDR Radius Report mistakenly reported World Cleaners as being on the adjacent property to the west of the subject property. World Cleaners is listed on the Historic Drycleaners, and Drycleaners databases. The Historic Drycleaners database identifies World Cleaners as a dry-cleaning facility operating on the site from 2003-2004, and 2012 thru 2014. The Drycleaners database identifies the site as a dry cleaning and laundry service facility. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property World Cleaners is not identified as a REC with regard to the subject property.

**Kwik Shop Food Store/Texaco Service Station** – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. The Historic Automotive database identifies the Kwik Shop Food Store as a convenience store operating on the site in 1995, and 1996, and Texaco Service Station operating on the site in 2011 through 2013. During our site reconnaissance, it was observed that the listed ASTs on the site are twenty (20) pound consumer propane tanks serviced by a private provider. The LUST database listing identifies the facility as a No Further Action, Clean Closure dated March 9, 2004. The UST database identifies six (6) tanks that have been removed from ground. The facility currently operates three (3) tanks, two (2) gasoline and one (1) diesel, installed December 17 1998. The Financial Assurance database lists the site as an active gas station insured under the G.U.S.T. Trust Fund as of August 30, 2012. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

#### 4.2 Additional Environmental Record Sources

On September 29, 2021 SEA queried the United States Environmental Protection Agency's (USEPA's) Enforcement and Compliance History Online (ECHO) and Envirofacts database for reported enforcement or compliance issues at the subject property. A search of these databases did not produce any results.

#### 4.3 Historical Use Information on the Property and Vicinity

To determine past uses of the subject property, ownership records were reviewed on the Georgia Superior Court Clerk's Cooperative Authority website or at the Carroll County Tax Assessor's website. In addition, aerial photograph, topographic maps, city directories and Sanborn Fire Insurance Maps were researched.

Sanborn Fire Insurance Maps for the subject property and its vicinity were requested from Environmental Data Resources (EDR), Milford, Connecticut. Map coverage for the subject property was not available.

Aerial photographs dated 1938, 1950, 1960, 1972, 1981, 1988, 1993, 1999, 2007, 2010, 2013, and 2017 were available from EDR review for the subject property. The 1938 aerial photograph shows the subject property as predominantly undeveloped wooded and agricultural land, rural residential buildings are shown along the western property boundary, an access road runs from the western boundary of the subject property into the northwestern interior, Tolbert Drive is shown bordering the western property boundary. No significant changes are seen on the 1950 aerial photograph. The 1960 aerial photograph shows an increase in undeveloped wooded land in the eastern extent of the subject property. No significant changes are seen in the 1972 to 1999 aerial photographs. No buildings are seen on the 2007 aerial photograph. No significant changes are seen in the 2010 to 2017 aerial photographs.

Historic city directories were requested from Environmental Data Resources (EDR), Milford, Connecticut. The city directories available for review date from 1992 to 2017. No city directory reviewed identified any occupants at the address 116 Reed Road, which is associated with the subject property.

Historic topographic maps were requested from Environmental Data Resources (EDR), Milford, Connecticut. Topographic maps available for review included 1901, 1958, 1973, 1983, and 2014. The 1901 topographic map does not show development on the subject property, a river tributary is shown in the central and southeastern extents of the subject property. The 1958 topographic map shows a rural residential building along the western property boundary. No significant changes are seen in the 1973 or 1982 topographic maps. The 2014 topographic map does not show any development on the subject property.

Sanborn Fire Insurance Maps reviewed for the subject property were also reviewed for the surrounding vicinity. Map coverage for the subject property was not available.

Aerial photographs reviewed for the subject property were also reviewed for the surrounding vicinity. The 1938 to 1960 aerial photograph shows the surrounding vicinity to consist primarily of undeveloped wooded land, rural residential property and agricultural land. Tolbert Drive and Carrollton Villa Rica Highway are shown to the west, West Liberty Street is shown to the south of the subject property. The 1972 aerial photograph shows an increase in residential property to the southwest of the subject property. No significant changes are seen in the 1981 to 1993 aerial photographs. The 1999 to 2013 aerial photographs show an increase in residential and commercial property in the site vicinity. No significant changes are seen in the 2017 aerial photograph.

Historic city directories reviewed for the subject property were also reviewed for the surrounding vicinity. A review of the city directories identified the surrounding vicinity to consist predominantly of residential properties.

Historic topographic maps reviewed for the subject property were also reviewed for the surrounding vicinity. The 1901 topographic map of the surrounding area show little detail beyond undeveloped land in the vicinity of the subject property, rivers are shown to the southwest and west, a railroad and the city of Villa Rica are shown to the north of the subject property. The 1958 topographic map depicts the development of residential property in the site vicinity. The 1973 and 1982 topographic maps show the increase in development of commercial and residential property

in the site vicinity, and the development of Highway 20 to the north of the subject property. The 2014 topographic map shows the development of additional roadways in the site vicinity.

## **5.0 SITE RECONNAISSANCE**

On October 7, 2021 Mr. Paul Miles, Staff Geologist with SEA, conducted a visual inspection of the subject property and vicinity. The subject property is indicated on the Area and Site Plans in the Appendix. The purpose of the inspection was to locate any obvious signs of environmental impacts present at the surface of the property, such as discolored soil, stressed vegetation, improperly dumped materials or containers, or evidence of activity that may have an adverse environmental effect on the property. The property boundary was walked, and the remainder of the property was crisscrossed on foot.

### **5.1 Exterior Observations**

The subject property is currently undeveloped vegetated and wooded land. Several access trails crisscross the subject property. No hazardous materials, USTs or suspect environmental conditions were identified on the subject property.

### **5.2 Interior Observations**

No buildings exist on the subject property.

## **6.0 INTERVIEWS**

### **6.1 Interview with Owner or Past Owner**

No owner or past owner was available for interview.

### **6.2 Interview with Site Manager**

No site manager was available for interview.

### **6.3 Interview with Occupants**

The subject property is vacant; therefore, no occupants were available for interview.

### **6.4 Interviews with Local Government Officials**

SEA contacted the City of Villa Rica Clerks Office with regard to any documented environmental issues or violations associated with the subject property. The City of Villa Rica Clerks Office had no records of any environmental issues or violations associated with the subject property.

## **7.0 FINDINGS**

### **7.1 On-Site**

The subject property does not appear on any of the regulatory lists reviewed. Based on ownership records and other historic resources reviewed, the subject property was initially developed with residential buildings as early as 1938, the on-site buildings were razed as early as 2007, the subject property is currently occupied by undeveloped vegetated and wooded land. No on-site RECs were identified on the subject property.

### **7.2 Off-Site**

Several facilities were identified as being within the ASTM prescribed search distances from the subject property.

**World Cleaners** – located at 594 Carrollton Villa Rica Highway was misidentified in the EDR Radius Report as being on the adjacent property to the west of the subject property. The facility is actually located approximately 2,800 feet north and cross-gradient to the subject property. The site is listed on the Historic Drycleaners, and Drycleaners databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, World Cleaners is not identified as a REC with regard to the subject property.

**Kwik Shop Food Store/Texaco Service Station** – located at 736 Carrollton Villa Rica Highway approximately 450 feet southwest and cross-gradient to the subject property. The site is listed on the Historical Automotive, AST, LUST, UST, and Financial Assurance databases. Due to the facility being topographically cross-gradient from the subject property and the distance from the subject property, Kwik Shop Food Store/Texaco Service Station is not identified as a REC with regard to the subject property.

Further information on these facilities is available in the attached EDR Radius Map Report with GeoCheck.

## **8.0 CONCLUSIONS AND OPINIONS**

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM E 1527-13 for the subject property located at 116 Reed Road, Villa Rica, Carroll County, Georgia. Our investigation did not identify any RECs with regard to the subject property. No further investigation is warranted.

## **9.0 DATA GAP**

No significant data gaps were encountered as part of our investigation.

## **10.0 REFERENCES**

The following references were utilized in the preparation of this report:

- Georgia Department of Natural Resources, Environmental Protection Division, Georgia Geologic Survey, Bulletin 96 "Geology of the Greater Atlanta Region," McConnell and Abrams, 1984.
- Georgia Department of Natural Resources, Environmental Protection Division, Georgia Geologic Survey, Geologic Map of Georgia," Clark and Zisa, 1976.
- Georgia Geologic Survey Information Circular 63 entitled "Groundwater in the Greater Atlanta Region", Hester and Black, 1983.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Aerial Photo Decade Package for Reed Road, Villa Rica, Georgia dated September 27, 2021.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut: The EDR Radius Map Report for Reed Road, Villa Rica, Georgia dated September 23, 2021.
- Environmental Data Resources, Inc. (EDR), Milford, Connecticut. The EDR Sanborn Map Report for Reed Road, Villa Rica, Georgia dated September 23, 2021.
- United States Geological Survey 7.5-minute topographic series "Villa Rica, Georgia" dated 2014.

## **11.0 SIGNATURE(S) AND QUALIFICATIONS**

### **11.1 Signature(s) of Environmental Professional(s)**

The signatures of the Environmental Professionals responsible for this Report appear on the Transmittal Letter.

### **11.2 Qualification(s) of Environmental Professional(s)**

Mr. Michael J. Haller, P.G. with Sailors Engineering Associates, Inc., served as project manager and has over 35 years of experience completing Geotechnical and Environmental Investigations.

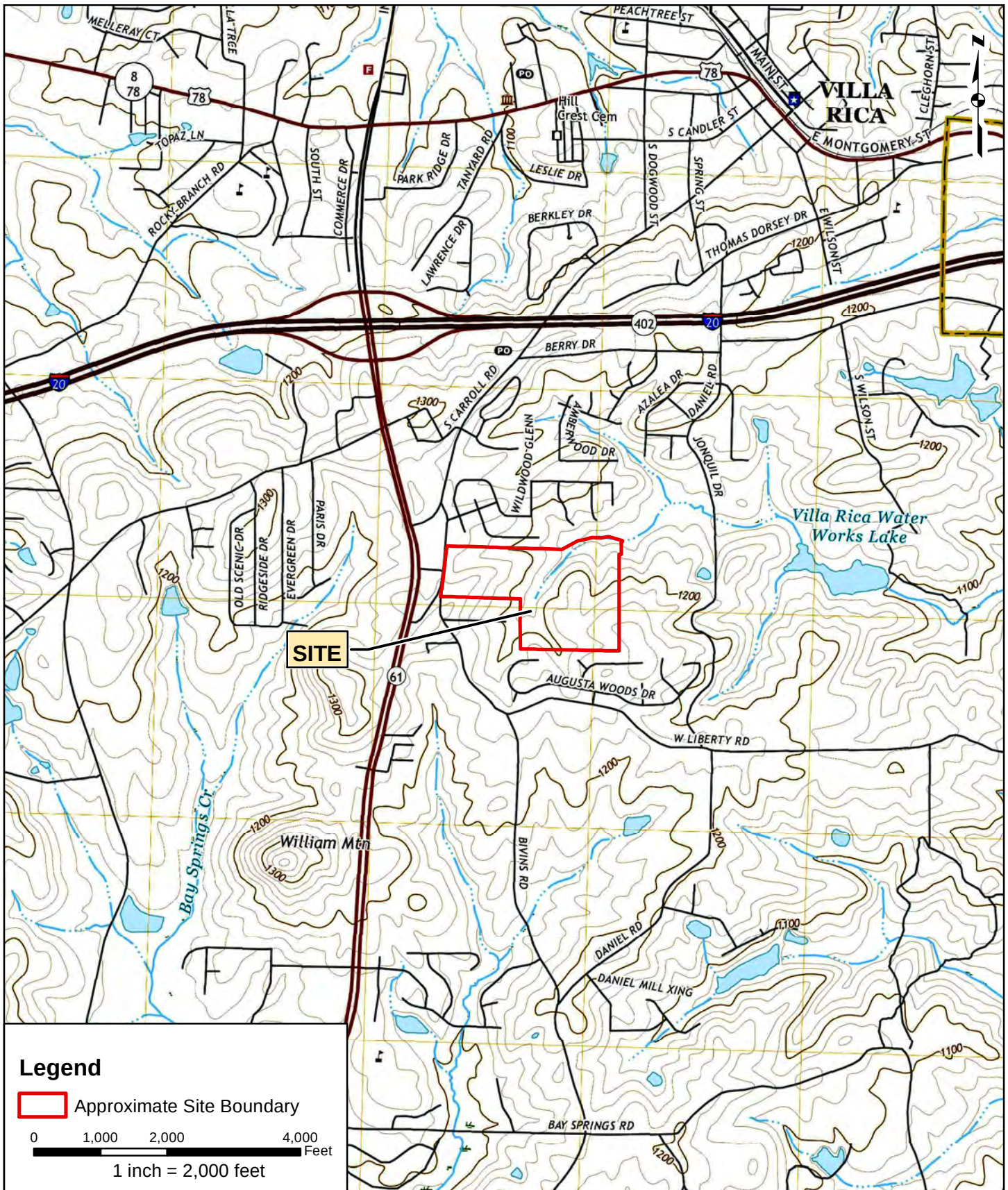
Paul Miles, Staff Geologist with Sailors Engineering Associates, Inc., holds a Bachelor's Degree in Geology from the University of West Georgia and has first-hand experience with completing Geotechnical and Environmental Investigations.

Sailors Engineering Associates, Inc. (SEA) declares that to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as outlined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



## **Appendix**

Area Plan  
Site Plan  
Site Photographs  
EDR Aerial Photo Decade Package<sup>®</sup>  
EDR Sanborn Report<sup>®</sup>  
EDR Radius Map Report<sup>®</sup>  
EDR City Directory Report<sup>®</sup>  
EDR Historical Topo Map Report<sup>®</sup>  
Deeds and Legal Description  
User Questionnaire  
Qualification(s) of the Environmental Professional(s)



Imagery Sources:

**SEA**

**SAILORS  
ENGINEERING  
ASSOCIATES, INC.**  
ENVIRONMENTAL/GEOTECHNICAL  
1675 SPECTRUM DRIVE  
LAWRENCEVILLE, GEORGIA 30043  
(770) 962-5922 FAX 962-7964

## SITE PLAN

### COMMERCIAL PROPERTY

116 Reed Rd  
Villa Rica, Carroll County, GA

SEA Job No. 212-098





## Legend

Approximate Site Boundary

0 250 500 1,000  
Feet  
1 inch = 500 feet

Imagery Sources: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# SEA

**SAILORS  
ENGINEERING  
ASSOCIATES, INC.**  
ENVIRONMENTAL/GEOTECHNICAL  
1675 SPECTRUM DRIVE  
LAWRENCEVILLE, GEORGIA 30043  
(770) 962-5922 FAX 962-7964

## SITE PLAN

### COMMERCIAL PROPERTY

116 Reed Rd  
Villa Rica, Carroll County, GA

SEA Job No. 212-098





View facing east into subject property showing undeveloped vegetated and wooded land beyond.



View facing west showing adjacent roadway Tolbert Drive and adjacent commercial property beyond.



View facing north showing adjacent roadway Tolbert Drive and adjacent residential and commercial property.



View facing south along property boundary showing adjacent roadway Tolbert Drive and adjacent commercial property.



View from western property interior facing west showing undeveloped vegetated land, wooded buffer, and commercial property beyond.



View from western property interior facing south showing undeveloped vegetated land and residential property beyond.





View from western property interior facing south-southeast showing undeveloped vegetated land and residential property beyond.



View from western property interior facing northeast showing undeveloped vegetated land and wooded land beyond.



View from central interior of subject property facing southeast showing undeveloped wooded land and vegetated land beyond.



View from northern interior of subject property facing north showing undeveloped wooded land and residential property beyond.



**Reed Road**

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.8

September 27, 2021

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Aerial Photo Decade Package

09/27/21

**Site Name:**

Reed Road  
116 Reed Road  
Villa Rica, GA 30180  
EDR Inquiry # 6674898.8

**Client Name:**

Sailors Eng Assoc Inc.  
1675 Spectrum Drive  
Lawrenceville, GA 30043  
Contact: Paul Miles



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

### Search Results:

| <u>Year</u> | <u>Scale</u> | <u>Details</u>                     | <u>Source</u> |
|-------------|--------------|------------------------------------|---------------|
| 2017        | 1"=500'      | Flight Year: 2017                  | USDA/NAIP     |
| 2013        | 1"=500'      | Flight Year: 2013                  | USDA/NAIP     |
| 2010        | 1"=500'      | Flight Year: 2010                  | USDA/NAIP     |
| 2007        | 1"=500'      | Flight Year: 2007                  | USDA/NAIP     |
| 1999        | 1"=500'      | Acquisition Date: January 01, 1999 | USGS/DOQQ     |
| 1993        | 1"=500'      | Acquisition Date: January 01, 1993 | USGS/DOQQ     |
| 1988        | 1"=500'      | Flight Date: March 14, 1988        | USGS          |
| 1981        | 1"=500'      | Flight Date: February 24, 1981     | USDA          |
| 1972        | 1"=500'      | Flight Date: February 10, 1972     | USGS          |
| 1960        | 1"=500'      | Flight Date: January 26, 1960      | USDA          |
| 1950        | 1"=500'      | Flight Date: February 20, 1950     | USDA          |
| 1938        | 1"=500'      | Flight Date: February 10, 1938     | USDA          |

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INQUIRY #: 6674898.8

YEAR: 2017

— = 500'







INQUIRY #: 6674898.8

YEAR: 2013

— = 500'







INQUIRY #: 6674898.8

YEAR: 2010

— = 500'







INQUIRY #: 6674898.8

YEAR: 2007

1" = 500'







INQUIRY #: 6674898.8

YEAR: 1999

— = 500'







INQUIRY #: 6674898.8

YEAR: 1993

— = 500'











INQUIRY #: 6674898.8

YEAR: 1981

— = 500'







INQUIRY #: 6674898.8

YEAR: 1972

— = 500'







INQUIRY #: 6674898.8

YEAR: 1960

— = 500'







INQUIRY #: 6674898.8

YEAR: 1950

— = 500'







INQUIRY #: 6674898.8

YEAR: 1938

— = 500'







Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.3

September 23, 2021

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## Certified Sanborn® Map Report

09/23/21

**Site Name:**

Reed Road  
116 Reed Road  
Villa Rica, GA 30180  
EDR Inquiry # 6674898.3

**Client Name:**

Sailors Eng Assoc Inc.  
1675 Spectrum Drive  
Lawrenceville, GA 30043  
Contact: Paul Miles



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Sailors Eng Assoc Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Certification #** 92BA-4ABD-B16A

**PO #** 212-098

**Project** Reed Road

#### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 92BA-4ABD-B16A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

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**Reed Road**

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.2s

September 23, 2021

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

116 REED ROAD  
VILLA RICA, GA 30180

#### COORDINATES

|                                |                             |
|--------------------------------|-----------------------------|
| Latitude (North):              | 33.7114000 - 33° 42' 41.04" |
| Longitude (West):              | 84.9304200 - 84° 55' 49.51" |
| Universal Transverse Mercator: | Zone 16                     |
| UTM X (Meters):                | 691785.6                    |
| UTM Y (Meters):                | 3731886.8                   |
| Elevation:                     | 1176 ft. above sea level    |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 6045625 VILLA RICA, GA |
| Version Date:        | 2014                   |

### AERIAL PHOTOGRAPHY IN THIS REPORT

|                         |          |
|-------------------------|----------|
| Portions of Photo from: | 20150731 |
| Source:                 | USDA     |

# MAPPED SITES SUMMARY

Target Property Address:  
116 REED ROAD  
VILLA RICA, GA 30180

Click on Map ID to see full detail.

| MAP ID             | SITE NAME            | ADDRESS              | DATABASE ACRONYMS                     | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------------------|----------------------|----------------------|---------------------------------------|--------------------|----------------------------|
| <a href="#">A1</a> | WORLD CLEANERS       | 594 CARROLLTON VILLA | EDR Hist Cleaner                      | Higher             | 340, 0.064, WNW            |
| <a href="#">A2</a> | WORLD CLEANERS       | 594 CARROLLTON VILLA | DRYCLEANERS                           | Higher             | 340, 0.064, WNW            |
| <a href="#">B3</a> | KWIK SHOP FOOD STORE | 736 CARROLLTON VILLA | EDR Hist Auto                         | Higher             | 454, 0.086, West           |
| <a href="#">B4</a> | TEXACO SERVICE STATI | 736 CARROLLTN VLA RC | EDR Hist Auto                         | Higher             | 454, 0.086, West           |
| <a href="#">B5</a> | TEXACO               | 736 CARROLLTON VILLA | AST                                   | Higher             | 454, 0.086, West           |
| <a href="#">B6</a> | SHIV FOOD MART       | 736 CARROLLTON VILLA | LUST, UST, Financial Assurance        | Higher             | 454, 0.086, West           |
| <a href="#">7</a>  | OT 810               | 650 HWY 61           | LUST, UST, FINDS, Financial Assurance | Higher             | 1665, 0.315, NW            |
| <a href="#">8</a>  | A C'S GROCERY        | US HWY 78 W          | LUST, UST, Financial Assurance        | Higher             | 1794, 0.340, SSE           |



## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

#### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

#### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

#### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators  
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

#### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System

## EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROLS..... Institutional Controls Sites List

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

SHWS..... Hazardous Site Inventory  
GA NON-HSI..... Non-Hazardous Site Inventory

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Disposal Facilities

### ***State and tribal leaking storage tank lists***

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal institutional control / engineering control registries***

INST CONTROL..... Public Record List  
AUL..... Uniform Environmental Covenants

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program site  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Brownfields Public Record List

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

HIST LF..... Historical Landfills  
SWRCY..... Recycling Center Listing  
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
ODI..... Open Dump Inventory  
IHS OPEN DUMPS..... Open Dumps on Indian Land

### ***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL..... Delisted National Clandestine Laboratory Register

## EXECUTIVE SUMMARY

CDL..... Clandestine Drug Labs  
DEL SHWS..... Delisted Hazardous Site Inventory Listing  
US CDL..... National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

HMIRS..... Hazardous Materials Information Reporting System  
SPILLS..... Spills Information  
SPILLS 90..... SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
ICIS..... Integrated Compliance Information System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
US MINES..... Mines Master Index File  
ABANDONED MINES..... Abandoned Mines  
FINDS..... Facility Index System/Facility Registry System  
ECHO..... Enforcement & Compliance History Information  
UXO..... Unexploded Ordnance Sites  
DOCKET HWC..... Hazardous Waste Compliance Docket Listing  
FUELS PROGRAM..... EPA Fuels Program Registered Listing  
AIRS..... Permitted Facility and Emissions Listing



## EXECUTIVE SUMMARY

|                          |                                         |
|--------------------------|-----------------------------------------|
| COAL ASH.....            | Coal Ash Disposal Site Listing          |
| Financial Assurance..... | Financial Assurance Information Listing |
| NPDES.....               | NPDES Wastewater Permit List            |
| TIER 2.....              | Tier 2 Data Listing                     |
| UIC.....                 | Underground Injection Control           |
| MINES MRDS.....          | Mineral Resources Data System           |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

|              |                                         |
|--------------|-----------------------------------------|
| EDR MGP..... | EDR Proprietary Manufactured Gas Plants |
|--------------|-----------------------------------------|

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| RGA HWS.....  | Recovered Government Archive State Hazardous Waste Facilities List |
| RGA LF.....   | Recovered Government Archive Solid Waste Facilities List           |
| RGA LUST..... | Recovered Government Archive Leaking Underground Storage Tank      |

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Natural Resources' Confirmed Release List.

A review of the LUST list, as provided by EDR, and dated 01/20/2021 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

| <u>Equal/Higher Elevation</u>                                                                | <u>Address</u>                     | <u>Direction / Distance</u>            | <u>Map ID</u>    | <u>Page</u>      |
|----------------------------------------------------------------------------------------------|------------------------------------|----------------------------------------|------------------|------------------|
| <b><i>SHIV FOOD MART</i></b><br>Cleanup Status: NFA - Clean Closure<br>Facility Id: 09022044 | <b><i>736 CARROLLTON VILLA</i></b> | <b><i>W 0 - 1/8 (0.086 mi.)</i></b>    | <b><i>B6</i></b> | <b><i>10</i></b> |
| <b><i>OT 810</i></b>                                                                         | <b><i>650 HWY 61</i></b>           | <b><i>NW 1/4 - 1/2 (0.315 mi.)</i></b> | <b><i>7</i></b>  | <b><i>14</i></b> |

## EXECUTIVE SUMMARY

Cleanup Status: NFA - Suspected Release  
Facility Id: 09022110

**A C'S GROCERY**

Cleanup Status: NFA - Clean Closure  
Facility Id: 04220039

**US HWY 78 W**

**SSE 1/4 - 1/2 (0.340 mi.) 8**

**17**

### **State and tribal registered storage tank lists**

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Natural Resources' Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 07/08/2021 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u>                                                                                                              | <u>Address</u>              | <u>Direction / Distance</u>  | <u>Map ID</u> | <u>Page</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------|---------------|-------------|
| <b>SHIV FOOD MART</b><br>Facility Id: 9022044<br>Status: Removed from Ground<br>Status: Currently in Use<br>Status: Temporarily out of use | <b>736 CARROLLTON VILLA</b> | <b>W 0 - 1/8 (0.086 mi.)</b> | <b>B6</b>     | <b>10</b>   |

AST: A listing of LP gas tank site locations.

A review of the AST list, as provided by EDR, and dated 05/13/2020 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>              | <u>Direction / Distance</u>  | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|-----------------------------|------------------------------|---------------|-------------|
| <b>TEXACO</b>                 | <b>736 CARROLLTON VILLA</b> | <b>W 0 - 1/8 (0.086 mi.)</b> | <b>B5</b>     | <b>10</b>   |

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### **Other Ascertainable Records**

DRYCLEANERS: A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

A review of the DRYCLEANERS list, as provided by EDR, and dated 02/01/2021 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>              | <u>Direction / Distance</u>    | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|-----------------------------|--------------------------------|---------------|-------------|
| <b>WORLD CLEANERS</b>         | <b>594 CARROLLTON VILLA</b> | <b>WNW 0 - 1/8 (0.064 mi.)</b> | <b>A2</b>     | <b>8</b>    |

## EXECUTIVE SUMMARY

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------------|-----------------------------|---------------|-------------|
| KWIK SHOP FOOD STORE          | 736 CARROLLTON VILLA | W 0 - 1/8 (0.086 mi.)       | B3            | 10          |
| TEXACO SERVICE STATI          | 736 CARROLLTN VLA RC | W 0 - 1/8 (0.086 mi.)       | B4            | 10          |

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

| <u>Equal/Higher Elevation</u> | <u>Address</u>       | <u>Direction / Distance</u> | <u>Map ID</u> | <u>Page</u> |
|-------------------------------|----------------------|-----------------------------|---------------|-------------|
| WORLD CLEANERS                | 594 CARROLLTON VILLA | WNW 0 - 1/8 (0.064 mi.)     | A1            | 8           |

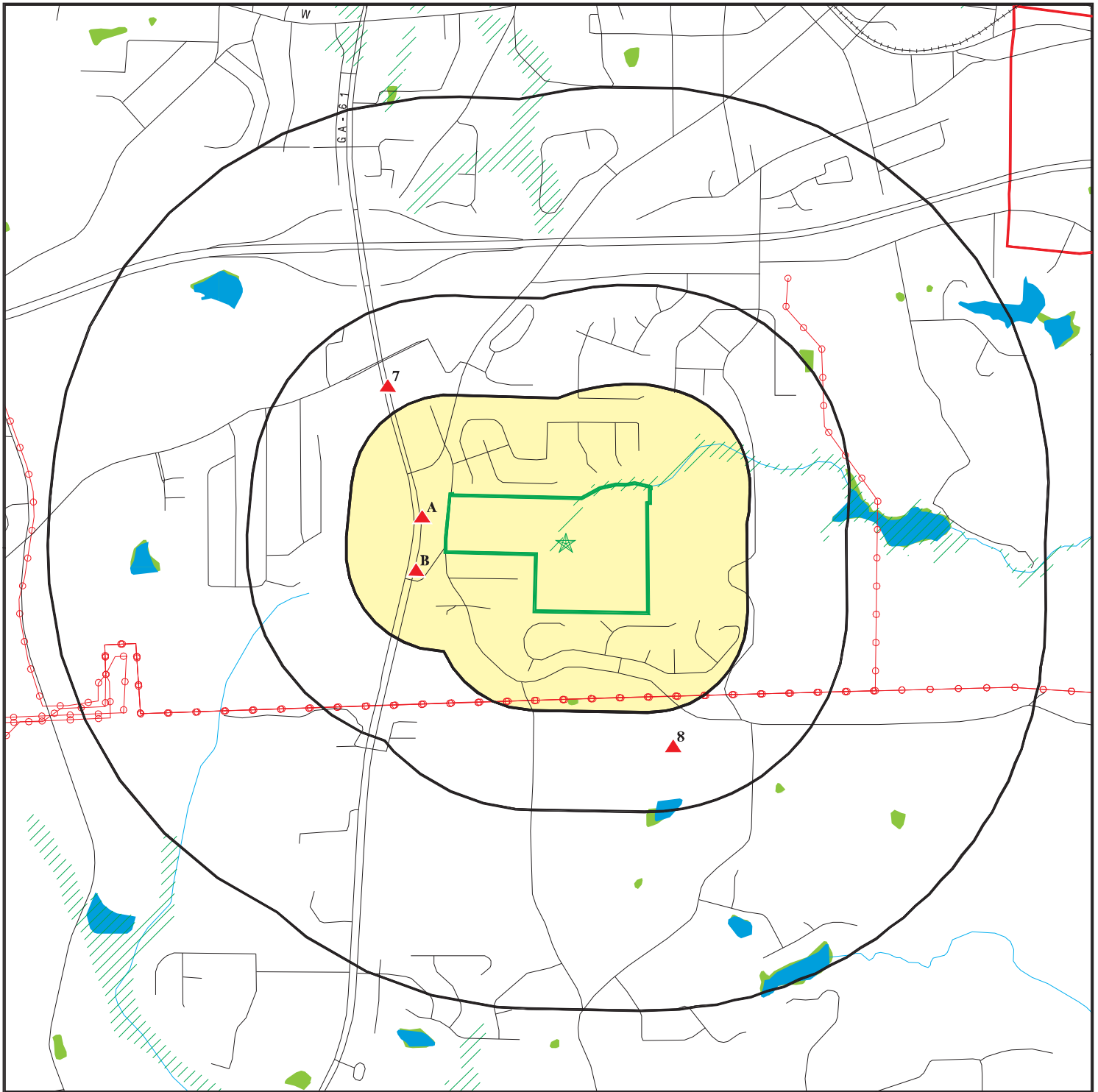


## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

| <u>Site Name</u>                   | <u>Database(s)</u> |
|------------------------------------|--------------------|
| NEWBERN COMMERCIAL AT SR 61 & REED | NPDES              |
| DOUGLAS CO PW/LIBERTY ROAD INERT L | RGA LF             |
| DOUGLAS CO PW/LIBERTY ROAD INERT   | RGA LF             |

# OVERVIEW MAP - 6674898.2S



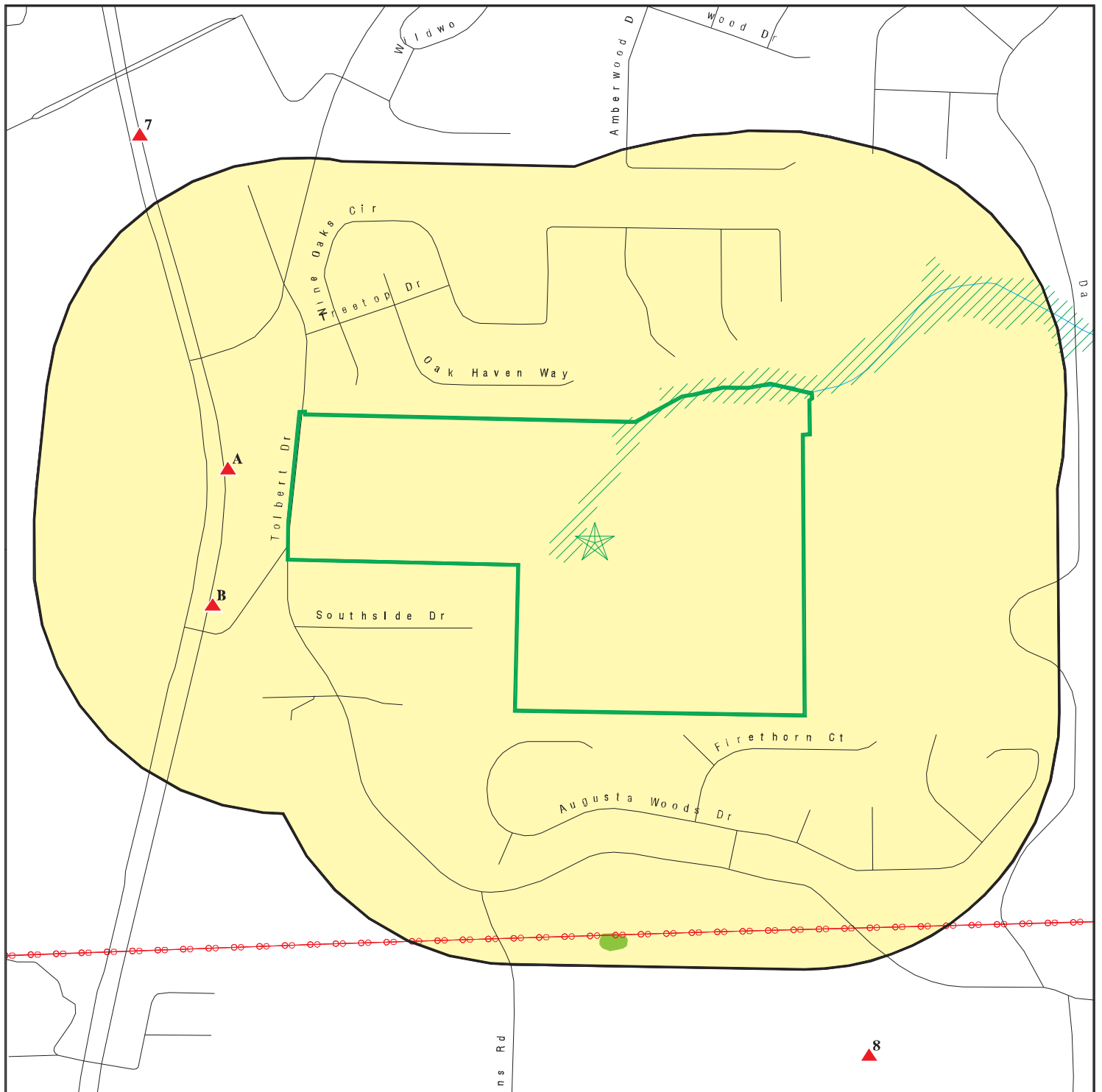
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica GA 30180  
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.  
 CONTACT: Paul Miles  
 INQUIRY #: 6674898.2s  
 DATE: September 23, 2021 1:12 pm

# DETAIL MAP - 6674898.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica GA 30180  
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.  
 CONTACT: Paul Miles  
 INQUIRY #: 6674898.2s  
 DATE: September 23, 2021 1:15 pm



## MAP FINDINGS SUMMARY

| Database                                                                       | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--------------------------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| <b>STANDARD ENVIRONMENTAL RECORDS</b>                                          |                         |                 |       |           |           |         |     |               |
| <b><i>Federal NPL site list</i></b>                                            |                         |                 |       |           |           |         |     |               |
| NPL                                                                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Proposed NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| NPL LIENS                                                                      | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>Federal Delisted NPL site list</i></b>                                   |                         |                 |       |           |           |         |     |               |
| Delisted NPL                                                                   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>Federal CERCLIS list</i></b>                                             |                         |                 |       |           |           |         |     |               |
| FEDERAL FACILITY                                                               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SEMS                                                                           | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal CERCLIS NFRAP site list</i></b>                                  |                         |                 |       |           |           |         |     |               |
| SEMS-ARCHIVE                                                                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA CORRACTS facilities list</i></b>                            |                         |                 |       |           |           |         |     |               |
| CORRACTS                                                                       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>                    |                         |                 |       |           |           |         |     |               |
| RCRA-TSDF                                                                      | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal RCRA generators list</i></b>                                     |                         |                 |       |           |           |         |     |               |
| RCRA-LQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-SQG                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| RCRA-VSQG                                                                      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b><i>Federal institutional controls / engineering controls registries</i></b> |                         |                 |       |           |           |         |     |               |
| LUCIS                                                                          | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US ENG CONTROLS                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US INST CONTROLS                                                               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Federal ERNS list</i></b>                                                |                         |                 |       |           |           |         |     |               |
| ERNS                                                                           | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b><i>State- and tribal - equivalent CERCLIS</i></b>                           |                         |                 |       |           |           |         |     |               |
| SHWS                                                                           | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| GA NON-HSI                                                                     | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <b><i>State and tribal landfill and/or solid waste disposal site lists</i></b> |                         |                 |       |           |           |         |     |               |
| SWF/LF                                                                         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>State and tribal leaking storage tank lists</i></b>                      |                         |                 |       |           |           |         |     |               |
| LUST                                                                           | 0.500                   |                 | 1     | 0         | 2         | NR      | NR  | 3             |
| INDIAN LUST                                                                    | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>State and tribal registered storage tank lists</i></b>                   |                         |                 |       |           |           |         |     |               |
| FEMA UST                                                                       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database                                                                       | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--------------------------------------------------------------------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| UST                                                                            | 0.250                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |
| AST                                                                            | 0.250                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |
| INDIAN UST                                                                     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b>State and tribal institutional control / engineering control registries</b> |                         |                 |       |           |           |         |     |               |
| INST CONTROL                                                                   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| AUL                                                                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal voluntary cleanup sites</b>                                |                         |                 |       |           |           |         |     |               |
| VCP                                                                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN VCP                                                                     | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>State and tribal Brownfields sites</b>                                      |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS                                                                    | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>ADDITIONAL ENVIRONMENTAL RECORDS</b>                                        |                         |                 |       |           |           |         |     |               |
| <b>Local Brownfield lists</b>                                                  |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS                                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Landfill / Solid Waste Disposal Sites</b>                    |                         |                 |       |           |           |         |     |               |
| HIST LF                                                                        | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| SWRCY                                                                          | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN ODI                                                                     | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9                                                                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI                                                                            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS                                                                 | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b>Local Lists of Hazardous waste / Contaminated Sites</b>                     |                         |                 |       |           |           |         |     |               |
| US HIST CDL                                                                    | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CDL                                                                            | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DEL SHWS                                                                       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| US CDL                                                                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Local Land Records</b>                                                      |                         |                 |       |           |           |         |     |               |
| LIENS 2                                                                        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Records of Emergency Release Reports</b>                                    |                         |                 |       |           |           |         |     |               |
| HMIRS                                                                          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SPILLS                                                                         | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SPILLS 90                                                                      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| <b>Other Ascertainable Records</b>                                             |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR                                                              | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FUDS                                                                           | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD                                                                            | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SCRD DRYCLEANERS                                                               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database            | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| US FIN ASSUR        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST      | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| TSCA                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TRIS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| SSTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ROD                 | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| RMP                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RAATS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PRP                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| PADS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ICIS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FTTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MLTS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE        | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA        | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER     | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RADINFO             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS           | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| DOT OPS             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| CONSENT             | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| INDIAN RESERV       | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| FUSRAP              | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA               | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS       | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US AIRS             | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| US MINES            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| ABANDONED MINES     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| FINDS               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ECHO                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UXO                 | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOCKET HWC          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUELS PROGRAM       | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AIRS                | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH            | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DRYCLEANERS         | 0.250                   |                 | 1     | 0         | NR        | NR      | NR  | 1             |
| Financial Assurance | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| NPDES               | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| TIER 2              | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| UIC                 | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| MINES MRDS          | 0.001                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

|                  |       |  |   |    |    |    |    |   |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP          | 1.000 |  | 0 | 0  | 0  | 0  | NR | 0 |
| EDR Hist Auto    | 0.125 |  | 2 | NR | NR | NR | NR | 2 |
| EDR Hist Cleaner | 0.125 |  | 1 | NR | NR | NR | NR | 1 |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

|         |       |  |   |    |    |    |    |   |
|---------|-------|--|---|----|----|----|----|---|
| RGA HWS | 0.001 |  | 0 | NR | NR | NR | NR | 0 |
|---------|-------|--|---|----|----|----|----|---|



## MAP FINDINGS SUMMARY

| Database    | Search<br>Distance<br>(Miles) | Target<br>Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total<br>Plotted |
|-------------|-------------------------------|--------------------|-------|-----------|-----------|---------|-----|------------------|
| RGA LF      | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| RGA LUST    | 0.001                         |                    | 0     | NR        | NR        | NR      | NR  | 0                |
| - Totals -- |                               | 0                  | 7     | 0         | 2         | 0       | 0   | 9                |

### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

**A1** **WORLD CLEANERS** **EDR Hist Cleaner** **1020122741**  
**WNW** **594 CARROLLTON VILLA RICA** **N/A**  
**< 1/8** **VILLA RICA, GA 30180**

**0.064 mi.**  
**340 ft.** **Site 1 of 2 in cluster A**

**Relative:** EDR Hist Cleaner  
**Higher**

|                                   |       |                |                                 |
|-----------------------------------|-------|----------------|---------------------------------|
| <b>Actual:</b><br><b>1244 ft.</b> | Year: | Name:          | Type:                           |
|                                   | 2003  | WORLD CLEANERS | Drycleaning Plants, Except Rugs |
|                                   | 2004  | WORLD CLEANERS | Drycleaning Plants, Except Rugs |
|                                   | 2012  | WORLD CLEANERS | Drycleaning Plants, Except Rugs |
|                                   | 2013  | WORLD CLEANERS | Drycleaning Plants, Except Rugs |
|                                   | 2014  | WORLD CLEANERS | Drycleaning Plants, Except Rugs |

**A2** **WORLD CLEANERS** **DRYCLEANERS** **S109506484**  
**WNW** **594 CARROLLTON VILLA RICA HWY** **N/A**  
**< 1/8** **VILLA RICA, GA 30180**

**0.064 mi.**  
**340 ft.** **Site 2 of 2 in cluster A**

**Relative:** DRYCLN:  
**Higher**

|                                   |                                  |                                          |
|-----------------------------------|----------------------------------|------------------------------------------|
| <b>Actual:</b><br><b>1244 ft.</b> | Name:                            | WORLD CLEANERS                           |
|                                   | Address:                         | 594 CARROLLTON VILLA RICA HWY            |
|                                   | City,State,Zip:                  | VILLA RICA, GA 30180-4980                |
|                                   | Contact Name:                    | Not reported                             |
|                                   | Phone Number:                    | 770-456-7032                             |
|                                   | Contact Name:                    | Not reported                             |
|                                   | MSA code:                        | 520                                      |
|                                   | MSA desc:                        | ATLANTA, GA                              |
|                                   | CBSA code:                       | 12060                                    |
|                                   | CBSA descr:                      | ATLANTA SPGS, GA                         |
|                                   | Metro Micro Indicator:           | 2                                        |
|                                   | CSA code:                        | 122                                      |
|                                   | Csa descr:                       | ATLANTA-SANDY SPRINGS-GAINESVILLE, GA-AL |
|                                   | Census tract:                    | 990102                                   |
|                                   | Census block group:              | 4                                        |
|                                   | Latitude:                        | 33.713372999999997                       |
|                                   | Longitude:                       | -84.936925000000002                      |
|                                   | Match level code:                | 0                                        |
|                                   | Secondary address:               | 594 Carrollton Villa Rica Hwy            |
|                                   | Secondary city:                  | Villa Rica                               |
|                                   | Secondary state:                 | GA                                       |
|                                   | Secondary zip10:                 | 30180-4980                               |
|                                   | Secondary carrier route code:    | R011                                     |
|                                   | Fax number:                      | Not reported                             |
|                                   | Toll free number:                | Not reported                             |
|                                   | Web site:                        | Not reported                             |
|                                   | Selected SIC code:               | 721201                                   |
|                                   | Selected SIC desc:               | Cleaners                                 |
|                                   | Primary SIC code:                | 721201                                   |
|                                   | Primary SIC desc:                | Cleaners                                 |
|                                   | NAICS code:                      | 81232002                                 |
|                                   | NAICS desc:                      | Drycleaning & Laundry Svcs               |
|                                   | Location employment size code:   | A                                        |
|                                   | Location employment size desc:   | 2008-01-04 00:00:00                      |
|                                   | Actual location employment size: | 2                                        |
|                                   | Modeled employment size:         | C                                        |
|                                   | Location sales volume code:      | A                                        |
|                                   | Location sales volume desc:      | Less Than \$500,000                      |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WORLD CLEANERS (Continued)**

**S109506484**

|                                      |                      |
|--------------------------------------|----------------------|
| Actual location sales volume:        | 120                  |
| Corporate sales volume code:         | Not reported         |
| Corporate sales volume desc:         | Not reported         |
| Actual corporate sales volume:       | Not reported         |
| Asset size:                          | S                    |
| Name:                                | Not reported         |
| Title:                               | Not reported         |
| Ethnicity code:                      | Not reported         |
| Infousa id:                          | 226946259            |
| Site Number:                         | 226946259            |
| HQ branch code:                      | 9                    |
| HQ branch desc:                      | Single Loc           |
| Public company indicator code:       | 0                    |
| Public filing indicator:             | N                    |
| Individual firm code:                | 2                    |
| Individual firm desc:                | Firm/Business        |
| Year SIC added:                      | 200309               |
| Year first appeared in yellow pages: | 2003                 |
| Yellow page code:                    | 18306                |
| Transaction date:                    | 200309               |
| Call status code:                    | E                    |
| Call status desc:                    | Electronic Equipment |
| Credit score code:                   | C+                   |
| Credit score desc:                   | 75 to 79             |
| Actual credit score:                 | 79                   |
| Ad size code:                        | Regular              |
| Population code:                     | 1                    |
| Population desc:                     | Less Than 25,000     |
| Square footage code:                 | A                    |
| Square footage desc:                 | 0 - 2,499            |
| Radial distance from target element: | .                    |
| Actnumbus multitenant location:      | Not reported         |
| Building num multi tenant:           | 743232               |
| Number of pcs code:                  | 0 - 1 PCs            |
| Affluent neighborhood location:      | N                    |
| Big business:                        | N                    |
| Female owner exec:                   | N                    |
| Highincomeexec:                      | N                    |
| Hightechbusiness:                    | N                    |
| Medium size business entrepreneur:   | N                    |
| Small business entrepreneur:         | N                    |
| Tertiary address:                    | Not reported         |
| Tertiary city:                       | Not reported         |
| Tertiary state:                      | Not reported         |
| Tertiary zip10:                      | Not reported         |
| White collar percentage:             | 29                   |
| White collar indicator:              | 0                    |
| Production date:                     | 12/02/2008           |
| Obsolescence date:                   | 06/02/2009           |
| Source:                              | infoUSA              |
| Bookno:                              | 13600                |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

EDR ID Number  
EPA ID Number

|                  |                                              |                      |                   |
|------------------|----------------------------------------------|----------------------|-------------------|
| <b>B3</b>        | <b>KWIK SHOP FOOD STORE</b>                  | <b>EDR Hist Auto</b> | <b>1020442978</b> |
| <b>West</b>      | <b>736 CARROLLTON VILLA RICA</b>             |                      | <b>N/A</b>        |
| <b>&lt; 1/8</b>  | <b>VILLA RICA, GA 30180</b>                  |                      |                   |
| <b>0.086 mi.</b> |                                              |                      |                   |
| <b>454 ft.</b>   | <b>Site 1 of 4 in cluster B</b>              |                      |                   |
| <b>Relative:</b> | <b>EDR Hist Auto</b>                         |                      |                   |
| <b>Higher</b>    |                                              |                      |                   |
| <b>Actual:</b>   | <b>Year: Name: Type:</b>                     |                      |                   |
| <b>1271 ft.</b>  | 1995 KWIK SHOP FOOD STORE Convenience Stores |                      |                   |
|                  | 1996 KWIK SHOP FOOD STORE Convenience Stores |                      |                   |

|                  |                                                            |                      |                   |
|------------------|------------------------------------------------------------|----------------------|-------------------|
| <b>B4</b>        | <b>TEXACO SERVICE STATION</b>                              | <b>EDR Hist Auto</b> | <b>1020700823</b> |
| <b>West</b>      | <b>736 CARROLLTN VLA RCA HWY</b>                           |                      | <b>N/A</b>        |
| <b>&lt; 1/8</b>  | <b>VILLA RICA, GA 30180</b>                                |                      |                   |
| <b>0.086 mi.</b> |                                                            |                      |                   |
| <b>454 ft.</b>   | <b>Site 2 of 4 in cluster B</b>                            |                      |                   |
| <b>Relative:</b> | <b>EDR Hist Auto</b>                                       |                      |                   |
| <b>Higher</b>    |                                                            |                      |                   |
| <b>Actual:</b>   | <b>Year: Name: Type:</b>                                   |                      |                   |
| <b>1271 ft.</b>  | 2011 TEXACO SERVICE STATION Gasoline Service Stations      |                      |                   |
|                  | 2012 TEXACO SERVICE STATION Gasoline Service Stations      |                      |                   |
|                  | 2013 TEXACO SERVICE STATION Gasoline Service Stations, NEC |                      |                   |

|                  |                                         |            |                   |
|------------------|-----------------------------------------|------------|-------------------|
| <b>B5</b>        | <b>TEXACO</b>                           | <b>AST</b> | <b>A100503871</b> |
| <b>West</b>      | <b>736 CARROLLTON VILLA RICA HWY.</b>   |            | <b>N/A</b>        |
| <b>&lt; 1/8</b>  | <b>VILLA RICA, GA 30180</b>             |            |                   |
| <b>0.086 mi.</b> |                                         |            |                   |
| <b>454 ft.</b>   | <b>Site 3 of 4 in cluster B</b>         |            |                   |
| <b>Relative:</b> | <b>AST:</b>                             |            |                   |
| <b>Higher</b>    | Name: TEXACO                            |            |                   |
| <b>Actual:</b>   | Address: 736 CARROLLTON VILLA RICA HWY. |            |                   |
| <b>1271 ft.</b>  | City,State,Zip: VILLA RICA, GA 30180    |            |                   |
|                  | Owner Name: Atul Patel                  |            |                   |
|                  | Owner Address: Not reported             |            |                   |
|                  | Owner City/State/Zip: Not reported      |            |                   |
|                  | Number Of Tanks: Not reported           |            |                   |
|                  | Tank Capacity: Not reported             |            |                   |
|                  | File No: 022-SSS-017                    |            |                   |

|                  |                                        |                            |                   |
|------------------|----------------------------------------|----------------------------|-------------------|
| <b>B6</b>        | <b>SHIV FOOD MART</b>                  | <b>LUST</b>                | <b>U003004539</b> |
| <b>West</b>      | <b>736 CARROLLTON VILLA RICA HWY</b>   | <b>UST</b>                 | <b>N/A</b>        |
| <b>&lt; 1/8</b>  | <b>VILLA RICA, GA</b>                  | <b>Financial Assurance</b> |                   |
| <b>0.086 mi.</b> |                                        |                            |                   |
| <b>454 ft.</b>   | <b>Site 4 of 4 in cluster B</b>        |                            |                   |
| <b>Relative:</b> | <b>LUST:</b>                           |                            |                   |
| <b>Higher</b>    | Name: SHIV FOOD MART                   |                            |                   |
| <b>Actual:</b>   | Address: 736 CARROLLTON VILLA RICA HWY |                            |                   |
| <b>1271 ft.</b>  | City,State,Zip: VILLA RICA, GA 30180   |                            |                   |
|                  | Facility ID: 09022044                  |                            |                   |
|                  | Leak ID: Not reported                  |                            |                   |
|                  | Description: Not reported              |                            |                   |
|                  | Cleanup Status: NFA - Clean Closure    |                            |                   |
|                  | Date Received: Not reported            |                            |                   |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHIV FOOD MART (Continued)**

**U003004539**

Project Officer: Calvin Jones  
Project Name: UST - CLOSURE - SHELL FOOD MART  
Site Code Description: Owner/Operator funded site  
No Further Action Date: 03/09/2004

**UST:**

Name: SHIV FOOD MART  
Address: 736 CARROLLTON VILLA RICA HWY  
City,State,Zip: VILLA RICA, GA

**Contact:**

LEMIR ID: 152487  
Facility ID: 9022044  
Facility Status: Active  
Location Status: Active  
Contact First Name: Jerry  
Contact Last Name: Tolbert  
Contact Email: jerrytolbert11@gmail.com  
Company Name: Shell Food Mart  
Mailing Address: 2664 S. Van Wert Rd.  
Mailing City: Villa Rica  
Mailing State: GA  
Mailing Zip: 30180  
Start Date: Not reported  
End Date: Not reported  
Contact Telephone: 770 4594503

**Tank Info:**

Tankid: 1  
Name: SHIV FOOD MART  
Address: 736 CARROLLTON VILLA RICA HWY  
Tank Status: Removed from Ground  
City: VILLA RICA  
Tank Material: Not Marked/Unknown  
Pipe Type: Not reported  
Overfill Type: Not reported  
Install Date: 04/01/1995  
Facility ID: 9022044  
Status Date: Not reported  
Product: Gas (Historical Use)  
Pipe Material: Unknown  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

Tankid: 2  
Name: SHIV FOOD MART  
Address: 736 CARROLLTON VILLA RICA HWY  
Tank Status: Removed from Ground  
City: VILLA RICA  
Tank Material: Not Marked/Unknown  
Pipe Type: Not reported  
Overfill Type: Not reported  
Install Date: 04/01/1995  
Facility ID: 9022044  
Status Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHIV FOOD MART (Continued)**

**U003004539**

|                              |                               |
|------------------------------|-------------------------------|
| Product:                     | Gas (Historical Use)          |
| Pipe Material:               | Unknown                       |
| Overfill Protection:         | Not reported                  |
| Overfill Installed:          | Not reported                  |
| Tank Exempt From Spill:      | Not reported                  |
| Date Spill Device Installed: | Not reported                  |
| Tankid:                      | 3                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Removed from Ground           |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not Marked/Unknown            |
| Pipe Type:                   | Not reported                  |
| Overfill Type:               | Not reported                  |
| Install Date:                | 04/01/1995                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Gas (Historical Use)          |
| Pipe Material:               | Unknown                       |
| Overfill Protection:         | Not reported                  |
| Overfill Installed:          | Not reported                  |
| Tank Exempt From Spill:      | Not reported                  |
| Date Spill Device Installed: | Not reported                  |
| Tankid:                      | 4                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Removed from Ground           |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not Marked/Unknown            |
| Pipe Type:                   | Not reported                  |
| Overfill Type:               | Not reported                  |
| Install Date:                | 04/01/1995                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Gas (Historical Use)          |
| Pipe Material:               | Unknown                       |
| Overfill Protection:         | Not reported                  |
| Overfill Installed:          | Not reported                  |
| Tank Exempt From Spill:      | Not reported                  |
| Date Spill Device Installed: | Not reported                  |
| Tankid:                      | 5                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Removed from Ground           |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not Marked/Unknown            |
| Pipe Type:                   | Not reported                  |
| Overfill Type:               | Not reported                  |
| Install Date:                | 04/01/1995                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Diesel                        |
| Pipe Material:               | Unknown                       |
| Overfill Protection:         | Not reported                  |



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHIV FOOD MART (Continued)**

**U003004539**

|                              |                               |
|------------------------------|-------------------------------|
| Overfill Installed:          | Not reported                  |
| Tank Exempt From Spill:      | Not reported                  |
| Date Spill Device Installed: | Not reported                  |
| Tankid:                      | 6                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Removed from Ground           |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not Marked/Unknown            |
| Pipe Type:                   | Not reported                  |
| Overfill Type:               | Not reported                  |
| Install Date:                | 04/01/1995                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Diesel                        |
| Pipe Material:               | Unknown                       |
| Overfill Protection:         | Not reported                  |
| Overfill Installed:          | Not reported                  |
| Tank Exempt From Spill:      | Not reported                  |
| Date Spill Device Installed: | Not reported                  |
| Tankid:                      | 7                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Currently in Use              |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not reported                  |
| Pipe Type:                   | Pressurized                   |
| Overfill Type:               | Flapper Valve                 |
| Install Date:                | 12/17/1998                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Regular                       |
| Pipe Material:               | Flex                          |
| Overfill Protection:         | 0                             |
| Overfill Installed:          | 05/10/1995                    |
| Tank Exempt From Spill:      | 0                             |
| Date Spill Device Installed: | 05/10/1995                    |
| Tankid:                      | 8                             |
| Name:                        | SHIV FOOD MART                |
| Address:                     | 736 CARROLLTON VILLA RICA HWY |
| Tank Status:                 | Currently in Use              |
| City:                        | VILLA RICA                    |
| Tank Material:               | Not reported                  |
| Pipe Type:                   | Pressurized                   |
| Overfill Type:               | Flapper Valve                 |
| Install Date:                | 12/17/1998                    |
| Facility ID:                 | 9022044                       |
| Status Date:                 | Not reported                  |
| Product:                     | Premium                       |
| Pipe Material:               | Flex                          |
| Overfill Protection:         | 0                             |
| Overfill Installed:          | 05/10/1995                    |
| Tank Exempt From Spill:      | 0                             |
| Date Spill Device Installed: | 05/10/1995                    |

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**SHIV FOOD MART (Continued)**

**U003004539**

Tankid: 9  
Name: SHIV FOOD MART  
Address: 736 CARROLLTON VILLA RICA HWY  
Tank Status: Temporarily out of use  
City: VILLA RICA  
Tank Material: Not reported  
Pipe Type: Pressurized  
Overfill Type: Flapper Valve  
Install Date: 12/17/1998  
Facility ID: 9022044  
Status Date: Not reported  
Product: Diesel  
Pipe Material: Flex  
Overfill Protection: 0  
Overfill Installed: 05/10/1995  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 05/10/1995

**GA Financial Assurance 1:**

Name: SHELL FOOD MART  
Address: 736 CARROLLTON VILLA RICA HWY  
City,State,Zip: VILLA RICA, GA 30180  
Region: 1  
Facility ID: 9022044  
Financial Responsibility: G.U.S.T. Trust Fund  
Location Start Date: 08/30/2012  
Location End Date: Not reported  
Location Status: Active  
Location Type: Gas Station  
Facility Status: ACTIVE

**7**  
**NW**  
**1/4-1/2**  
**0.315 mi.**  
**1665 ft.**

**OT 810**  
**650 HWY 61**  
**VILLA RICA, GA 30180**

**LUST** **1006777249**  
**UST** **N/A**

**FINDS**  
**Financial Assurance**

**Relative:**  
**Higher**  
**Actual:**  
**1280 ft.**

**LUST:**  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
City,State,Zip: VILLA RICA, GA 30180  
Facility ID: 09022110  
Leak ID: Not reported  
Description: Not reported  
Cleanup Status: NFA - Suspected Release  
Date Received: Not reported  
Project Officer: EPD Migration  
Project Name: UST - 1 - QUIKTRIP #810  
Site Code Description: Owner/Operator funded site  
No Further Action Date: Not reported

**UST:**  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
City,State,Zip: VILLA RICA, GA

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OT 810 (Continued)**

**1006777249**

Contact:

LEMIR ID: 152547  
Facility ID: 9022110  
Facility Status: Active  
Location Status: Active  
Contact First Name: Laura  
Contact Last Name: Thompson  
Contact Email: lthompso@quiktrip.com  
Company Name: QuikTrip Corporation  
Mailing Address: 4705 S. 129th E. Ave.  
Mailing City: Tulsa  
Mailing State: OK  
Mailing Zip: 74134  
Start Date: Not reported  
End Date: Not reported  
Contact Telephone: 918 6157658

Tank Info:

Tankid: 1  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
Tank Status: Currently in Use  
City: VILLA RICA  
Tank Material: Fiberglass Double Walled  
Pipe Type: Pressurized  
Overfill Type: Flapper Valve  
Install Date: 11/01/2001  
Facility ID: 9022110  
Status Date: Not reported  
Product: Regular  
Pipe Material: Double-Walled Flex  
Overfill Protection: 0  
Overfill Installed: 01/01/2002  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 01/01/2002

Tankid: 2  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
Tank Status: Currently in Use  
City: VILLA RICA  
Tank Material: Fiberglass Double Walled  
Pipe Type: Pressurized  
Overfill Type: Flapper Valve  
Install Date: 11/01/2001  
Facility ID: 9022110  
Status Date: Not reported  
Product: Regular  
Pipe Material: Double-Walled Flex  
Overfill Protection: 0  
Overfill Installed: 01/01/2002  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 01/01/2002

Tankid: 3  
Name: QUIKTRIP #810



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**OT 810 (Continued)**

**1006777249**

Address: 650 HWY 61  
Tank Status: Currently in Use  
City: VILLA RICA  
Tank Material: Fiberglass Double Walled  
Pipe Type: Pressurized  
Overfill Type: Flapper Valve  
Install Date: 11/01/2001  
Facility ID: 9022110  
Status Date: Not reported  
Product: Premium  
Pipe Material: Double-Walled Flex  
Overfill Protection: 0  
Overfill Installed: 01/01/2002  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 01/01/2002

Tankid: 4A  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
Tank Status: Temporarily out of use  
City: VILLA RICA  
Tank Material: Fiberglass Double Walled  
Pipe Type: Not reported  
Overfill Type: Not reported  
Install Date: 03/30/2015  
Facility ID: 9022110  
Status Date: Not reported  
Product: Not reported  
Pipe Material: Double-Walled Flex  
Overfill Protection: 0  
Overfill Installed: 03/26/2015  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 03/28/2015

Tankid: 4B  
Name: QUIKTRIP #810  
Address: 650 HWY 61  
Tank Status: Currently in Use  
City: VILLA RICA  
Tank Material: Fiberglass Double Walled  
Pipe Type: Pressurized  
Overfill Type: Flapper Valve  
Install Date: 03/30/2015  
Facility ID: 9022110  
Status Date: Not reported  
Product: Diesel  
Pipe Material: Double-Walled Flex  
Overfill Protection: 0  
Overfill Installed: 03/26/2015  
Tank Exempt From Spill: 0  
Date Spill Device Installed: 03/28/2015

**FINDS:**

Registry ID: 110013465552

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

OT 810 (Continued)

1006777249

Click Here:

Environmental Interest/Information System:

GEIMS (Geographic Environmental Information Management System) provides the EPA and Public a single point of access to core data for all facilities and sites regulated or monitored by the EPA and a single system for the reporting of all environmental data.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

GA Financial Assurance 1:

Name: QUIKTRIP #810  
Address: 650 HWY 61  
City,State,Zip: VILLA RICA, GA 30180  
Region: 1  
Facility ID: 9022110  
Financial Responsibility: Self Insured  
Location Start Date: 01/14/2008  
Location End Date: Not reported  
Location Status: Active  
Location Type: Gas Station  
Facility Status: ACTIVE

8  
SSE  
1/4-1/2  
0.340 mi.  
1794 ft.

A C'S GROCERY  
US HWY 78 W  
VILLA RICA, GA

LUST  
UST  
Financial Assurance

U001487427  
N/A

Relative:  
Higher

Actual:  
1223 ft.

LUST:

Name: A C'S GROCERY  
Address: US HWY 78 W  
City,State,Zip: VILLA RICA, GA 30180  
Facility ID: 04220039  
Leak ID: Not reported  
Description: Not reported  
Cleanup Status: NFA - Clean Closure  
Date Received: Not reported  
Project Officer: William Logan  
Project Name: UST - CLOSURE - A C'S GROCERY  
Site Code Description: Owner/Operator funded site  
No Further Action Date: 03/24/1998

UST:

Name: A C'S GROCERY  
Address: US HWY 78 W  
City,State,Zip: VILLA RICA, GA

Tank Info:

Tankid: 1  
Name: A C'S GROCERY  
Address: US HWY 78 W  
Tank Status: Removed from Ground  
City: VILLA RICA  
Tank Material: Bare Steel  
Pipe Type: Suction (American)  
Overfill Type: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A C'S GROCERY (Continued)**

**U001487427**

Install Date: 04/11/1970  
Facility ID: 4220039  
Status Date: Not reported  
Product: Gas (Historical Use)  
Pipe Material: Galvanized Steel  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

Tankid: 2  
Name: A C'S GROCERY  
Address: US HWY 78 W  
Tank Status: Removed from Ground  
City: VILLA RICA  
Tank Material: Bare Steel  
Pipe Type: Suction (American)  
Overfill Type: Not reported  
Install Date: 04/11/1970  
Facility ID: 4220039  
Status Date: Not reported  
Product: Gas (Historical Use)  
Pipe Material: Galvanized Steel  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

Tankid: 3  
Name: A C'S GROCERY  
Address: US HWY 78 W  
Tank Status: Removed from Ground  
City: VILLA RICA  
Tank Material: Bare Steel  
Pipe Type: Suction (American)  
Overfill Type: Not reported  
Install Date: 04/11/1970  
Facility ID: 4220039  
Status Date: Not reported  
Product: Gas (Historical Use)  
Pipe Material: Galvanized Steel  
Overfill Protection: Not reported  
Overfill Installed: Not reported  
Tank Exempt From Spill: Not reported  
Date Spill Device Installed: Not reported

**GA Financial Assurance 1:**

Name: A C'S GROCERY  
Address: US HWY 78 W  
City,State,Zip: VILLA RICA, GA 30180  
Region: 1  
Facility ID: 4220039  
Financial Responsibility: G.U.S.T. Trust Fund  
Location Start Date: 04/21/1986  
Location End Date: 03/31/1998  
Location Status: Close



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**A C'S GROCERY (Continued)**

**U001487427**

Location Type: Gas Station  
Facility Status: INACTIVE

Count: 3 records.

ORPHAN SUMMARY

| City           | EDR ID     | Site Name                          | Site Address                   | Zip | Database(s) |
|----------------|------------|------------------------------------|--------------------------------|-----|-------------|
| CARROLL COUNTY | S127190772 | NEWBERN COMMERCIAL AT SR 61 & REED | GA SR 61 & REED ROAD           |     | NPDES       |
| VILLA RICA     | S115525368 | DOUGLAS CO PW/LIBERTY ROAD INERT L | ON LIBERTY BET.CHURCH/HELTON R |     | RGA LF      |
| VILLA RICA     | S115525367 | DOUGLAS CO PW/LIBERTY ROAD INERT   | ON LIBERTY BET.CHURCH/HELTON R |     | RGA LF      |

# EDR ZIP Code Scan Report

| ZIP                                                                                                                                                    | EDR-ID     | Facility ID  | Name                                 | Address                                  | Map/Dir/Dist | City       | State | Databases                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|--------------------------------------|------------------------------------------|--------------|------------|-------|------------------------------|
| ** - Indicates location may or may not be in requested radius. Site has not been assigned a latitude/longitude coordinate. Further review recommended. |            |              |                                      |                                          |              |            |       |                              |
| 30180                                                                                                                                                  | 1025739350 |              | VILLA RICA QUARRY                    |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025561571 |              | LASSETER PROSPECT                    |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025776184 |              | HART                                 |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025575686 |              | NO NAME, LOT 77 2ND DIST.            |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025561575 |              | KEATEN-THOMAS PROSPECT               |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025575687 |              | PINE MT. MINE                        |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025561569 |              | JENNY STONE PROSPECT                 |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025575802 |              | JONES MINE                           |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025671374 |              | VILLA RICA PLANT & QUARRY            |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025561570 |              | A. C. WATKINS PROSPECT               |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S112368881 |              | MIRROR LAKE COUNTRY CLUB             |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025575685 |              | CHAMBERS MINE                        |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025739525 |              | KEATON-THOMAS PROSPECT               |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1024107847 |              | PLANTATION PIPE LINE CO              |                                          |              | VILLA RICA | GA    | DOT OPS                      |
| 30180                                                                                                                                                  | 1025575682 |              | HIXON                                |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025663147 |              | VILLA RICA MINE                      |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025776177 |              | LASSETTER                            |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025575683 |              | J.L.DAVIS PROPERTY                   |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S112374900 |              | MIRROR LAKE COUNTRY CLUB             |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025561927 |              | VILLA RICA                           |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025776139 |              | S. KLONDYKE MINE                     |                                          |              | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | A100496168 |              | DOCKSIDE GROCERY                     | ROUTE #1, FAIRFIELD PLANTATION           | **           | VILLA RICA | GA    | AST                          |
| 30180                                                                                                                                                  | 1021656311 |              | HUNTER J F & SON                     | ROUTE #2 ROCKMART RD                     | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1022149672 |              | HUNTERS GROCERY                      | ROUTE #2 ROCKMART TD                     | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1020469994 |              | OSBORN GROCERY                       | RT #2 HWY 61                             | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1021599983 |              | HUNTER J F & SON                     | RT #2 ROCKMART RD                        | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1020908103 |              | VILLA RICA WELDING SERVICE           | HWY #61                                  | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1021581841 |              | ELLIS GROCERY                        | HWY #61 N                                | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | 1024236477 | 110070236926 | THE GEORGIAN UNIT 1 LOTS 50-52       | 194, 204, & 216 YORKSHIRE LANE           | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1024139153 |              | THE GEORGIAN UNIT 1 LOTS 50-52       | 194, 204, & 216 YORKSHIRE LANE           | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127248364 |              | THE GEORGIAN UNIT 1 LOTS 50-52       | 194, 204, & 216 YORKSHIRE LANE           | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | S110995797 |              | CARROLL CO-SOUTHEASTERN WASTE &      | 110 H.D. (DORRIS) WILLIAMS INDUSTSRIA    | **           | VILLA RICA | GA    | SWF/LF                       |
| 30180                                                                                                                                                  | 1004545453 |              | WARREN COUNTY SANITARY LANDFILL      | RT 10, BOX 394                           | **           | VICKSBURG  | MS    | FTTS                         |
| 30180                                                                                                                                                  | 1016605611 | 110011773697 | WARREN COUNTY SANITARY LANDFILL      | RT 10, BOX 394                           | **           | VICKSBURG  | MS    | FINDS                        |
| 30180                                                                                                                                                  | 1026099244 | 110070668915 | THE GEORGIAN LOT 101 & 102           | 96 & 118 WENTWORTH LANE                  | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | S127266415 |              | THE GEORGIAN LOT 101 & 102           | 96 & 118 WENTWORTH LANE                  | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1026027655 |              | THE GEORGIAN LOT 101 & 102           | 96 & 118 WENTWORTH LANE                  | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1025820290 | 110070564148 | THE GEORGIAN LOT 33,36,38 & 44       | 93,137,169 & 142 WENTWORTH LANE          | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1025900353 |              | THE GEORGIAN LOT 33,36,38 & 44       | 93,137,169 & 142 WENTWORTH LANE          | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127262422 |              | THE GEORGIAN LOT 33,36,38 & 44       | 93,137,169 & 142 WENTWORTH LANE          | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1006777416 | 110013467239 | RACETRAC # 495                       | HWY 161 & COMMERCE ST                    | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1024135870 |              | MANCHESTER MEADOWS LOTS 31-35        | 228, 204, 188, 172, & 158 SUSIE CREEK LA | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127246914 |              | MANCHESTER MEADOWS LOTS 31-35        | 228, 204, 188, 172, & 158 SUSIE CREEK LA | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1024232823 | 110070230960 | MANCHESTER MEADOWS LOTS 31-35        | 228, 204, 188, 172, & 158 SUSIE CREEK LA | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1021601110 |              | HUNTER J F & SONS                    | RT 2                                     | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180                                                                                                                                                  | U001487466 | 4220083      | DALLAS HWY SHOPPETTE                 | RT 2 GA HWY 61                           |              | VILLA RICA | GA    | UST                          |
| 30180                                                                                                                                                  | 1026659992 |              | THE GEORGIAN LOT 58-60 & 97-98       | 173,189,192,206 & 209 WENTWORTH CIR      | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127275711 |              | THE GEORGIAN LOT 58-60 & 97-98       | 173,189,192,206 & 209 WENTWORTH CIR      | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1026693417 | 110070865697 | THE GEORGIAN LOT 58-60 & 97-98       | 173,189,192,206 & 209 WENTWORTH CIR      | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1026027020 |              | INDIAN LAKE SUBDIVISION LOTS 10-12   | 212, 214, 216 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127266533 |              | INDIAN LAKE SUBDIVISION LOTS 10-12   | 212, 214, 216 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1026098653 | 110070668265 | INDIAN LAKE SUBDIVISION LOTS 10-12   | 212, 214, 216 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1026389179 | 110070686726 | INDIAN LAKE SUBDIVISION LOT 15-17    | 222, 224, 226 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1026117753 |              | INDIAN LAKE SUBDIVISION LOT 15-17    | 222, 224, 226 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127268342 |              | INDIAN LAKE SUBDIVISION LOT 15-17    | 222, 224, 226 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1026405219 | 110070711818 | INDIAN LAKE SUBDIVISION LOTS 122-124 | 231, 229, 227 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1026138240 |              | INDIAN LAKE SUBDIVISION LOTS 122-124 | 231, 229, 227 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | S127269569 |              | INDIAN LAKE SUBDIVISION LOTS 122-124 | 231, 229, 227 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | S127268344 |              | INDIAN LAKE SUBDIVISION LOT 18-20    | 228, 230, 232 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | NPDES                        |
| 30180                                                                                                                                                  | 1026119394 |              | INDIAN LAKE SUBDIVISION LOT 18-20    | 228, 230, 232 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    |                              |
| 30180                                                                                                                                                  | 1026390699 | 110070688401 | INDIAN LAKE SUBDIVISION LOT 18-20    | 228, 230, 232 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    | FINDS                        |
| 30180                                                                                                                                                  | 1026138241 |              | INDIAN LAKE SUBDIVISION LOTS 125-127 | 239, 237, 235 INDIAN LAKE TRAIL          | **           | VILLA RICA | GA    |                              |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                 | Address                                   | Map/Dir/Dist | City       | State | Databases |
|-------|------------|--------------|--------------------------------------|-------------------------------------------|--------------|------------|-------|-----------|
| 30180 | S127269570 | 110070704867 | INDIAN LAKE SUBDIVISION LOTS 125-127 | 239, 237, 235 INDIAN LAKE TRAIL           | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026398546 |              | INDIAN LAKE SUBDIVISION LOTS 125-127 | 239, 237, 235 INDIAN LAKE TRAIL           | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1026507314 | 110070832128 | INDIAN LAKE SUBDIVISION LOT 21-22    | 234 & 236 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    |           |
| 30180 | 1026539259 |              | INDIAN LAKE SUBDIVISION LOT 21-22    | 234 & 236 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127273371 | 110070877486 | INDIAN LAKE SUBDIVISION LOT 21-22    | 234 & 236 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026701431 |              | THE GEORGIAN LOT 94-96               | 220 - 246 WENTWORTH CIRCLE                |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127277358 | 110070376931 | THE GEORGIAN LOT 94-96               | 220 - 246 WENTWORTH CIRCLE                |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026667594 |              | THE GEORGIAN LOT 94-96               | 220 - 246 WENTWORTH CIRCLE                |              | VILLA RICA | GA    |           |
| 30180 | S127252378 | 110070373641 | SOMERSPORT AT MIRROR LAKE LOT 45-4   | 2514 - 2520 GRAYTON LOOP                  |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1024450360 |              | SOMERSPORT AT MIRROR LAKE LOT 45-4   | 2514 - 2520 GRAYTON LOOP                  |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127252377 | 110070373641 | SOMERSPORT AT MIRROR LAKE LOT 34-4   | 2524 - 2546 GRAYTON LOOP                  |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1024447700 |              | SOMERSPORT AT MIRROR LAKE LOT 34-4   | 2524 - 2546 GRAYTON LOOP                  |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127275245 | 110070838176 | INDIAN LAKE SUBDIVISION LOTS 32-33   | 260 & 262 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543136 |              | INDIAN LAKE SUBDIVISION LOTS 32-33   | 260 & 262 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1026666991 | 110070876883 | INDIAN LAKE SUBDIVISION LOTS 34-35   | 264 & 266 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    |           |
| 30180 | S127277302 |              | INDIAN LAKE SUBDIVISION LOTS 34-35   | 264 & 266 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026700882 | 110070065188 | INDIAN LAKE SUBDIVISION LOTS 34-35   | 264 & 266 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1023654380 |              | THE GEORGIAN UNIT D LOTS 1 & 83      | 26 & 27 HANOVER                           | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127233988 | 110070877522 | THE GEORGIAN UNIT D LOTS 1 & 83      | 26 & 27 HANOVER                           | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026701462 |              | INDIAN LAKE SUBDIVISION LOTS 42-44   | 282 & 284 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127277303 | 110070875377 | INDIAN LAKE SUBDIVISION LOTS 42-44   | 282 & 284 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026667630 |              | INDIAN LAKE SUBDIVISION LOTS 42-44   | 282 & 284 INDIAN LAKE TRAIL               | **           | VILLA RICA | GA    |           |
| 30180 | 1026665488 | 110070875377 | INDIAN LAKE SUBDIVISION LOT 45-49    | 286, 288, 290, 292, 294 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    |           |
| 30180 | 1026699529 |              | INDIAN LAKE SUBDIVISION LOT 45-49    | 286, 288, 290, 292, 294 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127277781 | 110070884358 | INDIAN LAKE SUBDIVISION LOT 45-49    | 286, 288, 290, 292, 294 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026676353 |              | INDIAN LAKE SUBDIVISION LOT 147-151  | 289, 291, 293, 295, 297 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    |           |
| 30180 | S127278442 | 110070884358 | INDIAN LAKE SUBDIVISION LOT 147-151  | 289, 291, 293, 295, 297 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026704074 |              | INDIAN LAKE SUBDIVISION LOT 147-151  | 289, 291, 293, 295, 297 INDIAN LAKE TRAIL | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1025474534 | 110070551968 | FALLS AT MIRROR LAKE PHASE 1 LOTS 4  | 3007, 3005, 3003, 3001 CHRIS CIRCLE       | **           | VILLA RICA | GA    |           |
| 30180 | S127261126 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 4  | 3007, 3005, 3003, 3001 CHRIS CIRCLE       | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025813155 | 110070555254 | FALLS AT MIRROR LAKE PHASE 1 LOTS 4  | 3007, 3005, 3003, 3001 CHRIS CIRCLE       | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1025814801 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 3004, 3006, 3008, 3010 CHRIS CIRCLE       | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127261129 | 110070555355 | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 3004, 3006, 3008, 3010 CHRIS CIRCLE       | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025477746 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 3004, 3006, 3008, 3010 CHRIS CIRCLE       | **           | VILLA RICA | GA    |           |
| 30180 | S127261130 | 110070555355 | FALLS AT MIRROR LAKE PHASE 1 LOTS 3  | 3013, 3011, 3009 CHRIS CIRCLE             | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025814850 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 3  | 3013, 3011, 3009 CHRIS CIRCLE             | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1025477843 | 110070530822 | FALLS AT MIRROR LAKE PHASE 1 LOTS 3  | 3013, 3011, 3009 CHRIS CIRCLE             | **           | VILLA RICA | GA    |           |
| 30180 | S127258589 |              | INDIAN LAKE SUBDIVISION LOTS 112-114 | 305, 303, 301 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1024932298 | 110070530759 | INDIAN LAKE SUBDIVISION LOTS 112-114 | 305, 303, 301 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    |           |
| 30180 | 1025457605 |              | INDIAN LAKE SUBDIVISION LOTS 112-114 | 305, 303, 301 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1025813561 | 110070552796 | FALLS AT MIRROR LAKE PHASE 1 LOT 33  | 3021, 3019, 3017, 3015 CHRIS CIRCLE       | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1025475340 |              | FALLS AT MIRROR LAKE PHASE 1 LOT 33  | 3021, 3019, 3017, 3015 CHRIS CIRCLE       | **           | VILLA RICA | GA    |           |
| 30180 | S127261147 | 110070530822 | FALLS AT MIRROR LAKE PHASE 1 LOT 33  | 3021, 3019, 3017, 3015 CHRIS CIRCLE       | **           | VILLA RICA | GA    | NPDES     |
| 30180 | S127258588 |              | INDIAN LAKE SUBDIVISION LOTS 109-111 | 313, 311, 309 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025457662 | 110070530822 | INDIAN LAKE SUBDIVISION LOTS 109-111 | 313, 311, 309 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1024932297 |              | INDIAN LAKE SUBDIVISION LOTS 109-111 | 313, 311, 309 BLACKFOOT TRAIL             | **           | VILLA RICA | GA    |           |
| 30180 | S127267176 | 110070673903 | OLD TOWN VILLAGE LOT 68-70           | 306 - 313 KENMORE CT                      |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026036353 |              | OLD TOWN VILLAGE LOT 68-70           | 306 - 313 KENMORE CT                      |              | VILLA RICA | GA    |           |
| 30180 | 1026103432 | 110070530159 | OLD TOWN VILLAGE LOT 68-70           | 306 - 313 KENMORE CT                      |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127258591 |              | INDIAN LAKE SUBDIVISION LOTS 107-108 | 317 & 315 BLACKFOOT TRAIL                 | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025457063 | 110070530159 | INDIAN LAKE SUBDIVISION LOTS 107-108 | 317 & 315 BLACKFOOT TRAIL                 | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1024932296 |              | INDIAN LAKE SUBDIVISION LOTS 107-108 | 317 & 315 BLACKFOOT TRAIL                 | **           | VILLA RICA | GA    |           |
| 30180 | 1025478492 | 110070556014 | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 4000, 40002, 4004, 4006, 4007 EDGEWATE    | **           | VILLA RICA | GA    |           |
| 30180 | S127261128 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 4000, 40002, 4004, 4006, 4007 EDGEWATE    | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1025815157 | 110070667370 | FALLS AT MIRROR LAKE PHASE 1 LOTS 2  | 4000, 40002, 4004, 4006, 4007 EDGEWATE    | **           | VILLA RICA | GA    | FINDS     |
| 30180 | 1026097823 |              | OLD TOWN VILLAGE LOT 22 & 23         | 434 - 440 VANDENBURG DR                   |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026026137 | 110070620538 | OLD TOWN VILLAGE LOT 22 & 23         | 434 - 440 VANDENBURG DR                   |              | VILLA RICA | GA    |           |
| 30180 | S127266481 |              | OLD TOWN VILLAGE LOT 22 & 23         | 434 - 440 VANDENBURG DR                   |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1025945800 | 110070626499 | OLD TOWN VILLAGE LOT 59 & 60         | 437 & 461 VANDENBURG DR                   | **           | VILLA RICA | GA    |           |
| 30180 | 1025998443 |              | OLD TOWN VILLAGE LOT 59 & 60         | 437 & 461 VANDENBURG DR                   | **           | VILLA RICA | GA    | FINDS     |
| 30180 | S127264967 | 110070824994 | OLD TOWN VILLAGE LOT 59 & 60         | 437 & 461 VANDENBURG DR                   | **           | VILLA RICA | GA    | NPDES     |
| 30180 | 1026002389 |              | OLD TOWN VILLAGE LOT 31 - 36         | 488 - 518 VANDENBURG DR                   |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026019053 | 110070713230 | OLD TOWN VILLAGE LOT 31 - 36         | 488 - 518 VANDENBURG DR                   |              | VILLA RICA | GA    |           |
| 30180 | S127265248 |              | OLD TOWN VILLAGE LOT 31 - 36         | 488 - 518 VANDENBURG DR                   |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026406584 | 110070824994 | OLD TOWN VILLAGE LOT 51 - 54         | 503 - 521 VANDENBURG DR                   |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026146256 |              | OLD TOWN VILLAGE LOT 51 - 54         | 503 - 521 VANDENBURG DR                   |              | VILLA RICA | GA    |           |
| 30180 | S127269780 | 110070824994 | OLD TOWN VILLAGE LOT 51 - 54         | 503 - 521 VANDENBURG DR                   |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026460679 |              | OLD TOWN VILLAGE LOT 47-48           | 551 - 557 VANDENBURG DR                   |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127272548 | 110070824994 | OLD TOWN VILLAGE LOT 47-48           | 551 - 557 VANDENBURG DR                   |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026504379 |              | OLD TOWN VILLAGE LOT 47-48           | 551 - 557 VANDENBURG DR                   |              | VILLA RICA | GA    |           |
| 30180 | A100495862 |              | CROSSROADS COUNTRY STORE             | 1480 HIGHWAY 6                            | **           | VILLA RICA | GA    | AST       |



# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                  | Address                                    | Map/Dir/Dist         | City       | State | Databases                                                                                                                                                                                                                                                   |
|-------|------------|--------------|---------------------------------------|--------------------------------------------|----------------------|------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 30180 | 1024125399 | 110070217325 | MANCHESTER MEADOWS LOTS 36-42         | 32, 46, 60, 94, 102, 124, & 142 SUSIE CREE | **                   | VILLA RICA | GA    | NPDES<br>FINDS<br>EDR Historical Cleaners<br>AST<br>EDR Historical Auto<br>Stations                                                                                                                                                                         |
| 30180 | S127244571 |              | MANCHESTER MEADOWS LOTS 36-42         | 32, 46, 60, 94, 102, 124, & 142 SUSIE CREE | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1024222022 |              | MANCHESTER MEADOWS LOTS 36-42         | 32, 46, 60, 94, 102, 124, & 142 SUSIE CREE | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1018720563 |              | CUSTOM CARE CLEANERS                  | 118 HIGHWAY 61                             | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | A100502134 |              | RACETRAC                              | 123 HIGHWAY 61                             | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1020926972 |              | ROSWELL MARKETING INC                 | 157 HIGHWAY 61                             | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1004688120 | 110006162062 | WALMART SUPERCENTER #2732             | 600 HIGHWAY 61                             | **<br>7, NW, 1/2 - 1 | VILLA RICA | GA    | RCRAInfo-SQG, FINDS                                                                                                                                                                                                                                         |
| 30180 | A100501926 | 110013465552 | QUIKTRIP STORE # 810                  | 650 HIGHWAY 61                             |                      | VILLA RICA | GA    | AST                                                                                                                                                                                                                                                         |
| 30180 | 1006777249 |              | OT 810                                | 650 HWY 61                                 |                      | VILLA RICA | GA    | FINDS, LUST, UST                                                                                                                                                                                                                                            |
| 30180 | A100497549 |              | GEORGIA PANTRY                        | HIGHWAY 61                                 |                      | VILLA RICA | GA    | AST                                                                                                                                                                                                                                                         |
| 30180 | 1021586601 |              | ROSWELL MARKETING INC                 | HWY 61                                     |                      | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | U004188723 |              | RT # 495 VILLA RICA                   | HWY 61 & COMMERCE ST                       | **                   | VILLA RICA | GA    | UST                                                                                                                                                                                                                                                         |
| 30180 | 1021693837 |              | RACETRAC PETROLEUM INC                | HWY 61 & COMMERCE ST                       | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1020787792 |              | RACETRAC PETROLEUM INC                | HWY 61 AND COMMERCE ST                     | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1021757908 |              | OSBORNS GROCERY                       | HWY 61 N                                   | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1020867207 |              | PARKS GROCERY                         | HWY 61 S RURAL ROUTE 1                     | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1016107045 | 110005715556 | OLAM EDIBLE NUTS - BLAKELY PLANT      | HWY 62 E                                   | **                   | VILLA RICA | GA    | FINDS                                                                                                                                                                                                                                                       |
| 30180 | 1025471752 | 110070547419 | THE GEORGIAN LOTS H20, H21, H22, H23, | 34, 46, 68, 90, 108 WINDSOR VIEW LANE A    | **                   | VILLA RICA | GA    | FINDS<br>NPDES<br>AST<br>LUST<br>FINDS, UST<br>UST<br>FINDS<br>UST<br>FINDS<br>RCRA-CESQG<br>FINDS<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations |
| 30180 | 1025811150 |              | THE GEORGIAN LOTS H20, H21, H22, H23, | 34, 46, 68, 90, 108 WINDSOR VIEW LANE A    | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S127258844 |              | THE GEORGIAN LOTS H20, H21, H22, H23, | 34, 46, 68, 90, 108 WINDSOR VIEW LANE A    | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | A100328510 |              | EASY QUICK SHOP                       | 1607 HIGHWAY 78 WEST                       | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S124392403 | 110013492327 | EASY QUICK STOP                       | 1607 HWY 78 W                              |                      | VILLA RICA | GA    | LUST<br>FINDS, UST<br>UST<br>FINDS<br>UST<br>FINDS<br>RCRA-CESQG<br>FINDS<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations                          |
| 30180 | 1006779883 |              | EASY QUICK STOP                       | 1607 HWY 78 W                              |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | U001920324 |              | WAYNE DAVIS CONCRETE CO               | 1706 HWY 78 WEST                           |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1006777188 |              | WAYNE DAVIS CONCRETE - VILLA RICA     | 1706 HWY 78 WEST                           |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | U003727972 | 9022091      | VILLA RICA AMOCO                      | 650 HWY 78                                 |                      | VILLA RICA | GA    | UST<br>FINDS<br>RCRA-CESQG<br>FINDS<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations                                                                |
| 30180 | 1006781553 | 110013509186 | VILLA RICA AMOCO                      | 650 HWY 78                                 |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1014952374 | 110045536522 | CVS PHARMACY #5637                    | 736 HIGHWAY 78 WEST                        |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1015918168 |              | CVS PHARMACY #5637                    | 736 HWY 78 WEST                            |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S117053830 | 110070310698 | AMERIGAS PROPANE                      | 8037 HWY 78 EAST                           |                      | VILLA RICA | GA    | TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations                                                                                                       |
| 30180 | S113909155 |              | AMERIGAS PROPANE                      | 8037 HWY 78 EAST                           |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S126411443 |              | AMERIGAS - WINSTON (SATELLITE)        | 8037 HWY 78 EAST                           |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S125321058 |              | AMERIGAS PROPANE                      | 8037 HWY 78 EAST                           |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S125321128 | 110070344334 | AMERIGAS PROPANE                      | 8037 HWY 78 EAST                           |                      | VILLA RICA | GA    | TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>TIER 2<br>FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations                                                                                                       |
| 30180 | S121116335 |              | HERITAGE BAG VILLA RICA               | 8096 HIGHWAY 78                            |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S123104565 |              | HERITAGE BAG-VILLA RICA               | 8096 HIGHWAY 78                            |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1024397268 |              | HERITAGE BAG COMPANY                  | 8096 US 78                                 |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1024424585 | 110070344334 | SOUTHERN ALUMINUM FINISHING D.B.A.    | 8370 HIGHWAY 78                            |                      | VILLA RICA | GA    | FINDS<br>RCRAInfo-SQG<br>LUST, UST<br>EDR Historical Auto<br>Stations                                                                                                                                                                                       |
| 30180 | 1010316046 | GAR000046284 | SAF METAL FABRICATION                 | 8370 HWY 78                                |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | U001480374 | 710016       | AT&T COMMUNICATIONS                   | 9505 HWY 78                                |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1020946507 |              | VILLA RICA QUICK LUBE EXHAUST         | HIGHWAY 78 WEST                            |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1021463302 |              | LEATHERS LEROY GROCERY                | HWY 78                                     | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1021851648 |              | EILAND INC                            | HWY 78 & VAN WERT RD                       |                      | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1021061227 |              | LEATHERS HAROLD H                     | HWY 78 E                                   | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | 1020615251 |              | LEATHERS LEROY                        | HWY 78 W                                   | **                   | VILLA RICA | GA    | EDR Historical Auto<br>Stations                                                                                                                                                                                                                             |
| 30180 | A100328445 | 110043259149 | ACE HARDWARE (CLOSED)                 | HIGHWAY 78, 131 TRI CO. PLAZA              | **                   | VILLA RICA | GA    | AST<br>TIER 2<br>TIER 2<br>FINDS<br>NPDES<br>FINDS<br>NPDES<br>FINDS<br>NPDES<br>AST<br>NPDES, SPILLS<br>AIRS<br>ICIS<br>RCRA-NonGen, FINDS                                                                                                                 |
| 30180 | S117049876 |              | AT&T - GA2510                         | 9505 HWY 78E                               |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S111277892 |              | AT&T - GA2510                         | 9505 HWY 78E                               |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1014696466 |              | JOHN DEERE LANDSCAPE, INC.            | HWY 8                                      |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S127239144 | 110070153130 | TOWNSEND VILLAGE                      | ALTON CIRCLE AND REEDELL WAY               |                      | VILLA RICA | GA    | NPDES<br>FINDS<br>NPDES<br>FINDS<br>NPDES<br>AST<br>NPDES, SPILLS<br>AIRS<br>ICIS<br>RCRA-NonGen, FINDS                                                                                                                                                     |
| 30180 | 1024030091 |              | TOWNSEND VILLAGE                      | ALTON CIRCLE AND REEDELL WAY               |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1024600367 |              | FALLS AT MIRROR LAKE PHASE 1          | 1008 AND 1006 SUMMER CYPRESS DRIVE         |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S127253958 |              | FALLS AT MIRROR LAKE PHASE 1          | 1008 AND 1006 SUMMER CYPRESS DRIVE         |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1024599720 | 110070387122 | FALLS AT MIRROR LAKE PHASE 1          | 1019,1021,1023,1025,1027 AND 1029 SUMM     | **                   | VILLA RICA | GA    | FINDS<br>NPDES<br>AST<br>NPDES, SPILLS<br>AIRS<br>ICIS<br>RCRA-NonGen, FINDS                                                                                                                                                                                |
| 30180 | S127253966 |              | FALLS AT MIRROR LAKE PHASE 1          | 1019,1021,1023,1025,1027 AND 1029 SUMM     | **                   | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | A100328490 |              | SOUTHWIRE                             | 105 ANDREW WAY                             |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S108468784 |              | SNL DISTRIBUTION SERVICES             | 215 ANDREW WAY                             |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | S107750515 | 304500048    | FINISHING DYNAMICS INC                | 28 ANDREW WAY                              |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1014695333 | 110042011836 | FINISHING DYNAMICS INC                | 28 ANDREW WAY                              |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |
| 30180 | 1007117702 |              | FINISHING DYNAMICS LLC                | 28 ANDREW WAY                              |                      | VILLA RICA | GA    |                                                                                                                                                                                                                                                             |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID                                                                    | Name                                   | Address                 | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|--------------------------------------------------------------------------------|----------------------------------------|-------------------------|--------------|------------|-------|------------------------------|
| 30180 | S107772875 | FATR20062UPHFL0042SK -- PRINTPACK INCORPORATED --                              | 285 ANDREW WAY                         |                         |              | VILLA RICA | GA    | NPDES, TIER 2                |
| 30180 | 1016082296 | 110041967841                                                                   | PRINTPACK INCORPORATED                 | 285 ANDREW WAY          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S117052324 |                                                                                | DUPLICATE - PRINTPACK INCORPORATEI     | 285 ANDREW WAY          |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1007118615 | GAR000032540                                                                   | PRINTPACK INCORPORATED                 | 285 ANDREW WAY          |              | VILLA RICA | GA    | RCRAInfo-LQG                 |
| 30180 | S121800297 |                                                                                | PRINTPACK INC PLANT 2                  | 295 ANDREW WAY          |              | VILLA RICA | GA    | AIRS                         |
| 30180 | S127165645 |                                                                                | PRINTPACK, INC. VILLA RICA PLANT 2 FIL | 297 ANDREW LANE         | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022971671 | 110070008017                                                                   | PRINTPACK, INC. VILLA RICA PLANT 2 FIL | 297 ANDREW LANE         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1007217376 | 04500039                                                                       | PRINTPACK INC.                         | 297 ANDREW WAY          |              | VILLA RICA | GA    | AIRS, NPDES, TIER 2          |
| 30180 | 1022985702 |                                                                                | PRINTPACK INC.                         | 297 ANDREW WAY          |              | VILLA RICA | GA    |                              |
| 30180 | S117051488 |                                                                                | PRINTPACK INCORPORATED                 | 297 ANDREW WAY          |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S107751618 | 04500039                                                                       | PRINTPACK INCORPORATED                 | 297 ANDREW WAY          |              | VILLA RICA | GA    | AIRS, TIER 2                 |
| 30180 | 1014695325 |                                                                                | PRINTPACK INC                          | 297 ANDREW WAY          |              | VILLA RICA | GA    | ICIS                         |
| 30180 | 1026062932 | 110070022070                                                                   | PRINTPACK INC.                         | 297 ANDREW WAY          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | A100328501 |                                                                                | PRINTPACK, INC.                        | 297 ANDREW WAY          |              | VILLA RICA | GA    | AST                          |
| 30180 | 1007118073 | GAD981241300                                                                   | PRINTPACK INC                          | 297 ANDREW WAY          |              | VILLA RICA | GA    | RCRAInfo-LQG                 |
| 30180 | S117052323 |                                                                                | PRINTPACK INCORPORATED                 | 375 ANDREW WAY          |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S107772876 | FATR20062UPJ7301B4TC -- PRINTPACK -- 375 ANDREW WAY                            |                                        |                         |              | VILLA RICA | GA    | NPDES, TIER 2                |
| 30180 | 1004687189 | GAD984317586                                                                   | PRINTPACK INC                          | 375 ANDREW WAY          |              | VILLA RICA | GA    | RCRA-CESQG                   |
| 30180 | 1024596492 | 110070021609                                                                   | PRINTPACK                              | 375 ANDREW WAY          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022985242 |                                                                                | PRINTPACK                              | 375 ANDREW WAY          |              | VILLA RICA | GA    |                              |
| 30180 | S108994074 |                                                                                | COCA-COLA REFRESHMENTS USA, INC.       | 75 ANDREW WAY           |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S121116224 |                                                                                | ENERGY CUSTOMER SERVICE CENTER         | 105 ANDREWS WAY         |              | VILLA RICA | GA    | NPDES, TIER 2                |
| 30180 | S127168546 |                                                                                | SOUTHWIRE EXPANSION                    | 105 ANDREWS WAY         |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S117050585 |                                                                                | RYDER TRANSPORTATION SERVICES #12      | 215 ANDREWS WAY         |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S107774864 | FATR20064WYXR0007C06 -- RYDER TRANSPORTATION SERVICES #1215 -- 215 ANDREWS WAY |                                        |                         |              | VILLA RICA | GA    | AST, TIER 2                  |
| 30180 | 1024380808 | 110070284866                                                                   | COCA-COLA ENTERPRISES                  | 75 ANDREWS WAY          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127248817 |                                                                                | STONECRESTK PHASE II LOT - 104         | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024236955 | 110070237470                                                                   | STONECRESTK PHASE II LOT - 57          | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024235177 | 110070235405                                                                   | STONECRESTK PHASE II LOT - 104         | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024139657 |                                                                                | STONECRESTK PHASE II LOT - 57          | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    |                              |
| 30180 | 1024137762 |                                                                                | STONECRESTK PHASE II LOT - 104         | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    |                              |
| 30180 | S127248816 |                                                                                | STONECRESTK PHASE II LOT - 57          | ARBOR DESIGN GROUP, LLC | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025916953 |                                                                                | AUGUSTA WOODS LOT - 127                | 307 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127263760 |                                                                                | AUGUSTA WOODS LOT - 127                | 307 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025986128 | 110070598884                                                                   | AUGUSTA WOODS LOT - 127                | 307 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025916499 |                                                                                | AUGUSTA WOODS LOT - 179                | 308 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127263757 |                                                                                | AUGUSTA WOODS LOT - 179                | 308 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025985708 | 110070598428                                                                   | AUGUSTA WOODS LOT - 179                | 308 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025916110 |                                                                                | AUGUSTA WOODS LOT - 128                | 309 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127263761 |                                                                                | AUGUSTA WOODS LOT - 128                | 309 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025985350 | 110070598037                                                                   | AUGUSTA WOODS LOT - 128                | 309 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263753 |                                                                                | AUGUSTA WOODS LOT - 173                | 312 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025916938 |                                                                                | AUGUSTA WOODS LOT - 173                | 312 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | 1025986113 | 110070598869                                                                   | AUGUSTA WOODS LOT - 173                | 312 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025920921 |                                                                                | AUGUSTA WOODS LOT - 172                | 314 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127263752 |                                                                                | AUGUSTA WOODS LOT - 172                | 314 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025989799 | 110070602896                                                                   | AUGUSTA WOODS LOT - 172                | 314 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025985256 | 110070597936                                                                   | AUGUSTA WOODS LOT - 147                | 315 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263759 |                                                                                | AUGUSTA WOODS LOT - 147                | 315 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025916011 |                                                                                | AUGUSTA WOODS LOT - 147                | 315 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | 1025986676 | 110070599473                                                                   | AUGUSTA WOODS LOT - 171                | 316 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025917538 |                                                                                | AUGUSTA WOODS LOT - 171                | 316 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127263751 |                                                                                | AUGUSTA WOODS LOT - 171                | 316 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025901901 |                                                                                | AUGUSTA WOODS LOT - 148                | 317 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127262949 |                                                                                | AUGUSTA WOODS LOT - 148                | 317 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025822879 | 110070567982                                                                   | AUGUSTA WOODS LOT - 148                | 317 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263750 |                                                                                | AUGUSTA WOODS LOT - 170                | 318 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025987540 | 110070600418                                                                   | AUGUSTA WOODS LOT - 170                | 318 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025918470 |                                                                                | AUGUSTA WOODS LOT - 170                | 318 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | 1025822238 | 110070567339                                                                   | AUGUSTA WOODS LOT - 149                | 319 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025901268 |                                                                                | AUGUSTA WOODS LOT - 149                | 319 AUGUSTA WOODS DRIVE |              | VILLA RICA | GA    |                              |
| 30180 | S127262950 |                                                                                | AUGUSTA WOODS LOT - 149                | 319 AUGUSTA WOODS DRIVE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1020244916 |                                                                                | COUNTRY MARKET                         | 650 NORTH AVE           |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1026703492 | 110070883722                                                                   | ARROWHEAD S/D                          | 1255 AWENASA DRIVE      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127278342 |                                                                                | ARROWHEAD S/D                          | 1255 AWENASA DRIVE      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026669205 |                                                                                | ARROWHEAD S/D                          | 1255 AWENASA DRIVE      |              | VILLA RICA | GA    |                              |
| 30180 | 1020585038 |                                                                                | ALL SWEET TRANSMISSIONS                | 156 AZALEA DR           |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | S127174278 |                                                                                | DICKINSON INVESTMENTS, LLP             | BAKER INDUSTRIAL COURT  | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024444012 | 110070368314                                                                   | ASIMPA                                 | BAKER INDUSTRIAL PARK   | **           | VILLA RICA | GA    | FINDS                        |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID                             | Name                                 | Address                     | Map/Dir/Dist | City        | State | Databases                          |
|-------|------------|-----------------------------------------|--------------------------------------|-----------------------------|--------------|-------------|-------|------------------------------------|
| 30180 | 1020441735 |                                         | SMITH HAROLD SERVICE STATION*        | 116 W BANK HEAD             |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1020108437 | 09022093                                | TRICO CLEANERS INC                   | 113 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Cleaners            |
| 30180 | U003727974 |                                         | VILLA RICA AUTO SERVICE              | 116 W BANKHEAD HWY          |              | VILLA RICA  | GA    | LUST, UST                          |
| 30180 | 1021547828 |                                         | SMITH BOBBY GULF SERVICE             | 121 BANKHEAD HWY            |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1021868878 |                                         | SMITH BOBBY GULF SERVICE             | 121 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | U003727982 | 09022101                                | ESTATE OF CELESTINE W HOBBS          | 121 W BANKHEAD HWY          |              | VILLA RICA  | GA    | LUST, UST                          |
| 30180 | 1021190791 |                                         | TRENTS TRANSMISSION                  | 131 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1018911918 |                                         | HILLSIDE CLEANERS                    | 131 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | EDR Historical Cleaners            |
| 30180 | A100328461 |                                         | LITTLE OF THIS LITTLE OF THAT        | 1506 W. BANKHEAD HIGHWAY    |              | VILLA RICA  | GA    | AST                                |
| 30180 | 1020354833 |                                         | E-Z SHOP FOOD STORE                  | 1607 W BANKHEAD HWY         |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1010462727 | 110031467277                            | WAYNE DAVIS CONCRETE - VILLA RICA    | 1706 BANKHEAD HIGHWAY       |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | S117052067 |                                         | WAYNE DAVIS CONCRETE-VILLA RICA      | 1706 BANKHEAD HWY           |              | VILLA RICA  | GA    | TIER 2                             |
| 30180 | S109697263 |                                         | WAYNE DAVIS CONCRETE-VILLA RICA      | 1706 BANKHEAD HWY           |              | VILLA RICA  | GA    | NPDES, TIER 2                      |
| 30180 | A100328464 |                                         | VILLA RICA TIRE                      | 216 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | AST                                |
| 30180 | S109507937 |                                         | BELLSOUTH - W BANKHEAD HWY - R3930   | 261 W BANKHEAD HWY          |              | VILLA RICA  | GA    | TIER 2                             |
| 30180 | 1018747230 |                                         | FAMILY CLOTHES CARE CENTER           | 361 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Cleaners            |
| 30180 | 1020447478 |                                         | HERRELL D C B P STATION              | 369 W BANKHEAD              |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | S127177261 |                                         | BAIN DENTAL GROUP                    | 427 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | 1026101203 | 110070671043                            | BAIN DENTAL GROUP                    | 427 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | 1026029746 |                                         | BAIN DENTAL GROUP                    | 427 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    |                                    |
| 30180 | 1026456724 | 110070816643                            | BAIN MOB                             | 427 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | 1026220180 |                                         | BAIN MOB                             | 427 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    |                                    |
| 30180 | S127178397 |                                         | BAIN MOB                             | 427 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | S109113591 |                                         | 451 WEST BANKHEAD HIGHWAY(EL TACC    | 451 WEST BANKHEAD HIGHWAY   |              | VILLA RICKA | GA    | BROWNFIELDS, INST CONTROL, NON HSI |
| 30180 | 1004460999 | 110006777899                            | VILLA RICA, CITY OF (NORTH SWEETWAT  | 571 W. BANKHEAD HWY.        |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | S125319012 | 110070052164                            | CITY OF VILLA RICA MS4               | 571 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | 1023643011 |                                         | CITY OF VILLA RICA MS4               | 571 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | A100500069 |                                         | MCCURLEY'S                           | 610 EAST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | AST                                |
| 30180 | 1020276784 |                                         | J R MORGAN OIL COMPANY INC           | 650 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1021206997 |                                         | DISCOUNT SMOKES & BEER               | 733 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1006793042 | 110013624890                            | DISCOUNT SMOKES & BEER               | 733 WEST BANKHEAD AVE       |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | A100497654 |                                         | GOLDEN CITY MARKET                   | 733 WEST BANKHEAD HIGHWAY   |              | VILLA RICA  | GA    | AST                                |
| 30180 | U001474627 | 220271                                  | DISCOUNT SMOKES & BEER               | 733 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | UST                                |
| 30180 | U001487402 | 04220009                                | GA DEPT PUBLIC SAFETY/GA STATE P     | 746 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | LUST, UST                          |
| 30180 | 1006779602 | 110013489475                            | DAY NITE FOOD STORE                  | 764 W BANKHEAD HWY          |              | VILLA RICA  | GA    | FINDS, LUST, UST                   |
| 30180 | 1021272900 |                                         | WARREN DAVE ENTERPRISES INC          | 764 W BANKHEAD HWY          |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | A100328506 |                                         | DAY-NITE FOOD STORE                  | 764 W. BANKHEAD HWY.        |              | VILLA RICA  | GA    | AST                                |
| 30180 | 1020672788 |                                         | E-Z SHOP FOOD STORE                  | 78 W BANKHEAD HWY           | **           | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | S125321013 | 110070074200                            | AMERIGAS                             | 8037 E BANKHEAD HWY         |              | VILLA RICA  | GA    | TIER 2                             |
| 30180 | 1023660089 |                                         | VILLA RICA DAIRY QUEEN               | 811 W BANKHEAD HWY          |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | S127170869 |                                         | VILLA RICA DAIRY QUEEN               | 811 W BANKHEAD HWY          |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | A100489504 |                                         | BLUE STREAK (CLOSED)                 | 8896 BANKHEAD HIGHWAY       |              | VILLA RICA  | GA    | AST                                |
| 30180 | 1006781759 | 9022047                                 | HAROLD SMITHS TIRE SERVICE           | 900 W BANKHEAD HWY          |              | VILLA RICA  | GA    | LUST, UST                          |
| 30180 | 1020385177 |                                         | SMITH KAWASAKI INC                   | 900 WEST BANKHEAD HWY       |              | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1008219350 | 110022433892<br>GAR000041095<br>9048040 | CUSTOM BUILT CABINET CO              | 9981 E BANKHEAD HWY         |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | 1008372537 |                                         | CUSTOM BUILT CABINET CO              | 9981 E BANKHEAD HWY         |              | VILLA RICA  | GA    | RCRA-NonGen                        |
| 30180 | U001629203 |                                         | CUSTOM BUILT CABINET CO              | 9981 E BANKHEAD HWY         |              | VILLA RICA  | GA    | LUST, UST                          |
| 30180 | 1020558792 |                                         | MCCURLEYS OIL CO                     | BANKHEAD HWY                | **           | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1022185864 |                                         | RIVERVIEW MARKET BAIT & TACKLE       | BANKHEAD HWY 78 W           | **           | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | 1020155272 |                                         | LEATHERS LEROY                       | BANKHEAD WHY                | **           | VILLA RICA  | GA    | EDR Historical Auto Stations       |
| 30180 | S127006885 | 110064625044                            | VILLA RICA, CITY OF (WEST WPCP)      | 185 BARBER INDUSTRIAL CT    |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | S127007746 |                                         | VILLA RICA, CITY OF (WEST WPCP)      | 185 BARBER INDUSTRIAL CT    |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | 1017768982 | 110018920998                            | CITY OF VILLA RICA - TALLAPOOSA WEST | 185 BARBER INDUSTRIAL CT    |              | VILLA RICA  | GA    | ICIS, FINDS                        |
| 30180 | 1007734587 |                                         | TALLAPOOSA WEST WWTP                 | 205 BARBER INDUSTRIAL COURT |              | VILLA RICA  | GA    | FINDS                              |
| 30180 | S125320342 |                                         | PRINTPAK INC.                        | 5 5 BARBER INDUSTRIAL CT    |              | VILLA RICA  | GA    | NPDES                              |
| 30180 | 1009316839 | 110024429965                            | PRINTPAK INC.                        | 5 BARBER INDUSTRIAL CT      |              | VILLA RICA  | GA    | FINDS                              |

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| ZIP   | EDR-ID     | Facility ID  | Name                                | Address                | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|--------------|-------------------------------------|------------------------|--------------|------------|-------|------------------------------|
| 30180 | 1009216799 | GAR000043711 | PRINTPACK-CORPORATE SERVICES BUIL   | 5 BARBER INDUSTRIAL CT |              | VILLA RICA | GA    | RCRA-CESQG                   |
| 30180 | 1006777253 | 110013465598 | BAY SPRINGS MIDDLE SCHOOL           | 122 BAY SPRINGS RD     |              | VILLA RICA | GA    | AST, FINDS, UST              |
| 30180 | 1020730287 |              | FAIR OAKS TEXACO SERVICE STN        | 504 BAY SPRINGS RD     |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1024439285 | 110070362368 | BAY SPRINGS EAST PHASE TWO LOT 108  | 807 N BAY OVERLOOK     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127174224 |              | BAY SPRINGS EAST PHASE TWO LOT 108  | 807 N BAY OVERLOOK     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026695231 | 110070867734 | BAY SPRINGS EAST LOT 87             | 844 N BAY OVERLOOK     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127276710 |              | BAY SPRINGS EAST LOT 87             | 844 N BAY OVERLOOK     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026661968 |              | BAY SPRINGS EAST LOT 87             | 844 N BAY OVERLOOK     |              | VILLA RICA | GA    |                              |
| 30180 | 1026661836 |              | BAY SPRINGS EAST LOT 98             | 847 N. BAY OVERLOOK    |              | VILLA RICA | GA    |                              |
| 30180 | S127276739 |              | BAY SPRINGS EAST LOT 98             | 847 N. BAY OVERLOOK    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026695111 | 110070867602 | BAY SPRINGS EAST LOT 98             | 847 N. BAY OVERLOOK    |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127212999 |              | THE GEORGIAN UNIT G LOT G7-G11      | 149-197 BAYWOOD LN     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023623907 | 110070030939 | THE GEORGIAN UNIT G LOT G7-G11      | 149-197 BAYWOOD LN     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1023622580 | 110070029609 | THE GEORGIA UNIT G LOT G28          | 74 BAYWOOD LN          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127213000 |              | THE GEORGIA UNIT G LOT G28          | 74 BAYWOOD LN          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127279469 |              | TSEMA LOT 9A - CAMDEN LAKE          | 110 BEAVER POINTE      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026733770 |              | TSEMA LOT 9A - CAMDEN LAKE          | 110 BEAVER POINTE      |              | VILLA RICA | GA    |                              |
| 30180 | 1026769009 | 110070891486 | TSEMA LOT 9A - CAMDEN LAKE          | 110 BEAVER POINTE      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S113244472 |              | JERRY SEALS AND EDWARD ROBERTS C    | 2826 BELMONT RD        | **           | VILLA RICA | GA    | SWF/LF                       |
| 30180 | S127263868 |              | NOLANDWOOD LAKE - LOT #65           | 3561 MS. BETTY'S PLACE | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025920806 |              | NOLANDWOOD LAKE - LOT #65           | 3561 MS. BETTY'S PLACE |              | VILLA RICA | GA    |                              |
| 30180 | 1025989693 | 110070602781 | NOLANDWOOD LAKE - LOT #65           | 3561 MS. BETTY'S PLACE |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025818314 | 110070562144 | NOLANDWOOD - LOT 68                 | 3582 MS BETTYS PLACE   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025493778 |              | NOLANDWOOD - LOT 68                 | 3582 MS BETTYS PLACE   |              | VILLA RICA | GA    |                              |
| 30180 | S127262326 |              | NOLANDWOOD - LOT 68                 | 3582 MS BETTYS PLACE   |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026505765 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1203 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | 1026537842 | 110070830579 | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1203 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274230 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1203 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026506240 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1205 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | S127274229 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1205 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026538282 | 110070831054 | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1205 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026505457 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1211 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | S127274228 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1211 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026537561 | 110070830271 | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1211 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274227 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1213 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026507709 |              | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1213 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | 1026539610 | 110070832523 | BRANDYWINE LAKE SUBDIVISION LOT 16  | 1213 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026506199 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1217 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | 1026538241 | 110070831013 | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1217 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274226 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1217 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026537619 | 110070830336 | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1219 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274225 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1219 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026505522 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1219 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | 1026539055 | 110070831900 | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1224 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274223 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1224 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026507086 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1224 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | S127274224 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1225 BORDEAU WAY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026537781 | 110070830511 | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1225 BORDEAU WAY       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026505697 |              | BRANDYWINE LAKE SUBDIVISION LOT 15  | 1225 BORDEAU WAY       |              | VILLA RICA | GA    |                              |
| 30180 | S113244473 |              | RANDY JARRELL JR. AND BOBBIE J. BRO | P.O. BOX 603           | **           | VILLA RICO | GA    | SWF/LF                       |
| 30180 | S127232423 |              | LIBERTY POINTE LOT 12               | 503 BRADY DR           | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023662873 | 110070076985 | LIBERTY POINTE LOT 12               | 503 BRADY DR           |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127276552 |              | SUMMERGATE LOT 73                   | 0 BROOKHAVEN ROAD      | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026695070 | 110070867558 | SUMMERGATE LOT 73                   | 0 BROOKHAVEN ROAD      | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026661792 |              | SUMMERGATE LOT 73                   | 0 BROOKHAVEN ROAD      | **           | VILLA RICA | GA    |                              |
| 30180 | S127215523 |              | SUMMERGATE, LOT 59                  | 140 BROOKHAVEN DR      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022978316 | 110070014669 | SUMMERGATE, LOT 59                  | 140 BROOKHAVEN DR      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S113244474 |              | AAA SANITATION                      | 11 BROOKS PINE STREET  |              | VILLA RICA | GA    | SWF/LF                       |
| 30180 | 1022978234 |              | REID PLANTATION - LOT -44           | 1013 BUCKEYE LN        |              | VILLA RICA | GA    |                              |
| 30180 | 1023545978 | 110070014587 | REID PLANTATION - LOT -44           | 1013 BUCKEYE LN        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127221288 |              | REID PLANTATION - LOT -44           | 1013 BUCKEYE LN        |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127215519 |              | REID PLANTATION LOT 234             | 1024 BUCKEYE LN        |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022985360 | 110070021727 | REID PLANTATION LOT 234             | 1024 BUCKEYE LN        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127215520 |              | REID PLANTATION LOT 53              | 1026 BUCKEYE LN        |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022989123 | 110070025493 | REID PLANTATION LOT 53              | 1026 BUCKEYE LN        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127250804 |              | CAMDEN LAKES LOT 139                | 100 CAMDEN LAKES WAY   | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024150916 | 110070257913 | CAMDEN LAKES LOT 139                | 100 CAMDEN LAKES WAY   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024243868 | 110070249958 | CAMDEN LAKES LOT 138                | 104 CAMDEN LAKES LAY   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024145037 |              | CAMDEN LAKES LOT 138                | 104 CAMDEN LAKES LAY   |              | VILLA RICA | GA    |                              |
| 30180 | S127249167 |              | CAMDEN LAKES LOT 138                | 104 CAMDEN LAKES LAY   | **           | VILLA RICA | GA    | NPDES                        |



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| ZIP   | EDR-ID     | Facility ID  | Name                                | Address                            | Map/Dir/Dist       | City       | State | Databases                    |
|-------|------------|--------------|-------------------------------------|------------------------------------|--------------------|------------|-------|------------------------------|
| 30180 | 1024149637 | 110070256569 | CAMDEN LAKES LOT 137                | 108 CAMDEN LAKES WAY               |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | S127250806 |              | CAMDEN LAKES LOT 137                | 108 CAMDEN LAKES WAY               | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024146988 |              | CAMDEN LAKES LOT 17                 | 203 CAMDEN LAKES DRIVE             |                    | VILLA RICA | GA    |                              |
| 30180 | S127249165 |              | CAMDEN LAKES LOT 17                 | 203 CAMDEN LAKES DRIVE             | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024245706 | 110070251996 | CAMDEN LAKES LOT 17                 | 203 CAMDEN LAKES DRIVE             |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024242808 | 110070248793 | CAMDEN LAKES LOT 129                | 224 CAMDEN LAKES WAY               |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | S127249168 |              | CAMDEN LAKES LOT 129                | 224 CAMDEN LAKES WAY               | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024143924 |              | CAMDEN LAKES LOT 129                | 224 CAMDEN LAKES WAY               |                    | VILLA RICA | GA    |                              |
| 30180 | S127249166 |              | CAMDEN LAKES LOT 24                 | 279 CAMDEN LAKES DRIVE             | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024245193 | 110070251438 | CAMDEN LAKES LOT 24                 | 279 CAMDEN LAKES DRIVE             |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024146456 |              | CAMDEN LAKES LOT 24                 | 279 CAMDEN LAKES DRIVE             |                    | VILLA RICA | GA    |                              |
| 30180 | S127239902 |              | CAMDEN LAKES LOTS 128-147 & 149     | CAMDEN LAKES DRIVE, CAMDEN LAKES   | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024030811 | 110070153867 | CAMDEN LAKES LOTS 128-147 & 149     | CAMDEN LAKES DRIVE, CAMDEN LAKES   | **                 | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025989792 | 110070602888 | AUGUSTA WOODS LOT - 174             | 900 CAMILLA COURT                  |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263754 |              | AUGUSTA WOODS LOT - 174             | 900 CAMILLA COURT                  | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025920913 |              | AUGUSTA WOODS LOT - 174             | 900 CAMILLA COURT                  |                    | VILLA RICA | GA    |                              |
| 30180 | S127263756 |              | AUGUSTA WOODS LOT - 178             | 903 CAMILLA COURT                  | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025916849 |              | AUGUSTA WOODS LOT - 178             | 903 CAMILLA COURT                  |                    | VILLA RICA | GA    |                              |
| 30180 | 1025986027 | 110070598780 | AUGUSTA WOODS LOT - 178             | 903 CAMILLA COURT                  |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263755 |              | AUGUSTA WOODS LOT - 177             | 905 CAMILLA COURT                  | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025920785 |              | AUGUSTA WOODS LOT - 177             | 905 CAMILLA COURT                  |                    | VILLA RICA | GA    |                              |
| 30180 | 1025989674 | 110070602760 | AUGUSTA WOODS LOT - 177             | 905 CAMILLA COURT                  |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | A100328453 |              | RICHARDSON COLE HARDWARE            | 119 S. CANDLER STREET              |                    | VILLA RICA | GA    | AST                          |
| 30180 | 1004462843 | 110001750677 | ROYAL CREATIONS INC                 | 900 CANNON RD                      |                    | VILLA RICA | GA    | AIRS, FINDS                  |
| 30180 | 1014694838 | 110043462801 | MIRROR LAKE , DOUGLAS CO., GA       | CANONGATE PKWY                     |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022007148 |              | ZOHRA INC                           | 4921A CARRLLTN VLLA RC HW          | **                 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1022256117 |              | FIVE POINTS FOOD MART               | 4921A CARRLLTN VLLA RICA           |                    | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1006779657 | 110013490025 | CARROLL RD SHOPPETTE                | 205 S CARROLL RD                   |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | U001487459 | 4220076      | QUICKER TRIP                        | 205 S CARROLL RD                   |                    | VILLA RICA | GA    | UST                          |
| 30180 | 1022078220 |              | CARROLL ROAD SHOPETTE               | 205 S CARROLL RD                   |                    | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020700823 |              | TEXACO SERVICE STATION              | 736 CARROLLTN VLA RCA HWY          | B, West, 1/4 - 1/2 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | S109505630 |              | FAMILY CLEANER INC                  | 118 CARROLLTON VILLA RICA HWY      |                    | VILLA RICA | GA    | DRYCLEANERS                  |
| 30180 | 1025990146 | 110070603278 | BAY SPRINGS GOODWILL                | 1281 CARROLLTON VILLA RICA HWY     |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | S127176474 |              | BAY SPRINGS GOODWILL                | 1281 CARROLLTON VILLA RICA HWY     |                    | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025921301 |              | BAY SPRINGS GOODWILL                | 1281 CARROLLTON VILLA RICA HWY     |                    | VILLA RICA | GA    |                              |
| 30180 | A100496983 |              | FIVE POINTS CUPBOARD                | 4921 CARROLLTON HIGHWAY            | **                 | VILLA RICA | GA    | AST                          |
| 30180 | 1020154335 |              | COHRA INC                           | 4921 CARROLLTON VILLA RIC          |                    | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1021225089 |              | FIVE POINTS FOOD MART               | 4921A CARROLLTON VILLA RH          |                    | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020218576 |              | FIVE POINTS FOOD MART               | 4921A CARROLLTON VILLA RI          |                    | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020122742 |              | WORLD CLEANERS                      | 594 CARROLLTON VILLA RIC           | **                 | VILLA RICA | GA    | EDR Historical Cleaners      |
| 30180 | 1020122741 |              | WORLD CLEANERS                      | 594 CARROLLTON VILLA RICA          | A, WNW, 1/4 - 1/2  | VILLA RICA | GA    | EDR Historical Cleaners      |
| 30180 | 1021151424 |              | RACETRAC PETROLEUM INC              | 61 CARROLLTON VILLA HWY            | **                 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1022010560 |              | RACETRAC PETROLEUM INC              | 61 CARROLLTON VILLA RICA           | **                 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1022203027 |              | KWIK SHOP FOOD STORE                | 736 CARROLLTON VILLA               | **                 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020442978 |              | KWIK SHOP FOOD STORE                | 736 CARROLLTON VILLA RICA          | B, West, 1/4 - 1/2 | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1006781775 | 110013511440 | TEXACO FOOD MART                    | 736 CARROLLTON VILLA RICA HWY      |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | U003004539 | 9022044      | SHELL FOOD MART                     | 736 CARROLLTON VILLA RICA HWY      | B, West, 1/4 - 1/2 | VILLA RICA | GA    | LUST, UST                    |
| 30180 | A100503871 |              | TEXACO                              | 736 CARROLLTON VILLA RICA HWY      | B, West, 1/4 - 1/2 | VILLA RICA | GA    | AST                          |
| 30180 | S109508223 |              | RSC EQUIPMENT RENTAL #59            | 1275 CARROLLTON-VILLA RICA HIGHWAY |                    | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1011918258 | 110037385736 | NEAL MANUFACTURING LLC              | 3807 CARROLLTON-VILLA RICA WY      |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | 1011488504 | GAR000052977 | NEAL MANUFACTURING LLC              | 3807 CARROLLTON-VILLA RICA WY      |                    | VILLA RICA | GA    | RCRA-NonGen                  |
| 30180 | 1006793017 | 110013624649 | FIVE POINTS FOOD MART #131          | 4921 CARROLLTON/VILLA RICA HWY     |                    | VILLA RICA | GA    | FINDS                        |
| 30180 | U003295548 | 222001       | FIVE POINTS FOOD MART #131          | 4921 CARROLLTON/VILLA RICA HWY     |                    | VILLA RICA | GA    | UST                          |
| 30180 | S127178936 |              | THE TRAILS AT CHARLESTON PLACE      | 419 CHARLESTON PLACE               | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026543633 | 110070838721 | THE TRAILS AT CHARLESTON PLACE      | 419 CHARLESTON PLACE               | **                 | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026436286 | 110070791877 | THE TRAILS AT CHARLESTON PLACE      | 428 CHARLESTON PLACE               | **                 | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026208943 |              | THE TRAILS AT CHARLESTON PLACE      | 428 CHARLESTON PLACE               | **                 | VILLA RICA | GA    |                              |
| 30180 | S127178186 |              | THE TRAILS AT CHARLESTON PLACE      | 428 CHARLESTON PLACE               | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | S127254937 |              | FALLS AT MIRROR LAKE PHASE 1 LOT 46 | 3002 CHRIS CIRCLE                  | **                 | VILLA RICA | GA    | NPDES                        |
| 30180 | S127254427 |              | FALLS AT MIRROR LAKE PHASE 1 LOT 19 | 3002 CHRIS CIRCLE                  | **                 | VILLA RICA | GA    | NPDES                        |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID                                       | Name                                | Address                                    | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|---------------------------------------------------|-------------------------------------|--------------------------------------------|--------------|------------|-------|------------------------------|
| 30180 | 1024599349 | 110070386751                                      | FALLS AT MIRROR LAKE PHASE 1 LOT 46 | 3002 CHRIS CIRCLE                          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024602403 | 110070389805                                      | FALLS AT MIRROR LAKE PHASE 1 LOT 18 | 3002 CHRIS CIRCLE                          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024599533 | 110070386935                                      | FALLS AT MIRROR LAKE PHASE 1 LOT 19 | 3002 CHRIS CIRCLE                          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127254437 |                                                   | FALLS AT MIRROR LAKE PHASE 1 LOT 18 | 3002 CHRIS CIRCLE                          | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026396751 | 110070696641                                      | FALLS AT MIRROR LAKE PHASE II       | CHRIS CIRCLE                               |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026123453 |                                                   | FALLS AT MIRROR LAKE PHASE II       | CHRIS CIRCLE                               |              | VILLA RICA | GA    |                              |
| 30180 | S127269005 |                                                   | FALLS AT MIRROR LAKE PHASE II       | CHRIS CIRCLE                               | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | U001489970 | 9022020                                           | CITY OF VILLA RICA                  | 25 WEST CHURCH ST                          |              | VILLA RICA | GA    | UST                          |
| 30180 | S127261131 |                                                   | FALLS AT MIRROR LAKE PHASE 1 LOT 32 | 3023CHRIS CIRCLE                           | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025475551 |                                                   | FALLS AT MIRROR LAKE PHASE 1 LOT 32 | 3023CHRIS CIRCLE                           |              | VILLA RICA | GA    |                              |
| 30180 | 1025813671 | 110070553019                                      | FALLS AT MIRROR LAKE PHASE 1 LOT 32 | 3023CHRIS CIRCLE                           |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1020679600 |                                                   | CHALLA ENTERPRISES LLC              | 157 COMMERCE DR                            |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1006777368 | 110013466748                                      | CARROLL FOOD & FUEL INC DBA SHELL F | 157 COMMERCE DR                            |              | VILLA RICA | GA    | FINDS                        |
| 30180 | U003936264 | 9022090                                           | SCORIPO HOLDING INC CARROLL FOOD ,  | 157 COMMERCE DR                            |              | VILLA RICA | GA    | UST                          |
| 30180 | 1006261348 | 110010708984                                      | WETLANDS                            | CONNER ROAD, STOCKMAR ROAD, PUNK           | **           | VILLA RICA | GA    | ICIS, FINDS                  |
| 30180 | S125319996 |                                                   | MARY ANN IND                        | 40 CONNERS ROAD                            |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024381244 | 110070285381                                      | GMT INTERNATIONAL CORP.             | 56 CONNERS ROAD                            |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S125319997 |                                                   | MARY ANN IND                        | 82 CONNERS ROAD                            |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025817990 | 110070561818                                      | VILLA RICA PRIMARY TS PERIMETER CLE | 8480 CONNERS ROAD                          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127186859 |                                                   | VILLA RICA PRIMARY TS PERIMETER CLE | 8480 CONNERS ROAD                          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025499819 |                                                   | VILLA RICA PRIMARY TS PERIMETER CLE | 8480 CONNERS ROAD                          |              | VILLA RICA | GA    |                              |
| 30180 | 1022988215 | 110070024585                                      | THE HAWTHORNE AT MIRROR LAKE PHA    | 9400 CONNERS RD                            |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127170256 |                                                   | THE HAWTHORNE AT MIRROR LAKE PHA    | 9400 CONNERS RD                            |              | VILLA RICA | GA    | NPDES                        |
| 30180 | U004117200 |                                                   | SWIFTY SAVE VILLA RICA              | 9600 CONNERS RD                            |              | VILLA RICA | GA    | UST                          |
| 30180 | S127170596 |                                                   | NEW HOLIDAY INN EXPRESS & SUITES    | 100 COOLEY WAY                             |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022976843 | 110070013195                                      | NEW HOLIDAY INN EXPRESS & SUITES    | 100 COOLEY WAY                             |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127173189 |                                                   | VILLA RICA DOLLAR TREE              | 106 COOLEY WAY                             |              | VILL RICA  | GA    | NPDES                        |
| 30180 | 1024132030 |                                                   | VILLA RICA DOLLAR TREE              | 106 COOLEY WAY                             |              | VILL RICA  | GA    |                              |
| 30180 | 1024229174 | 110070226932                                      | VILLA RICA DOLLAR TREE              | 106 COOLEY WAY                             |              | VILL RICA  | GA    | FINDS                        |
| 30180 | S110592262 |                                                   | THE HOME DEPOT STORE #6861          | 210 COOLEY WAY                             |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S117049608 |                                                   | THE HOME DEPOT STORE #6861          | 210 COOLEY WAY                             |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1010316114 | GAR000046904                                      | HOME DEPOT #6861                    | 210 COOLEY WAY                             |              | VILLA RICA | GA    | RCRAInfo-SQG                 |
| 30180 | 1010428039 | 110031281235                                      | HOME DEPOT #6861                    | 210 COOLEY WAY                             |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025995750 | 110070617281                                      | MERIWEATHER PLACE PHASE 1           | COTTON TAIL LANE                           |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025943157 |                                                   | MERIWEATHER PLACE PHASE 1           | COTTON TAIL LANE                           |              | VILLA RICA | GA    |                              |
| 30180 | S127265160 |                                                   | MERIWEATHER PLACE PHASE 1           | COTTON TAIL LANE                           | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S125320829 |                                                   | UPC GA, LLC                         | 100 H D WILLIAMS INDUSTRIAL DR             |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024382874 | 110070287311                                      | SOUTHERN RAIL                       | 1165 DALLAS HIGHWAY                        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1006772986 | 110013422705                                      | CROSSROADS COUNTRY STORE            | 1480 DALLAS HWY                            |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1020384075 |                                                   | JAY AMBA MATAJI CORPORATION         | 1480 DALLAS HWY                            |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | U003158064 | 9048079                                           | CROSSROADS COUNTRY STORE            | 1480 DALLAS HWY                            |              | VILLA RICA | GA    | UST                          |
| 30180 | 95288212   |                                                   |                                     | 3653 DALLAS RD                             | **           | VILLARICA  | GA    | ERNS                         |
| 30180 | 1021280002 |                                                   | PARAS CORPORATION                   | 516 DALLAS HWY                             |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | U003003837 | 4220129                                           | JUNIOR FOOD STORE #113              | 516 DALLAS RD                              |              | VILLA RICA | GA    | UST                          |
| 30180 | 1006774921 | 110013442168                                      | JUNIOR FOOD STORE #113              | 516 DALLAS RD                              |              | VILLA RICA | GA    | FINDS                        |
| 30180 | A100499075 |                                                   | JUNIOR FOOD STORE                   | 516 DALLAS ROAD                            | **           | VILLA RICA | GA    | AST                          |
| 30180 | 1023967368 | 110070207736                                      | TANNER MEDICAL CENTER - VILLA RICA  | 601 DALLAS HIGHWAY                         |              | VILLA RICA | GA    | RCRAInfo-SQG, FINDS          |
| 30180 | 1024037389 |                                                   | TANNER MEDICAL CENTER - VILLA RICA  | 601 DALLAS HIGHWAY                         |              | VILLA RICA | GA    |                              |
| 30180 | A100490754 |                                                   | TANNER MEDICAL CENTER               | 601 DALLAS HWY                             | **           | VILLA RICA | GA    | AST                          |
| 30180 | U001474623 | 00220263                                          | TANNER MEDICAL CENTER VILLA RICA    | 601 DALLAS RD                              | **           | VILLA RICA | GA    | LUST, UST                    |
| 30180 | 1006781372 | 110013507375                                      | VILLA RICA FOODMART                 | 820 DALLAS HWY                             |              | VILLA RICA | GA    | FINDS, LUST, UST             |
| 30180 | 1021034286 |                                                   | TEXACO GAS STATION                  | 820 DALLAS HWY                             | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1022974621 | 110070010971                                      | VILLA RICA PUBLIC LIBRARY           | 869 DALLAS HWY                             | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127167962 |                                                   | VILLA RICA PUBLIC LIBRARY           | 869 DALLAS HWY                             | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1020586274 |                                                   | SILVEY GROCERY                      | DALLAS HWY                                 | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020329537 |                                                   | MC BRIDE L L                        | DALLAS RD                                  | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | S108994373 |                                                   | REINHART FOODSERVICE, LLC           | 100 DORIS WILLIAMS INDUSTRIAL BLVD.        |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1006329103 | 110012707204                                      | MCNEILUS TRUCK & MFG INC            | 110 DORIS WILLIAMS DR.                     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S125320020 |                                                   | MCNEILUS TRUCK & MANUFACTURING DI   | 110H. DORIS WILLIAMS DRIVE                 | **           | VILA RICA  | GA    | NPDES                        |
| 30180 | S107750546 | 304500044                                         | FLOWERS BAKING                      | 134 DOYLE MCCAIN DR                        |              | VILLA RICA | GA    | AIRS, NPDES, TIER 2, SPILLS  |
| 30180 | S117051309 |                                                   | FLOWERS BAKING COMPANY OF VILLA R   | 134 DOYLE MCCAIN DRIVE                     |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S107773323 | FATR20063JPGPR0025RY -- FLOWERS BAKING COMPANY OF | FLOWERS BAKING                      | VILLA RICA, LLC. -- 134 DOYLE MCCAIN DRIVE |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1008247033 | 110021338471                                      | THE GEORGIAN LOT K44 TERTIARY       | 134 DOYLE MCCAIN DRIVE                     |              | VILLA RICA | GA    | ICIS, FINDS                  |
| 30180 | 1026038516 |                                                   |                                     | 46 DUVAL COURT                             |              | VILLA RICA | GA    |                              |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                   | Address                              | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|--------------|----------------------------------------|--------------------------------------|--------------|------------|-------|------------------------------|
| 30180 | 1026103303 | 110070673769 | THE GEORGIAN LOT K44 TERTIARY          | 46 DUVAL COURT                       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127267071 |              | THE GEORGIAN LOT K44 TERTIARY          | 46 DUVAL COURT                       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | A100494899 |              | CHEVRON LIBERTY ROAD                   | 102 EDGE ROAD                        |              | VILLA RICA | GA    | AST                          |
| 30180 | 1001227509 | 110005715495 | EAST SHORE TECHNOLOGIES INC            | 128 EDGE RD                          |              | VILLA RICA | GA    | RCRA-NonGen, FINDS           |
| 30180 | 1025469108 | 110070544734 | THE FALLS AT MIRROR LAKE PHASE 1 LC    | 4001 EDGE WATER COURT                |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127259546 |              | THE FALLS AT MIRROR LAKE PHASE 1 LC    | 4001 EDGE WATER COURT                | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127173837 |              | SELF STORAGE 434 EDGE RD               | 434 EDGE RD                          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1021926311 |              | CHEVRON EDGE RD                        | 701 EDGE RD                          | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | U003984342 | 10000700     | LINDBERGH TRADERS                      | 701 EDGE ROAD                        |              | VILLA RICA | GA    | UST                          |
| 30180 | 1025814757 | 110070555176 | FALLS AT MIRROR LAKE PHASE 1 LOTS 2    | 4005, 4003 EDGEWATER COURT           |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025477668 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 2    | 4005, 4003 EDGEWATER COURT           |              | VILLA RICA | GA    |                              |
| 30180 | S127261127 |              | FALLS AT MIRROR LAKE PHASE 1 LOTS 2    | 4005, 4003 EDGEWATER COURT           | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025817116 | 110070560926 | LIBERTY POINTE - PHASE 3 (F.K.A. THE E | ENCLAVE DRIVE                        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127176152 |              | LIBERTY POINTE - PHASE 3 (F.K.A. THE E | ENCLAVE DRIVE                        | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025491074 |              | LIBERTY POINTE - PHASE 3 (F.K.A. THE E | ENCLAVE DRIVE                        |              | VILLA RICA | GA    |                              |
| 30180 | 1026753790 |              | LIBERTY POINTE - PHASE 4 (F.K.A. THE E | ENCLAVE DRIVE                        | **           | VILLA RICA | GA    |                              |
| 30180 | 1024243430 | 110070249486 | HARLAN TRACE PHASE TWO                 | END OF CRANMORE PLACE                | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024144585 |              | HARLAN TRACE PHASE TWO                 | END OF CRANMORE PLACE                | **           | VILLA RICA | GA    |                              |
| 30180 | S127250178 |              | HARLAN TRACE PHASE TWO                 | END OF CRANMORE PLACE                | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127173622 |              | HARLAN TRACE PHASE TWO                 | END OF CRANMORE PLACE                | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026733386 |              | COLOMBO DEVELOPMENT                    | 8890 EPHEASAS CHURCH                 |              | VILLA RICA | GA    |                              |
| 30180 | 1026768659 | 110070891099 | COLOMBO DEVELOPMENT                    | 8890 EPHEASAS CHURCH                 | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127179558 |              | COLOMBO DEVELOPMENT                    | 8890 EPHEASAS CHURCH                 | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026790922 | 110070924358 | PARKVIEW AT MIRROR LAKE LOTS 405-4C    | 1006 FAIRWAY SEVEN & 1008 FAIRWAY S  | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026757583 |              | PARKVIEW AT MIRROR LAKE LOTS 405-4C    | 1006 FAIRWAY SEVEN & 1008 FAIRWAY S  | **           | VILLA RICA | GA    |                              |
| 30180 | 1021152942 |              | SAND HILL FLAG CO                      | 35 FAWN DR                           |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1012088905 | 110038672086 | MATTHEWS C W CONTRACT                  | FLAT ROCK ROAD                       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S121799689 |              | MATTHEWS C W CONTRACT                  | FLAT ROCK ROAD                       |              | VILLA RICA | GA    | AIRES                        |
| 30180 | S107752372 | 304500009    | VULCAN MATERIALS CO.                   | RT.2, FLAT ROCK                      | **           | VILLA RICA | GA    | AIRES                        |
| 30180 | 1017806546 | 110064140656 | VULCAN MATERIALS CO.                   | RT.2, FLAT ROCK                      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1001116133 |              | SPECTRUM INC                           | 111 FLEET DR                         |              | VILLA RICA | GA    |                              |
| 30180 | S109942089 |              | CARROLL CO-VILLA RICA WASTE TRANSF     | 111 FLEET DR                         |              | VILLA RICA | GA    | SWF/LF                       |
| 30180 | S108118566 |              | VILLA RICA SAMS                        | 140 FLEET DRIVE                      |              | VILLA RICA | GA    | TIER 2, SPILLS               |
| 30180 | S117053245 |              | SADDLE CREEK CORPORATION - VILLA R     | 140 FLEET DRIVE                      |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | 1010784137 | GAR000052456 | LARMAC INC                             | 151 FLEET DR                         |              | VILLA RICA | GA    | RCRA-NonGen                  |
| 30180 | 1011397200 | 110035441457 | LARMAC INC                             | 151 FLEET DR                         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S110694571 |              | VILLA RICA BINS                        | 157 FLEET DR                         |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022982731 | 110070019095 | VILLA RICA BINS                        | 157 FLEET DR                         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024383479 | 110070288042 | K & K MACHINE SHOP, INC.               | 161 FLEET DRIVE                      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1004687977 | 110001971108 | TANDEM TECHNOLOGIES INTERNATIONAL      | 165 FLEET DR                         |              | VILLA RICA | GA    | ICIS, RCRA-NonGen, FINDS     |
| 30180 | 1026227455 |              | TANDEM TECHNOLOGIES INTERNATIONAL      | 165 FLEET DR                         |              | VILLA RICA | GA    | SSTS                         |
| 30180 | S121800278 |              | PRECISION WEB, LLC                     | 165 FLEET DRIVE                      |              | VILLA RICA | GA    | AIRES                        |
| 30180 | S107752402 | 304500049    | WEB PLUS                               | 165 FLEET DRIVE                      |              | VILLA RICA | GA    | AIRES, TIER 2, SPILLS        |
| 30180 | 1010043622 | 110028144327 | CITY OF VILLA RICA                     | FLEET DRIVE                          | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127250477 |              | WATERMIST @ MIRROR LAKE                | FOUNTAIN OAK                         | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127255338 |              | WATERMIST AT MIRROR LAKE LOTS 18-1     | FOUNTAIN OAK                         | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024151139 | 110070258141 | WATERMIST @ MIRROR LAKE                | FOUNTAIN OAK                         | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024599383 | 110070386785 | WATERMIST AT MIRROR LAKE LOTS 18-1     | FOUNTAIN OAK                         | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022987242 | 110070023612 | SUMMERGATE, LOT 21                     | , GEORGIA                            | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025995662 | 110070617163 | THE FROG GOLF AND COUNTRY CLUB         | 2699 GEORGIAN PKWY                   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127176662 |              | THE FROG GOLF AND COUNTRY CLUB         | 2699 GEORGIAN PKWY                   |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025953122 |              | THE FROG GOLF AND COUNTRY CLUB         | 2699 GEORGIAN PKWY                   |              | VILLA RICA | GA    |                              |
| 30180 | S127226810 |              | MERIWETHER PHASE I LOTS 82-122, 65-6   | GEORGIAN PARKWAY                     | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022984745 | 110070021112 | MERIWETHER PHASE I LOTS 82-122, 65-6   | GEORGIAN PARKWAY                     | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127255448 |              | SOMERSPORT AT MIRROR LAKE LOT 83-4     | 9136-9138 GLADWYNE CROSSING , 2561 C |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024711222 | 110070505761 | SOMERSPORT AT MIRROR LAKE LOT 83-4     | 9136-9138 GLADWYNE CROSSING , 2561 C |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1023546331 | 110070016608 | SOMERSPORT AT MIRROR LAKE LOT 70-      | 9137 GLADWYNE XING                   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022980247 |              | SOMERSPORT AT MIRROR LAKE LOT 70-      | 9137 GLADWYNE XING                   |              | VILLA RICA | GA    |                              |
| 30180 | S127220994 |              | SOMERSPORT AT MIRROR LAKE LOTS 70-     | 9137 GLADWYNE XING                   |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127165553 |              | GLANTON HINDSMAN ELEMENTARY            | 118 GLANTON ST                       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024394067 | 110070306669 | AGRI BUSINESS INTERNATIONAL            | 70 GRADY KNIGHT INDUSTRIAL COURT     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026208297 |              | WINCHESTER FARMS - PHASE II            | GRAYSON MYERS DRIVE                  | **           | VILLA RICA | GA    |                              |
| 30180 | S127271615 |              | WINCHESTER FARMS - PHASE II            | GRAYSON MYERS DRIVE                  | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026435696 | 110070791228 | WINCHESTER FARMS - PHASE II            | GRAYSON MYERS DRIVE                  | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127253423 |              | SOMERSPORT AT MIRROR LAKE LOT 27-3     | 2550-2562 GRAYTON LOOP               |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024453724 | 110070381746 | SOMERSPORT AT MIRROR LAKE LOT 27-3     | 2550-2562 GRAYTON LOOP               |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127236430 |              | SOMERSPORT AT MIRROR LAKE LOT -86-     | 2559 GRAYTON LOOP                    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023701651 | 110070098775 | SOMERSPORT AT MIRROR LAKE LOT -86-     | 2559 GRAYTON LOOP                    |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1023701650 | 110070098774 | SOMERSPORT AT MIRROR LAKE LOT -25-     | 2566-2564 GRAYTON LOOP               |              | VILLARICA  | GA    | FINDS                        |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                  | Address                | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|--------------|---------------------------------------|------------------------|--------------|------------|-------|------------------------------|
| 30180 | S127236429 | 110070368866 | SOMERSPORT AT MIRROR LAKE LOT -25-    | 2566-2564 GRAYTON LOOP |              | VILLARICA  | GA    | NPDES                        |
| 30180 | 1024444445 |              | SOMERSPORT AT MIRROR LAKE LOT 22-     | 2568-2572 GRAYTON LOOP |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127252375 | 110070392170 | SOMERSPORT AT MIRROR LAKE LOT 22-     | 2568-2572 GRAYTON LOOP |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024604768 |              | SOMERSPORT AT MIRROR LAKE LOT 18-     | 2576-2580 GRAYTON LOOP |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127254606 | 110070530240 | SOMERSPORT AT MIRROR LAKE LOT 18-     | 2576-2580 GRAYTON LOOP |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025457135 |              | SOMERSPORT AT MIRROR LAKE LOT 76-     | 9135-9133 GRAYTON LOOP | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127258510 | 110070211244 | SOMERSPORT AT MIRROR LAKE LOT 76-     | 9135-9133 GRAYTON LOOP | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024934942 |              | SOMERSPORT AT MIRROR LAKE LOT 76-     | 9135-9133 GRAYTON LOOP | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127243815 | 110070211244 | TWIN OAKS LOT -63                     | 522 GREAT OAK PLACE    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024216537 |              | TWIN OAKS LOT = 63                    | 528 GREAT OAK PLACE    |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127243816 | 110070050477 | TWIN OAKS LOT = 63                    | 528 GREAT OAK PLACE    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127243817 |              | TWIN OAKS LOT -62                     | 528 GREAT OAK PLACE    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024119476 | 110070050477 | TWIN OAKS LOT = 63                    | 528 GREAT OAK PLACE    |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127232716 |              | THE GEORGIAN UNIT D LOT 6             | 125 HANOVER DR         |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023641328 | 110070065192 | THE GEORGIAN UNIT D LOT 6             | 125 HANOVER DR         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127233995 |              | THE GEORGIAN UNIT D LOTS 9-11         | 183-191 HANOVER DRIVE  |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023654384 | 110070077265 | THE GEORGIAN UNIT D LOTS 9-11         | 183-191 HANOVER DRIVE  |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127233990 |              | THE GEORGIAN UNIT D LOT 17            | 331 HANOVER DR         |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023663153 | 110070065190 | THE GEORGIAN UNIT D LOT 17            | 331 HANOVER DR         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127233991 |              | THE GEORGIAN UNIT D LOTS 27-32        | 531-615 HANOVER DRIVE  |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023654382 | 110070548169 | THE GEORGIAN UNIT D LOTS 27-32        | 531-615 HANOVER DRIVE  |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127258785 |              | LOT D56 THE GEORGIAN                  | 542 HANOVER DRIVE      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025472489 | 110070065191 | LOT D56 THE GEORGIAN                  | 542 HANOVER DRIVE      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1023654383 |              | THE GEORGIAN UNIT D LOTS 32-35, 46, & | 685 HANOVER DR         |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127233993 | 110070064892 | THE GEORGIAN UNIT D LOTS 32-35, 46, & | 685 HANOVER DR         |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127257945 |              | HARLAN TRACE PHASE THREE              | 890 HARLAN ROAD        | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1023654084 | 110070707375 | HARLAN TRACE PHASE ONE                | 890 HARLAN ROAD        | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127252796 |              | HARLAN TRACE PHASE ONE                | 890 HARLAN ROAD        |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026400950 | 110070707375 | YATES LATERAL LOCATION 1              | 5764 N HELTON RD       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127187197 |              | YATES LATERAL LOCATION 1              | 5764 N HELTON RD       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026157620 | 110070796763 | TANNER MEDICAL CENTER BEHAVIORAL      | 20 HERRELL RD          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127165858 |              | WILLOWBROOKE @ TANNER                 | 20 HERRELL ROAD        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026440114 | GAR000087429 | WILLOWBROOKE @ TANNER                 | 20 HERRELL ROAD        |              | VILLA RICA | GA    | RCRA-CESQG                   |
| 30180 | 1026157314 |              | WILLOWBROOKE @ TANNER                 | 20 HERRELL ROAD        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026058165 | 110070018615 | ASHBROOK VILLAGE SENIOR LIVING ADC    | 75 HERRELL RD          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1022982252 |              | ASHBROOK VILLAGE SENIOR LIVING ADC    | 75 HERRELL RD          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127168192 | 110070687441 | POPEYES VILLA RICA                    | 100 HICKORY LEVEL ROAD | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127177469 |              | POPEYES VILLA RICA                    | 100 HICKORY LEVEL ROAD | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026389841 | 110038294896 | POPEYES VILLA RICA                    | 100 HICKORY LEVEL ROAD |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026118453 |              | DELTA TEN INC                         | 27 HICKORY GLEN        |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1016344797 | 110038294896 | DELTA TEN INC                         | 27 HICKORY GLEN        |              | VILLA RICA | GA    | SSTS                         |
| 30180 | 1012006784 |              | MIAHNAHRI INC                         | 10135 E HIGHWAY 78     | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1021115039 | 110070023687 | ONE STOP #2 TEXACO                    | 10135 EAST HIGHWAY 78  | **           | VILLA RICA | GA    | AST                          |
| 30180 | A100501001 |              | FIRST BAPTIST CHURCH OF VILLA RICA F  | 1483 W HIGHWAY 78      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022987317 | 110070023687 | FIRST BAPTIST CHURCH OF VILLA RICA F  | 1483 W HIGHWAY 78      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127170286 |              | CROSS ROADS SHOPETTE                  | 160 E HIGHWAY 5        |              | ROOPVILLE  | GA    | AST                          |
| 30180 | A100495854 | 110070599155 | WAYNE DAVIS CONCRETE - VILLA RICA     | 1706 W HIGHWAY 78      |              | VILLA RICA | GA    | AIRS                         |
| 30180 | S121801424 |              | KENS AUTOMATIC TRANSMISSION           | 1801 W HIGHWAY 78      |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1021471273 | 110070025303 | HERITAGE BAG COMPANY                  | 8096 E HIGHWAY 78      |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S120785454 |              | HERITAGE BAG COMPANY                  | 8096 E HIGHWAY 78      |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1022988933 | 110070292198 | NOVOLEX                               | 8096 EAST HIGHWAY 78   |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1024386842 |              | SCRUGGS BLENDING & PACKAGING          | 9400 E HIGHWAY 78      |              | VILLA RICA | GA    | TIER 2                       |
| 30180 | S117054178 | 110070874429 | BROWN BAY FOOD STORE                  | U.S. HIGHWAY 78 WEST   | **           | VILLA RICA | GA    | AST                          |
| 30180 | A100494392 |              | INDIAN LAKE SUBDIVISION LOT 102       | 401 HOPI LANE          | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127277549 | 110070874429 | INDIAN LAKE SUBDIVISION LOT 102       | 401 HOPI LANE          | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026698677 |              | INDIAN LAKE SUBDIVISION LOT 102       | 401 HOPI LANE          | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026664545 | 110070599155 | BOULDER CREST RESIDENTIAL SUBDIVIS    | 0 N. HULETT ROAD       | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | S127263303 |              | BOULDER CREST RESIDENTIAL SUBDIVIS    | 0 N. HULETT ROAD       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025986374 | 110070693449 | BOULDER CREST RESIDENTIAL SUBDIVIS    | 0 N. HULETT ROAD       |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1025917220 |              | LITTLE VINE LIFE STORAGE              | 50 NORTH HULETT RD     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026120305 | 110070693449 | LITTLE VINE LIFE STORAGE              | 50 NORTH HULETT RD     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026393918 |              | LITTLE VINE LIFE STORAGE              | 50 NORTH HULETT RD     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127177740 | GAR000046896 | WATTS COLLISION CENTER                | 100 HUNTERS INDUSTRIAL |              | VILLA RICA | GA    | RCRA-CESQG                   |
| 30180 | 1010316113 |              | WATTS COLLISION CENTER                | 100 HUNTERS INDUSTRIAL |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1010428038 | 110013505340 | THE STOP TEXACO                       | 10135 E HWY 78         |              | VILLA RICA | GA    | FINDS, LUST, UST             |
| 30180 | 1006781171 |              | MIAHNAHRI INC                         | 10135 EAST HWY 78      | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1021058227 | 4220123      | BROOKSIDE CUPBOARD                    | 1238 GA HWY 101 N      |              | VILLA RICA | GA    | LUST, UST                    |
| 30180 | U001487499 |              | BROOKSIDE CUPBOARD                    | 1238 GA HWY 101 N      |              | VILLA RICA | GA    | LUST, UST                    |



# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                               | Address                   | Map/Dir/Dist    | City            | State | Databases                    |
|-------|------------|--------------|------------------------------------|---------------------------|-----------------|-----------------|-------|------------------------------|
| 30180 | S108994403 |              | VILLA RICA (WEST)                  | 1456 W HWY 78             |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | U001487543 | 4220175      | BOBBY WINKLES GROCERY              | 1536 US HWY 78 W          |                 | VILLA RICA      | GA    | LUST, UST                    |
| 30180 | 1006781363 | 110013507286 | FOOD MART                          | 1707 WEST HWY 78          |                 | VILLA RICA      | GA    | FINDS, UST                   |
| 30180 | 1021410680 |              | MIAHNAHRI INC                      | 610 EAST HWY 78           | **              | VILLA RICA      | GA    | EDR Historical Auto Stations |
| 30180 | 1007085810 | 110015656244 | SAF METAL FABRICATION              | 8370 US HWY 78            |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S107751777 | 309700065    | SAF METAL FABRICATION              | 8370 US HWY 78            |                 | VILLA RICA      | GA    | AIRS, NPDES                  |
| 30180 | U001477030 | 00480090     | BARRETT'S FOOD MART                | 8486 US HWY 78            |                 | VILLA RICA      | GA    | LUST, UST                    |
| 30180 | U001920449 | 09048041     | BLUE STREAK SVC STA                | 8927 US HWY 78            |                 | VILLA RICA      | GA    | LUST, UST                    |
| 30180 | 1022971382 | 110070007728 | THE SCRUGGS COMPANY NEW WAREHO     | 9400 US HWY 92            | **              | VILLA RICA      | GA    | FINDS                        |
| 30180 | S123104537 |              | AT&T - R0G40                       | 9505 E HWY 78             |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | 1006780031 | 110013493816 | BROOKSIDE CUPBOARD                 | GA HWY 101 N              | **              | VILLA RICA      | GA    | FINDS                        |
| 30180 | S121801301 |              | VILLA RICA FEED                    | GA HWY 78 NR HWY 61       | **              | VILLA RICA      | GA    | AIRS                         |
| 30180 | 1012080748 | 110038655531 | VILLA RICA FEED                    | GA HWY 78 NR HWY 61       |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | U001487544 | 4220176      | LEROY LEATHERS 76                  | US HWY 78 W               |                 | VILLA RICA      | GA    | UST                          |
| 30180 | U001487427 | 4220039      | A C'S GROCERY                      | US HWY 78 W               | 8, SSE, 1/2 - 1 | VILLA RICA      | GA    | LUST, UST                    |
| 30180 | S127266535 |              | INDIAN LAKE SUBDIVISION LOT 115    | 209 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026098748 | 110070668366 | INDIAN LAKE SUBDIVISION LOT 115    | 209 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026027119 |              | INDIAN LAKE SUBDIVISION LOT 115    | 209 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | 1026029630 |              | INDIAN LAKE SUBDIVISION LOT 9      | 210 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | S127266532 |              | INDIAN LAKE SUBDIVISION LOT 9      | 210 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026101097 | 110070670927 | INDIAN LAKE SUBDIVISION LOT 9      | 210 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S127266536 |              | INDIAN LAKE SUBDIVISION LOT 121    | 221 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026098060 | 110070667624 | INDIAN LAKE SUBDIVISION LOT 121    | 221 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026026386 |              | INDIAN LAKE SUBDIVISION LOT 121    | 221 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | S127273376 |              | INDIAN LAKE SUBDIVISION LOT 24     | 240 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026538213 | 110070830984 | INDIAN LAKE SUBDIVISION LOT 24     | 240 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026506170 |              | INDIAN LAKE SUBDIVISION LOT 24     | 240 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | S127273373 |              | INDIAN LAKE SUBDIVISION LOT 27     | 248 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026539174 | 110070832031 | INDIAN LAKE SUBDIVISION LOT 27     | 248 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026507217 |              | INDIAN LAKE SUBDIVISION LOT 27     | 248 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | 1026704212 | 110070884512 | INDIAN LAKE SUBDIVISION LOT 146    | 287 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026676352 |              | INDIAN LAKE SUBDIVISION LOT 146    | 287 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | S127278441 |              | INDIAN LAKE SUBDIVISION LOT 146    | 287 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | S127277780 |              | INDIAN LAKE SUBDIVISION LOT 50     | 296 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026666598 |              | INDIAN LAKE SUBDIVISION LOT 50     | 296 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    |                              |
| 30180 | 1026700521 | 110070876489 | INDIAN LAKE SUBDIVISION LOT 50     | 296 INDIAN LAKE TRAIL     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S127154423 |              | THE WASTE WATER GROUP LLC (INDIAN  | INDIAN LAKE               | **              | TRAILVILLA RICA | GA    | NPDES                        |
| 30180 | 1026113276 |              | THE WASTE WATER GROUP LLC (INDIAN  | INDIAN LAKE TRAIL         |                 | VILLA RICA      | GA    |                              |
| 30180 | 1018121172 | 110064584828 | THE WASTE WATER GROUP LLC (INDIAN  | INDIAN LAKE TRAIL         |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S125320859 |              | VILLA RICA COMPONENTS              | 100 INDUSTRIAL CT E       |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026391762 | 110070690757 | GEORGIA ARMS, INC                  | 15 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1026395376 | 110070695106 | STRUKTOL                           | 150 E. INDUSTRIAL CT.     |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S127177675 |              | STRUKTOL                           | 150 E. INDUSTRIAL CT.     |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1026121938 |              | STRUKTOL                           | 150 E. INDUSTRIAL CT.     |                 | VILLA RICA      | GA    |                              |
| 30180 | S118839342 |              | STRUKTOL COMPANY OF AMERICA        | 150 EAST INDUSTRIAL COURT |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | A100503132 |              | SOUTHERN ENTERPRISES, LLC          | 150 EAST INDUSTRIAL COURT |                 | VILLA RICA      | GA    | AST                          |
| 30180 | 1025961075 | 110070012176 | STRUKTOL CO. OF AMERICA            | 150 INDUSTRIAL CT E       |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S127165866 |              | INDUSTRIAL DEVELOPMENT             | 150 INDUSTRIAL CT E       |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1024116869 |              | STRUKTOL CO. OF AMERICA            | 150 INDUSTRIAL CT E       |                 | VILLA RICA      | GA    |                              |
| 30180 | S125465605 |              | STRUKTOL CO. OF AMERICA            | 150 INDUSTRIAL CT E       |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1015916442 | 110045456314 | CITY OF VILLA RICA                 | 330 INDUSTRIAL COURT W.   |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1025937563 |              | INTERNATIONAL COMPONENT REPAIR     | 330 INDUSTRIAL COURT WEST |                 | VILLA RICA      | GA    |                              |
| 30180 | 1025997253 | 110070619114 | INTERNATIONAL COMPONENT REPAIR     | 330 INDUSTRIAL COURT WEST |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S127176708 |              | INTERNATIONAL COMPONENT REPAIR     | 330 INDUSTRIAL COURT WEST |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | S118479389 |              | MARY ANN INDUSTRIES                | 34 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1022957238 | 110061683085 | PHOENIX MANUFACTURING OF GA.       | 34 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S113909191 |              | MARY ANN INDUSTRIES                | 34 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | S117051458 |              | MARY ANN INDUSTRIES                | 34 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | S110694147 |              | DUPLICATE - MARY ANN INDUSTRIES    | 40 INDUSTRIAL COURT EAST  |                 | VILLA RICA      | GA    | NPDES                        |
| 30180 | 1022975125 | 110070011475 | MARY ANN INDUSTRIES                | 40 INDUSTRIAL CT          |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1000507351 | 110005698771 | DENMON TOOL INC                    | 420 INDUSTRIAL COURT WEST |                 | VILLA RICA      | GA    | RCRA-NonGen, FINDS           |
| 30180 | 94270234   |              |                                    | 500 INDUSTRIAL CT W       |                 | VILLA RICA      | GA    | ERNS                         |
| 30180 | 1016166855 | 110055580072 | SOUTHWIRE COMPANY - VILLA RICA PLA | 540 INDUSTRIAL COURT      | **              | VILLA RICA      | GA    | FINDS                        |
| 30180 | 1016448264 | GAR000072090 | SOUTHWIRE COMPANY - VILLA RICA PLA | 540 INDUSTRIAL COURT W    |                 | VILLA RICA      | GA    | RCRAInfo-SQG                 |
| 30180 | S112207373 |              | ARCH ALUMINUM                      | 540 INDUSTRIAL COURT WEST |                 | VILLA RICA      | GA    | NON HSI, NPDES, TIER 2       |
| 30180 | 1023623138 | 110070030168 | SOUTHWIRE VILLA RICA PLANT         | 540 INDUSTRIAL CT W       |                 | VILLA RICA      | GA    | FINDS                        |
| 30180 | S118160479 |              | SOUTHWIRE COMPANY VILLA RICA PLAN  | 540 INDUSTRIAL CT. WEST   |                 | VILLA RICA      | GA    | TIER 2                       |
| 30180 | 1023963320 | 3018WSTHWR54 | SOUTHWIRE CO VILLA RICA PLANT      | 540 W INDUSTRIAL CT       |                 | VILLA RICA      | GA    | TRIS                         |
| 30180 | S117053051 |              | SOUTHWIRE COMPANY VILLA RICA PLAN  | 540 W INDUSTRIAL CT.      |                 | VILLA RICA      | GA    | TIER 2                       |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID     | Name                                   | Address                                | Map/Dir/Dist | City       | State | Databases                       |
|-------|------------|-----------------|----------------------------------------|----------------------------------------|--------------|------------|-------|---------------------------------|
| 30180 | 1016939416 |                 | SOUTHWIRE COMPANY - VILLA RICA PLAI    | 540 WEST INDUSTRIAL COURT              |              | VILLA RICA | GA    |                                 |
| 30180 | S121800876 |                 | SOUTHWIRE COMPANY - VILLA RICA PLAI    | 540 WEST INDUSTRIAL COURT              |              | VILLA RICA | GA    | AIRS                            |
| 30180 | S105707628 |                 | 580 INDUSTRIAL COURT WEST              | 580 INDUSTRIAL COURT WEST              |              | VILLA RICA | GA    | NON HSI                         |
| 30180 | 1001492984 | 110005709812    | SUGAR FOODS                            | 580 INDUSTRIAL COURT WEST              |              | VILLA RICA | GA    | RCRAInfo-SQG, FINDS             |
| 30180 | 1023637268 | 110070046027    | SUGAR FOODS CORP                       | 580 W INDUSTRIAL CT                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S120785669 |                 | SUGAR FOODS CORP                       | 580 W INDUSTRIAL CT                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | S121800946 |                 | SUGAR FOODS CORPORATION                | 580 WEST INDUSTRIAL CT                 |              | VILLA RICA | GA    | AIRS                            |
| 30180 | 1024235769 | 110070236083    | SUGAR FOODS CORPORATION                | 580 WEST INDUSTRIAL CT                 |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1024138392 |                 | SUGAR FOODS CORPORATION                | 580 WEST INDUSTRIAL CT                 |              | VILLA RICA | GA    |                                 |
| 30180 | 1018350715 | 110070720659    | RITE AID # 11756                       | 62 INDUSTRIAL BLVD                     |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1010493110 | 110032649542    | HARRISON CONTRACTING COMPANY INC       | 65 E INDUSTRIAL COURT                  |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1010563112 | GAR000050930    | HARRISON CONTRACTING COMPANY INC       | 65 E INDUSTRIAL COURT                  |              | VILLA RICA | GA    | RCRAInfo-SQG                    |
| 30180 | 1008944427 | 110023160381    | READY MIX USA LLC                      | 70 INDUSTRIAL COURT EAST               |              | VILLA RICA | GA    | AST, AIRS, NPDES, TIER 2, FINDS |
| 30180 | 1007447412 | GAR000037101    | PENSKE TRUCK LEASING CO LP             | 80 INDUSTRIAL COURT EAST               |              | VILLA RICA | GA    | RCRA-CESQG                      |
| 30180 | S107774547 | FATR200646XFB10 | 0AE1JQ -- PENSKE TRUCK LEASING CO., LP | -- 80 INDUSTRIAL COURT EAST            |              | VILLA RICA | GA    | TIER 2                          |
| 30180 | S117051151 |                 | PENSKE TRUCK LEASING CO., LP VILLA F   | 80 INDUSTRIAL COURT EAST               |              | VILLA RICA | GA    | TIER 2                          |
| 30180 | S106980299 |                 | PENSKE TRUCK LEASING                   | 80 INDUSTRIAL COURT EAST               |              | VILLA RICA | GA    | AST, TIER 2, SPILLS             |
| 30180 | 1007733156 | 110018901090    | PENSKE TRUCK LEASING CO LP             | 80 INDUSTRIAL COURT EAST               |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S120785455 |                 | HICKORY LEVEL & SOUTH VAN WERT BO      | S/E INTERSECTION OF HICKORY LEVEL F    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1022972490 | 110070008839    | HICKORY LEVEL & SOUTH VAN WERT BO      | S/E INTERSECTION OF HICKORY LEVEL F    | **           | VILLA RICA | GA    | FINDS                           |
| 30180 | 1026098089 | 110070667656    | OLD TOWN VILLAGE LOT 66                | 130 INVERNESS DR                       |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1026026418 |                 | OLD TOWN VILLAGE LOT 66                | 130 INVERNESS DR                       |              | VILLA RICA | GA    |                                 |
| 30180 | S127266476 |                 | OLD TOWN VILLAGE LOT 66                | 130 INVERNESS DR                       |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1024453865 | 110070381910    | OLD TOWN VILLAGE LOT 9                 | 148 INVERNESS DRIVE                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127253408 |                 | OLD TOWN VILLAGE LOT 9                 | 148 INVERNESS DRIVE                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025902857 |                 | OLD TOWN VILLAGE 16,18-21              | 149- 167 INVERNESS DRIVE 418 & 428 VAI |              | VILLA RICA | GA    |                                 |
| 30180 | S127262641 |                 | OLD TOWN VILLAGE 16,18-21              | 149- 167 INVERNESS DRIVE 418 & 428 VAI |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025823852 | 110070568960    | OLD TOWN VILLAGE 16,18-21              | 149- 167 INVERNESS DRIVE 418 & 428 VAI |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127264233 |                 | OLD TOWN VILLAGE 17                    | 161 INVERNESS DR                       |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025919517 |                 | OLD TOWN VILLAGE 17                    | 161 INVERNESS DR                       |              | VILLA RICA | GA    |                                 |
| 30180 | 1025988496 | 110070601480    | OLD TOWN VILLAGE 17                    | 161 INVERNESS DR                       |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1024453937 | 110070382000    | OLD TOWN VILLAGE LOT 12                | 166 INVERNESS DRIVE                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127253412 |                 | OLD TOWN VILLAGE LOT 12                | 166 INVERNESS DRIVE                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | S127253415 |                 | OLD TOWN VILLAGE LOT 13                | 172 INVERNESS DRIVE                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1024453932 | 110070381995    | OLD TOWN VILLAGE LOT 13                | 172 INVERNESS DRIVE                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1024454327 | 110070382452    | OLD TOWN VILLAGE LOT 15                | 173 INVERNESS DRIVE                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127253417 |                 | OLD TOWN VILLAGE LOT 15                | 173 INVERNESS DRIVE                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1024452947 | 110070380855    | OLD TOWN VILLAGE LOT 14                | 178 INVERNESS DRIVE                    |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127253416 |                 | OLD TOWN VILLAGE LOT 14                | 178 INVERNESS DRIVE                    |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1014695853 | 110041216911    | METRO SUPPLY CO.                       | 2625 JASON INDUSTRIAL PARKWAY, SUIT    |              | WINSTON    | GA    | ICIS, FINDS                     |
| 30180 | 1014347563 |                 | METRO SUPPLY CO                        | 2625 JASON INDUSTRIAL PKWY STE 800     |              | WINSTON    | GA    | SSTS                            |
| 30180 | 1021813203 |                 | BROOKWOOD KWIK SERV                    | 1126 LAKESHORE CT                      |              | VILLA RICA | GA    | EDR Historical Auto Stations    |
| 30180 | 1020500850 |                 | J & M FOOD MART                        | 1001 LAKEVIEW PKWY                     |              | VILLA RICA | GA    | EDR Historical Auto Stations    |
| 30180 | 1006774715 | 110013440099    | CAFE MARINA MR SUNG LEE                | 10234 LAKEVIEW PARKWAY                 |              | VILLA RICA | GA    | FINDS                           |
| 30180 | U001487566 | 4220198         | FAIRFIELD PLANTATION MARINA            | 10234 LAKEVIEW PARKWAY                 |              | VILLA RICA | GA    | UST                             |
| 30180 | S125318842 |                 | CARROLL COUNTY WATER AUTHORITY (I      | 5605 LAKEVIEW PKY                      |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1018121796 | 110064608777    | CARROLL COUNTY WATER AUTHORITY (I      | 5605 LAKEVIEW PKY                      |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1024710666 | 110070505204    | TANYARD VILLAGE                        | 106 LAWRENCE DRIVE                     |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127256395 |                 | TANYARD VILLAGE                        | 106 LAWRENCE DRIVE                     |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025952663 |                 | TANYARD VILLAGE                        | 142 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | 1025996985 | 110070618787    | TANYARD VILLAGE                        | 142 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | S127176786 |                 | TANYARD VILLAGE                        | 142 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | S127176785 |                 | TANYARD VILLAGE                        | 143 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025998474 | 110070620582    | TANYARD VILLAGE                        | 143 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1025952664 |                 | TANYARD VILLAGE                        | 143 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | S127176787 |                 | TANYARD VILLAGE                        | 148 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025952665 |                 | TANYARD VILLAGE                        | 148 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | 1025998785 | 110070620944    | TANYARD VILLAGE                        | 148 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1025999956 | 110070622293    | TANYARD VILLAGE                        | 155 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1025952666 |                 | TANYARD VILLAGE                        | 155 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | S127176791 |                 | TANYARD VILLAGE                        | 155 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | S127176784 |                 | TANYARD VILLAGE                        | 160 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025996208 | 110070617850    | TANYARD VILLAGE                        | 160 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1025952667 |                 | TANYARD VILLAGE                        | 160 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | S127176790 |                 | TANYARD VILLAGE                        | 166 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |
| 30180 | 1025998786 | 110070620945    | TANYARD VILLAGE                        | 166 LAWRENCE DR                        |              | VILLA RICA | GA    | FINDS                           |
| 30180 | 1025952668 |                 | TANYARD VILLAGE                        | 166 LAWRENCE DR                        |              | VILLA RICA | GA    |                                 |
| 30180 | S127177276 |                 | TANYARD VILLAGE                        | 167 LAWRENCE DR                        |              | VILLA RICA | GA    | NPDES                           |

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| ZIP   | EDR-ID     | Facility ID                  | Name                                | Address                   | Map/Dir/Dist | City        | State | Databases                                                                                 |
|-------|------------|------------------------------|-------------------------------------|---------------------------|--------------|-------------|-------|-------------------------------------------------------------------------------------------|
| 30180 | 1026026896 | 110070668140<br>110070669542 | TANYARD VILLAGE                     | 167 LAWRENCE DR           |              | VILLA RICA  | GA    | FINDS<br>FINDS<br>NPDES<br>EDR Historical Auto Stations                                   |
| 30180 | 1026098533 |                              | TANYARD VILLAGE                     | 167 LAWRENCE DR           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026099824 |                              | TANYARD VILLAGE                     | 173 LAWRENCE DR           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127177275 |                              | TANYARD VILLAGE                     | 173 LAWRENCE DR           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026028266 |                              | TANYARD VILLAGE                     | 173 LAWRENCE DR           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1020642953 |                              | WARREN DAVE ENTERPRISES INC         | 58 LEGEND DR              |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1022956927 | 110059429765                 | INTEX, A BOLLAG INTL CO             | 100 LEGGETT DR.           | **           | VILLA RICA  | GA    | FINDS<br>ERNS<br>FINDS<br>SSTS<br>NPDES<br>NPDES<br>FINDS<br>EDR Historical Auto Stations |
| 30180 | 2001554385 | 110070673285                 |                                     | 100 LEGGETT DR.           |              | BILLARICA   | GA    |                                                                                           |
| 30180 | 1026102851 |                              | 100 LEGGETT DRIVE                   | 100 LEGGETT DRIVE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1025441647 |                              | INTEX DIY, INC.                     | 100 LEGGETT DRIVE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S110694047 |                              | LEGGETT AND PLATT INC.              | 100 LEGGETT DRIVE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026007200 |                              | 100 LEGGETT DRIVE                   | 100 LEGGETT DRIVE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127177401 |                              | 100 LEGGETT DRIVE                   | 100 LEGGETT DRIVE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1014883947 | 110043975954                 | NEW GEORGIA COLLISION               | 163 LIBERTY RD.           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1022124868 |                              | BEAVERS TRANSM & AUTO REPR          | 3320 LIBERTY RD           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1006774987 | 110013442827                 | WILCO TRAVEL PLAZA #3010            | 95 LIBERTY RD             |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S108469388 |                              | LEATHER'S TRUCK STOP AKA PILOT TRA  | 95 LIBERTY RD             |              | VILLA RICA  | GA    | TIER 2, LUST, SPILLS<br>EDR Historical Auto Stations                                      |
| 30180 | 1021748307 |                              | VILLA RICA TRAVEL STOP L P          | 95 LIBERTY RD             |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S110592319 |                              | WILCO #3010                         | 95 LIBERTY ROAD           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | A100504716 |                              | WILCO TRAVEL PLAZA #3010            | 95 LIBERTY ROAD           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S117049416 |                              | WILCO #3010                         | 95 LIBERTY ROAD           |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1020154529 |                              | RICHARDSONS TRUCK STOP INC          | LIBERTY RD A I-20         | **           | VILLA RICA  | GA    | EDR Historical Auto Stations<br>TIER 2<br>AST<br>TIER 2<br>EDR Historical Auto Stations   |
| 30180 | 1020730293 |                              | RICHARDSONS TRUCK STOP INC          | LIBERTY RD AT I-20 EXIT 6 | **           | VILLA RICA  | GA    |                                                                                           |
| 30180 | S109508877 | 110070231922                 | AT&T - GA2510                       | LT33.43.00 LN84.53.00     | **           | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1024233681 |                              | DANIELLE ESTATES LOT 55(KVIN ELLIS) | 5075 LONGRIDGE DRIVE      |              | VILLIA RICA | GA    |                                                                                           |
| 30180 | 1024136787 |                              | DANIELLE ESTATES LOT 55(KVIN ELLISC | 5075 LONGRIDGE DRIVE      |              | VILLIA RICA | GA    |                                                                                           |
| 30180 | S127246448 |                              | DANIELLE ESTATES LOT 55(KVIN ELLISC | 5075 LONGRIDGE DRIVE      |              | VILLIA RICA | GA    |                                                                                           |
| 30180 | 1021669013 |                              | C & L UNION 76 SERVICE STATION      | 419 MAIN ST               |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | U001487542 | 4220174                      | FRED'S AUTO SERVICE                 | MAIN ST                   | **           | VILLA RICA  | GA    | EDR Historical Auto Stations<br>UST                                                       |
| 30180 | 1021228014 |                              | C & L UNION 76 SERVICE STATION      | N MAIN ST                 |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127176788 | 110070621689                 | TANYARD VILLAGE                     | 306 MALLORY PLACE         | **           | VILLA RICA  | GA    | NPDES<br>FINDS<br>NPDES                                                                   |
| 30180 | 1025952669 |                              | TANYARD VILLAGE                     | 306 MALLORY PLACE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1025999426 |                              | TANYARD VILLAGE                     | 306 MALLORY PLACE         | **           | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127176789 |                              | TANYARD VILLAGE                     | 307 MALLORY PLACE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1025952670 |                              | TANYARD VILLAGE                     | 307 MALLORY PLACE         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1025996036 | 110070617643                 | TANYARD VILLAGE                     | 307 MALLORY PLACE         | **           | VILLA RICA  | GA    | FINDS<br>LUST, UST<br>AIRS<br>RCRA-CESQG, FINDS<br>NPDES                                  |
| 30180 | U001474630 | 00222000                     | BST/VILLA RICA CO/R3930             | 206 MAPLE ST              |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S121799768 |                              | MCNEILUS TRUCK AND MANUFACTURING    | 1 MCNEILUS COURT          |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1014695449 | 110042078300                 | MCNEILUS TRUCK AND MANUFACTURING    | 1 MCNEILUS COURT          |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1000203064 |                              | MCNEILUS TRUCK AND MANUFACTURING    | 1 MCNEILUS COURT          |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267600 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1002 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026117991 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1002 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026389406 | 110070686969                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1002 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026102965 | 110070673407                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1003 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026031060 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1003 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267225 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1003 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267223 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1005 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026031059 | 110070672905                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1005 MERLOT COURT         |              | VILLA RICA  | GA    | FINDS<br>NPDES                                                                            |
| 30180 | 1026102506 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1005 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267603 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1006 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026118537 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1006 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026389918 | 110070687529                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1006 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026389697 | 110070687282                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1007 MERLOT COURT         |              | VILLA RICA  | GA    | FINDS<br>FINDS<br>NPDES<br>NPDES<br>FINDS<br>FINDS<br>NPDES                               |
| 30180 | S127267606 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1007 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026118299 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1007 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267602 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1008 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026118516 | 110070687507                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1008 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026389898 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1008 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026119200 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1009 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267605 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1009 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026390522 | 110070688203                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1009 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026389097 | 110070686633                 | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1040 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | 1026117662 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1040 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |
| 30180 | S127267601 |                              | BRANDYWINE LAKE SUBDIVISION LOT 19  | 1040 MERLOT COURT         |              | VILLA RICA  | GA    |                                                                                           |

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| ZIP   | EDR-ID     | Facility ID  | Name                                 | Address                    | Map/Dir/Dist | City       | State | Databases                    |
|-------|------------|--------------|--------------------------------------|----------------------------|--------------|------------|-------|------------------------------|
| 30180 | 1026117299 | 110070686265 | BRANDYWINE LAKE SUBDIVISION LOT 19   | 1110 MERLOT COURT          |              | VILLA RICA | GA    |                              |
| 30180 | 1026388769 |              | BRANDYWINE LAKE SUBDIVISION LOT 19   | 1110 MERLOT COURT          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127267604 |              | BRANDYWINE LAKE SUBDIVISION LOT 19   | 1110 MERLOT COURT          |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024124745 | 110070216645 | DOUG & TONI SMITH RESIDENCE - 3016 N | 3016 MILLERTOWN ROAD       | **           | VILLA RICA | GA    |                              |
| 30180 | S127173038 |              | DOUG & TONI SMITH RESIDENCE - 3016 N | 3016 MILLERTOWN ROAD       | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1024221416 |              | DOUG & TONI SMITH RESIDENCE - 3016 N | 3016 MILLERTOWN ROAD       | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1018629533 | 110070910216 | FAIRWAY CLEANERS INC                 | 2000 MIRROR LAKE BLVD      |              | VILLA RICA | GA    | EDR Historical Cleaners      |
| 30180 | 1026783543 |              | PUBLIX SUPERMARKET 145 THE VILLAGE   | 2000 MIRROR LAKE BOULEVARD |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026495160 |              | PUBLIX SUPERMARKET 145 THE VILLAGE   | 2000 MIRROR LAKE BOULEVARD |              | VILLA RICA | GA    | RCRA-CESQG                   |
| 30180 | 1026737114 | GAR000090498 | PUBLIX SUPERMARKET 145 THE VILLAGE   | 2000 MIRROR LAKE BOULEVARD |              | VILLA RICA | GA    |                              |
| 30180 | 1019911597 |              | VILLA RICA (NORTH SWEETWATER)        | 800 MIRROR LAKE PKWY       |              | VILLA RICA | GA    | ICIS                         |
| 30180 | S125320860 |              | VILLA RICA, CITY OF (NORTH SWEETWAT  | 800 MIRROR LAKE PKWY       |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1021192435 |              | SMITH MICHAEL SV STN & TIRE CO       | 116 MONTGOMERY ST          | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020302023 |              | VILLA RICA CHEVRON STATION           | 143 E MONTGOMERY ST        |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1006774969 | 110013442649 | VILLA RICA CHEVRON                   | 143 E MONTGOMERY ST        |              | VILLA RICA | GA    | FINDS, UST                   |
| 30180 | A100495308 |              | CITGO FOOD MART                      | 143 E. MONTGOMERY STREET   |              | VILLA RICA | GA    | AST                          |
| 30180 | 1021917855 |              | ARIAILS TENNECO                      | 205 MONTGOMERY ST          | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1016080594 | 110005682957 | DON - RICH FORD CO., INC.            | 221 MONTGOMERY RD          |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1000238037 |              | DON-RICH FORD                        | 221 MONTGOMERY ST          |              | VILLA RICA | GA    | RCRAInfo-SQG, LUST, UST      |
| 30180 | 1021059711 |              | HUEY BILLY BODY SHOP                 | 261 E MONTGOMERY ST        |              | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 2020276192 | 4220220      |                                      | 261 E MONTGOMERY STREET    |              | VILLA RICA | GA    | ERNS                         |
| 30180 | U001487587 |              | S&J QUICK STOP                       | 271 EAST MONTGOMERY ST     |              | VILLA RICA | GA    | UST                          |
| 30180 | 1020130310 |              | YORK ROBERT R                        | 271 MONTGOMERY             | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1020527533 |              | ELLERS STANDARD SERVICE STN          | 407 MONTGOMERY ST          | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1004686012 | 110005711916 | ALL FLEET REFINISHING INC            | 530 E MONTGOMERY ST        |              | VILLA RICA | GA    | RCRA-NonGen, FINDS           |
| 30180 | 1019946474 |              | C & S CLEANERS INC                   | MONTGOMERY ST              | **           | VILLA RICA | GA    | EDR Historical Cleaners      |
| 30180 | 1020788857 |              | SMITH HERMAN                         | MONTGOMERY ST              | **           | VILLA RICA | GA    | EDR Historical Auto Stations |
| 30180 | 1026396674 | 110070696553 | GEORGIAN- UNIT Z1                    | MONTGOMERY VIEW COURT      | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026123366 |              | GEORGIAN- UNIT Z1                    | MONTGOMERY VIEW COURT      | **           | VILLA RICA | GA    |                              |
| 30180 | S127268519 |              | GEORGIAN- UNIT Z1                    | MONTGOMERY VIEW COURT      | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | U001489972 | 9022022      | PLANTATION EQUITY GROUP/GOLF MAI     | 7500 MONTICELLO DR         |              | VILLA RICA | GA    | LUST, UST                    |
| 30180 | 1025985884 | 110070598622 | AUGUSTA WOODS LOT - 145              | 10105 NANDINA COURT        | **           | VILLA RICA | GA    | FINDS                        |
| 30180 | S127263758 |              | AUGUSTA WOODS LOT - 145              | 10105 NANDINA COURT        | **           | VILLA RICA | GA    | NPDES                        |
| 30180 | 1025916692 |              | AUGUSTA WOODS LOT - 145              | 10105 NANDINA COURT        | **           | VILLA RICA | GA    |                              |
| 30180 | S127274761 | 110070838076 | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2442 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026543048 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2442 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026537799 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2445 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026505720 | 110070830534 | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2445 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |
| 30180 | S127274236 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2445 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127274237 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2447 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026538533 | 110070831338 | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2447 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026506524 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2447 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |
| 30180 | 1026543314 | 110070838369 | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2448 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274760 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2448 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026540488 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2449 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026508695 | 110070833511 | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2449 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |
| 30180 | S127274238 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2449 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | S127274759 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2450 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026542422 | 110070837392 | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2450 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274758 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2452 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026542566 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2452 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026544320 | 110070839471 | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2454 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274757 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2454 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026505609 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2455 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |
| 30180 | S127274266 | 110070830423 | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2455 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026537698 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2455 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | 1026544109 |              | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2456 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274756 | 110070839236 | BRANDYWINE LAKE SUBDIVISION LOT 21   | 2456 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026505944 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2457 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |
| 30180 | S127274267 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2457 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026538010 | 110070830758 | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2457 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | FINDS                        |
| 30180 | S127274268 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2459 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    | NPDES                        |
| 30180 | 1026504883 |              | BRANDYWINE LAKE SUBDIVISION LOT 11   | 2459 NAPA VALLEY DRIVE     |              | VILLA RICA | GA    |                              |



# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                               | Address                | Map/Dir/Dist | City       | State | Databases |
|-------|------------|--------------|------------------------------------|------------------------|--------------|------------|-------|-----------|
| 30180 | 1026537031 | 110070829697 | BRANDYWINE LAKE SUBDIVISION LOT 11 | 2459 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026506934 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2461 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026538914 | 110070831748 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2461 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274269 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2461 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274755 |              | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2462 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544243 | 110070839386 | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2462 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026507554 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2463 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026539473 | 110070832368 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2463 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274271 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2463 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274571 |              | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2464 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543647 | 110070838736 | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2464 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026537277 | 110070829961 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2465 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274273 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2465 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026505147 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2465 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026507415 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2467 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | S127274509 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2467 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026539350 | 110070832229 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2467 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274275 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2467 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544283 | 110070839428 | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2468 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274570 |              | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2468 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274510 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2469 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026542206 | 110070837158 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2469 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026542910 | 110070837918 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2471 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274511 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2471 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543825 | 110070838927 | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2472 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274568 |              | BRANDYWINE LAKE SUBDIVISION LOT 21 | 2472 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274512 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2473 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543554 | 110070838635 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2473 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026544719 | 110070839896 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2475 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274513 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2475 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544731 | 110070839908 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2477 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274514 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2477 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026542316 | 110070837273 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2478 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274567 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2478 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543991 | 110070839104 | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2479 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274515 |              | BRANDYWINE LAKE SUBDIVISION LOT 12 | 2479 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544694 | 110070839868 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2481 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274516 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2481 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274565 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2482 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026542936 | 110070837950 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2482 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274517 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2483 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543914 | 110070839022 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2483 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026542720 | 110070837716 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2484 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274564 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2484 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544410 | 110070839563 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2485 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274518 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2485 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274562 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2486 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026542955 | 110070837970 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2486 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274519 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2487 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543448 | 110070838520 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2487 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274561 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2488 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544751 | 110070839929 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2488 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026543922 | 110070839030 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2489 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274520 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2489 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026543930 | 110070839038 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2491 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274521 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2491 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274559 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2492 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026544415 | 110070839569 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2492 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026544317 | 110070839468 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2493 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274522 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2493 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | S127274557 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2494 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026542935 | 110070837949 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2494 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | 1026504959 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2495 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026537101 | 110070829773 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2495 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274231 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2495 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026540114 | 110070833095 | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2496 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274235 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2496 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |
| 30180 | 1026508281 |              | BRANDYWINE LAKE SUBDIVISION LOT 20 | 2496 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026504992 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2497 NAPA VALLEY DRIVE |              | VILLA RICA | GA    |           |
| 30180 | 1026537133 | 110070829806 | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2497 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | FINDS     |
| 30180 | S127274232 |              | BRANDYWINE LAKE SUBDIVISION LOT 13 | 2497 NAPA VALLEY DRIVE |              | VILLA RICA | GA    | NPDES     |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID   | Name                                   | Address                                         | Map/Dir/Dist | City         | State | Databases                    |
|-------|------------|---------------|----------------------------------------|-------------------------------------------------|--------------|--------------|-------|------------------------------|
| 30180 | 1026538836 | 110070831662  | BRANDYWINE LAKE SUBDIVISION LOT 20     | 2498 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S127274234 |               | BRANDYWINE LAKE SUBDIVISION LOT 20     | 2498 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1026506848 |               | BRANDYWINE LAKE SUBDIVISION LOT 20     | 2498 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    |                              |
| 30180 | 1026506933 |               | BRANDYWINE LAKE SUBDIVISION LOT 13     | 2499 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    |                              |
| 30180 | S127274233 |               | BRANDYWINE LAKE SUBDIVISION LOT 13     | 2499 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1026538913 | 110070831747  | BRANDYWINE LAKE SUBDIVISION LOT 13     | 2499 NAPA VALLEY DRIVE                          |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1024245215 | 110070251463  | NOLANDWOOD LAKE UNIT TWO LOT -38       | 8340 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | FINDS                        |
| 30180 | 1024146481 |               | NOLANDWOOD LAKE UNIT TWO LOT -38       | 8340 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    |                              |
| 30180 | S127249413 |               | NOLANDWOOD LAKE UNIT TWO LOT -38       | 8340 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | NPDES                        |
| 30180 | 1024031146 | 110070154213  | NOLANDWOOD LAKE UNIT TWO LOT -36       | 8360 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | FINDS                        |
| 30180 | S127240308 |               | NOLANDWOOD LAKE UNIT TWO LOT -36       | 8360 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | NPDES                        |
| 30180 | S127240310 |               | NOLANDWOOD LAKE UNIT TWO LOT -50       | 8445 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | NPDES                        |
| 30180 | 1024031148 | 110070154215  | NOLANDWOOD LAKE UNIT TWO LOT -50       | 8445 NOLANDWOOD LANE                            |              | DOUGLAS      | GA    | FINDS                        |
| 30180 | S127248830 |               | NOLANDWOOD UNIT ONE                    | 8570 NOLANDWOOD LANE                            |              | NA           | GA    | NPDES                        |
| 30180 | S127239090 |               | NOLANDWOOD LAKE S/D- UNIT ONE          | 8570 NOLANWOOD LANE                             | **           | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1024030050 | 110070153088  | NOLANDWOOD LAKE S/D- UNIT ONE          | 8570 NOLANWOOD LANE                             |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S112373259 |               | NORFOLK-SOUTHERN RR                    | 100 NORFOLK SO IND BLVD                         |              | VILLA RICA   | GA    |                              |
| 30180 | 1025820746 | 110070564613  | 365 OAKHAVEN WAY                       | 365 OAKHAVEN WAY                                |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1025480245 |               | 365 OAKHAVEN WAY                       | 365 OAKHAVEN WAY                                |              | VILLA RICA   | GA    |                              |
| 30180 | S127262063 |               | 365 OAKHAVEN WAY                       | 365 OAKHAVEN WAY                                | **           | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1026539655 | 110070832569  | LEGACY AT WALTON TRAIL PHASE 1         | NW OF INTERSECTION OF HWY 61 AND C              | **           | VILLA RICA   | GA    | FINDS                        |
| 30180 | S127178712 |               | LEGACY AT WALTON TRAIL PHASE 1         | NW OF INTERSECTION OF HWY 61 AND C              | **           | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1026507755 |               | LEGACY AT WALTON TRAIL PHASE 1         | NW OF INTERSECTION OF HWY 61 AND C              | **           | VILLA RICA   | GA    |                              |
| 30180 | 1007153072 | 110016681303  | INDIAN LAKE SUBDIVISION                | OFF LEDBETTER ROAD                              |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1012080936 | 110038656228  | APAC GEORGIA, INC.                     | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1022973438 | 110070009787  | VULCAN CONSTRUCTION MATERIALS, LL      | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1022990978 |               | C. W. MATHEWS - VILLA RICK ASPHALT P   | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    |                              |
| 30180 | 1023548173 | 110070027351  | C. W. MATHEWS - VILLA RICK ASPHALT F   | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S107749763 | 304500056     | C W MATTHEWS CONTRACTING CO INC        | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | AIRS                         |
| 30180 | S107749875 | 304500055     | BANKHEAD CONTRACTING                   | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | AIRS, NPDES, TIER 2          |
| 30180 | 1026007743 |               | C W MATTHEWS CONTRACTING CO INC        | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    |                              |
| 30180 | 1005658453 | 110001322328  | C W MATTHEWS CONTRACTING CO INC        | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | ICIS, FINDS                  |
| 30180 | S127007923 |               | VULCAN CONSTRUCTION MATERIALS, LL      | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | NPDES                        |
| 30180 | S127007586 |               | VULCAN CONSTRUCTION MATERIALS, LL      | 25 OLD ROCK QUARRY RD                           |              | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1024908306 |               | VILLA RICA QUARRY                      | 25 OLD ROCK QUARRY RD.                          |              | VILLA RICA   | GA    |                              |
| 30180 | 1000741502 | 4220112       | VULCAN MATERIALS                       | 25 OLD ROCK QUARRY ROAD                         |              | VILLA RICA   | GA    | AST, UST                     |
| 30180 | S121801321 |               | VULCAN CONSTRUCTION MATERIALS LLC      | 25 OLD ROCK QUARRY ROAD                         |              | VILLA RICA   | GA    | AIRS                         |
| 30180 | S108415905 | FATR20064YNFS | SD06J9YZ -- C. W. MATTHEWS CONTRACTING | CO., INC PLANT #16 VILLA RICA -- 25 OLD ROCK QL |              | VILLA RICA   | GA    | TIER 2                       |
| 30180 | 1016058494 | 110006836308  | VULCAN CONSTRUCTION MATERIALS LLC      | 25 OLD ROCK QUARRY ROAD                         |              | VILLA RICA   | GA    | ICIS, FINDS                  |
| 30180 | A100489406 |               | ARMY RECREATIONAL AREA                 | 40 OLD SANDTOWN ROAD, S.E.                      |              | CARTERSVILLE | GA    | AST                          |
| 30180 | 1020442247 |               | H & W KWIK STOP INC                    | 650 OLD TANYARD RD                              |              | VILLA RICA   | GA    | EDR Historical Auto Stations |
| 30180 | 1012080768 | 110038655513  | CRUMP & CO                             | OLD BANKHEAD HWY                                |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S121798291 |               | CRUMP & CO                             | OLD BANKHEAD HWY                                | **           | VILLA RICA   | GA    | AIRS                         |
| 30180 | 1026757318 |               | OVERLOOK AT MIRROR LAKE UNIT ONE I     | 1004 OVERLOOK DRIVE & 1001 OVERLOO              | **           | VILLA RICA   | GA    |                              |
| 30180 | 1026791318 | 110070924801  | OVERLOOK AT MIRROR LAKE UNIT ONE I     | 1004 OVERLOOK DRIVE & 1001 OVERLOO              | **           | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1026757319 |               | OVERLOOK AT MIRROR LAKE UNIT THREE     | 1035 OVERLOOK DRIVE & 1037 OVERLOO              | **           | VILLA RICA   | GA    |                              |
| 30180 | 1026793729 | 110070927401  | OVERLOOK AT MIRROR LAKE UNIT THREE     | 1035 OVERLOOK DRIVE & 1037 OVERLOO              | **           | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1020108439 |               | TRICO INC                              | 215 PEACHTREE ST                                |              | VILLA RICA   | GA    | EDR Historical Cleaners      |
| 30180 | 1026788821 | 110070918361  | VILLA RICA ELEMENTARY SCHOOL-RENC      | 314 PEACHTREE STREET                            |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1026739332 |               | VILLA RICA ELEMENTARY SCHOOL-RENC      | 314 PEACHTREE STREET                            |              | VILLA RICA   | GA    |                              |
| 30180 | 1020333137 |               | TIMOTHY LEE SMITH                      | 80 POPE RD                                      |              | VILLA RICA   | GA    | EDR Historical Auto Stations |
| 30180 | 1026456862 | 110070816818  | DOLLAR GENERAL VILLA RICA              | 101 PROSPECTOR DRIVE                            |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S127178499 |               | DOLLAR GENERAL VILLA RICA              | 101 PROSPECTOR DRIVE                            | **           | VILLA RICA   | GA    | NPDES                        |
| 30180 | S107751285 | 304500053     | MCNEILUS TRUCK & MFG.                  | 148 PUNKINTOWN RD                               |              | VILLA RICA   | GA    | AIRS, NPDES                  |
| 30180 | 1026121128 |               | TANNER ASSISTED LIVING                 | QUARTZ DRIVE                                    |              | VILLA RICA   | GA    |                              |
| 30180 | 1026394656 | 110070694286  | TANNER ASSISTED LIVING                 | QUARTZ DRIVE                                    |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | S127177700 |               | TANNER ASSISTED LIVING                 | QUARTZ DRIVE                                    | **           | VILLA RICA   | GA    | NPDES                        |
| 30180 | 1021558379 |               | ELLIS GROCERY                          | RFD #2 HWY #61                                  | **           | VILLA RICA   | GA    | EDR Historical Auto Stations |
| 30180 | 1026793730 | 110070927402  | THE GEORGIAN UNIT C C-17 & C-18        | 155 RICHMOND WAY & 159 RICHMOND W.              | **           | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1026763127 |               | THE GEORGIAN UNIT C C-17 & C-18        | 155 RICHMOND WAY & 159 RICHMOND W.              | **           | VILLA RICA   | GA    |                              |
| 30180 | 1014695840 | 110041211319  | GTC PAULDING COUNTY                    | RIDGE ROAD                                      |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | 1022841159 |               | SUGGS DREDGE                           | S. RIVER RD.                                    |              | DOUGLASVILLE | GA    |                              |
| 30180 | A100328507 |               | BROOKSIDE SHOPPETTE                    | 1217 ROCKMART ROAD                              |              | VILLA RICA   | GA    | AST                          |
| 30180 | 1021797801 |               | SUNOCO INC                             | 1238 ROCKMART RD                                |              | VILLA RICA   | GA    | EDR Historical Auto Stations |
| 30180 | 1006774697 | 110013439911  | HUNTERS GROCERY                        | 2743 ROCKMART HWY                               |              | VILLA RICA   | GA    | FINDS                        |
| 30180 | U003921081 | 4220213       | JAI AMBEE LLC                          | 2743 ROCKMART HWY                               |              | VILLA RICA   | GA    | UST                          |
| 30180 | 1020129939 |               | HUNTERS GROCERY AND APPAREL            | 2743 ROCKMART RD UNIT A                         |              | VILLA RICA   | GA    | EDR Historical Auto          |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                    | Address                             | Map/Dir/Dist | City       | State | Databases               |
|-------|------------|--------------|-----------------------------------------|-------------------------------------|--------------|------------|-------|-------------------------|
| 30180 | U001487596 | 4220231      | OPEN PANTRY                             | 408 ROCKMART RD                     |              | VILLA RICA | GA    | Stations                |
| 30180 | 1006774669 | 110013439635 | OPEN PANTRY                             | 408 ROCKMART RD                     |              | VILLA RICA | GA    | LUST, UST               |
| 30180 | 1022257510 |              | FULLERVILLE OPEN PANTRY INC             | 408 ROCKMART RD                     |              | VILLA RICA | GA    | FINDS                   |
|       |            |              |                                         |                                     |              |            |       | EDR Historical Auto     |
|       |            |              |                                         |                                     |              |            |       | Stations                |
| 30180 | A100501017 |              | OPEN PANTRY SHELL                       | 408 ROCKMART ROAD                   |              | VILLA RICA | GA    | AST                     |
| 30180 | U001487550 | 4220182      | INTEGRATED PRODUCTS                     | 627 ROCKMART RD                     |              | VILLA RICA | GA    | UST                     |
| 30180 | 1008153570 | 110020496328 | REPROCESSING C C INC                    | 627 ROCKMART RD                     |              | VILLA RICA | GA    | AIRS, FINDS             |
| 30180 | 1000179541 | 110009356678 | HOLCOMBE ARMATURE CO AARLIN DIV         | 905 ROCKMART HWY                    |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1004461733 | 110001139009 | AUTOMOTIVE ELECTRONICS INC              | 905 ROCKMART HWY                    |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S125319332 |              | EUTREE INC.                             | 905 ROCKMART RD                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1021335466 |              | HUNTER J F & SONS                       | ROCKMART RD                         | **           | VILLA RICA | GA    | EDR Historical Auto     |
|       |            |              |                                         |                                     |              |            |       | Stations                |
|       |            |              |                                         |                                     |              |            |       | LUST, UST               |
| 30180 | U001487416 | 04220026     | VILLA RICA HIGH SCHOOL                  | 600 ROCKY BRANCH RD                 |              | VILLA RICA | GA    |                         |
| 30180 | 1026687754 |              | VILLA RICA HIGH SCHOOL-STADIUM & PA     | 600 ROCKY BRANCH ROAD               |              | VILLA RICA | GA    |                         |
| 30180 | 1026704400 | 110070884711 | VILLA RICA HIGH SCHOOL-STADIUM & PA     | 600 ROCKY BRANCH ROAD               |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127179429 |              | VILLA RICA HIGH SCHOOL-STADIUM & PA     | 600 ROCKY BRANCH ROAD               |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1005656954 | 110010702659 | WETLANDS                                | GA RT. 61/GA RT 101/FLEET DR        | **           | VILLA RICA | GA    | ICIS, FINDS             |
| 30180 | S125321232 |              | SUNBELT RENTALS PC #1036                | 100 SABER PARKWAY                   |              | VILLA RICA | GA    | TIER 2                  |
| 30180 | A100328454 |              | UNITED RENTALS, INC.                    | 100 SABER PARKWAY                   |              | VILLA RICA | GA    | AST                     |
| 30180 | 1024378425 | 110070282028 | SABER DIAMOND TOOLS, INC.               | 101 SABER PARKWAY                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | U003004538 | 9022043      | VILLA RICA REALTY INVESTMENTS LLC       | 725 SAND HILL HULETT RD             |              | VILLA RICA | GA    | UST                     |
| 30180 | 1006777437 | 110013467453 | H & W FOODMART LLC                      | 725 SAND HILL HULETT RD             |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1020067699 |              | PROFESSIONAL CLEANERS                   | 721 SANDHILL HULETT RD              |              | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | 1018889891 |              | FAIRFIELD CLOTHING CTR                  | 725 SANDHILL HULETT RD              |              | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | A100495728 |              | COUNTRY BOY                             | 725 SANDY HILL ROAD                 | **           | VILLA RICA | GA    | AST                     |
| 30180 | 1024084025 | 110070163261 | TNT PARTNERS                            | WEST SIDE OF S.R. 61/ SOUTH CARROLL | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127172689 |              | TNT PARTNERS                            | WEST SIDE OF S.R. 61/ SOUTH CARROLL | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127279759 |              | THE GEORGIAN - POD I- LOTS 23, 25, 26   | SNOWDON WAY                         | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026736306 |              | THE GEORGIAN - PODS G & I               | SNOWDON WAY                         | **           | VILLA RICA | GA    |                         |
| 30180 | S127279039 |              | THE GEORGIAN - PODS G & I               | SNOWDON WAY                         | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026771309 | 110070894031 | THE GEORGIAN - PODS G & I               | SNOWDON WAY                         | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127241360 |              | THE GEORGIAN UNIT A LOTS 2, 5, 7, 8, 9, | STAFFORD LANE AT GEORGIAN PARKWA    | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024083479 | 110070162534 | THE GEORGIAN UNIT A LOTS 11, 12, 14, 1  | STAFFORD LANE AT ROWLAND WAY        |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127245829 |              | THE GEORGIAN UNIT A LOTS 11, 12, 14, 1  | STAFFORD LANE AT ROWLAND WAY        | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024226371 | 110070222134 | THE GEORGIAN UNIT A LOTS 11, 12, 14, 1  | STAFFORD LANE AT ROWLAND WAY        |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1020507396 |              | BARNES WILLIAM F                        | STATE HWY 61 RT 1                   | **           | VILLA RICA | GA    | EDR Historical Auto     |
|       |            |              |                                         |                                     |              |            |       | Stations                |
|       |            |              |                                         |                                     |              |            |       | LUST, UST               |
| 30180 | U001476995 | 480044       | STOCKMAR AVIATION SERVICES INC          | 9283 STOCKMAR RD                    |              | VILLA RICA | GA    |                         |
| 30180 | A100490713 |              | STOCKMART AVIATION                      | 7382 STOCKMART RD.                  | **           | VILLA RICA | GA    | AST                     |
| 30180 | 1023643632 | 110070052789 | THE GEORGIAN UNIT C LOTS 53-62          | 24-65 STOCKTON PLACE                |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127232253 |              | THE GEORGIAN UNIT C LOTS 53-62          | 24-65 STOCKTON PLACE                |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026458558 | 110070818651 | O. JOE FAIRES                           | 658 SUMMER RIDGE DR                 |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026504351 |              | O. JOE FAIRES                           | 658 SUMMER RIDGE DR                 |              | VILLA RICA | GA    |                         |
| 30180 | S127272458 |              | O. JOE FAIRES                           | 658 SUMMER RIDGE DR                 |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S127237751 |              | SUMMER GATE LOT -10                     | 218 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024017858 | 110070113091 | SUMMER GATE LOT- 10                     | 218 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127237752 |              | SUMMER GATE LOT- 10                     | 218 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1023547803 | 110070025173 | SUMMERGATE, LOT 37                      | 225 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127220981 |              | SUMMERGATE, LOT 37                      | 225 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022988803 |              | SUMMERGATE, LOT 37                      | 225 SUMMERGATE LN                   |              | VILLA RICA | GA    |                         |
| 30180 | S127220980 |              | SUMMERGATE, LOT -15                     | 228 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022969070 |              | SUMMERGATE, LOT -15                     | 228 SUMMERGATE LN                   |              | VILLA RICA | GA    |                         |
| 30180 | 1023544311 | 110070005416 | SUMMERGATE, LOT -15                     | 228 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1022991087 | 110070027460 | SUMMERGATE LOT 18                       | 234 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127216407 |              | SUMMERGATE LOT 18                       | 234 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127215545 |              | SUMMERGATE, LOT19                       | 236 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127216402 |              | SUMMERGATE LOT 17                       | 236 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127215551 |              | SUMMERGATE LOT 29                       | 236 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022981314 | 110070017677 | SUMMERGATE, LOT19                       | 236 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127215558 |              | SUMMERGATE LOT 29                       | 238 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022976639 | 110070012991 | SUMMERGATE, LOT 20                      | 238 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127215564 |              | SUMMERGATE, LOT 20                      | 238 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127215527 |              | SUMMERGATE, LOT 30                      | 239 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022976389 | 110070012741 | SUMMERGATE, LOT 30                      | 239 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127215572 |              | SUMMERGATE LOT 22                       | 242 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1022990877 | 110070027250 | SUMMERGATE LOT 22                       | 242 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1022969585 | 110070005931 | SUMMERGATE, LOT 28                      | 243 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127215585 |              | SUMMERGATE, LOT 28                      | 243 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024028523 | 110070147739 | SUMMERGATE, LOT 27                      | 245 SUMMERGATE LN                   |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127215579 |              | SUMMERGATE, LOT 27                      | 245 SUMMERGATE LN                   | **           | VILLA RICA | GA    | NPDES                   |



# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                  | Address                           | Map/Dir/Dist | City       | State | Databases               |
|-------|------------|--------------|---------------------------------------|-----------------------------------|--------------|------------|-------|-------------------------|
| 30180 | 1024148044 | 110070254868 | MANCHESTER MEADOWS LOT 9              | 510 SUSIE CREEK LANE              |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127250810 |              | MANCHESTER MEADOWS LOT 9              | 510 SUSIE CREEK LANE              |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S127250807 |              | MANCHESTER MEADOWS LOT 8              | 524 SUSIE CREEK LANE              |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024150997 | 110070257995 | MANCHESTER MEADOWS LOT 8              | 524 SUSIE CREEK LANE              |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1024149018 | 110070255910 | MANCHESTER MEADOWS LOT 5              | 562 SUSIE CREEK LANE              |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127250809 |              | MANCHESTER MEADOWS LOT 5              | 562 SUSIE CREEK LANE              |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024141053 |              | MANCHESTER MEADOWS LOT 3              | 87 SUSIE CREEK LANE               |              | VILLA RICA | GA    |                         |
| 30180 | S127248522 |              | MANCHESTER MEADOWS LOT 3              | 87 SUSIE CREEK LANE               |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024238249 | 110070238976 | MANCHESTER MEADOWS LOT 3              | 87 SUSIE CREEK LANE               |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1024232447 | 110070230548 | MANCHESTER MEADOWS LOTS 46-51         | SUSIE CREEK LANE                  |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1024135479 |              | MANCHESTER MEADOWS LOTS 46-51         | SUSIE CREEK LANE                  |              | VILLA RICA | GA    |                         |
| 30180 | S127246913 |              | MANCHESTER MEADOWS LOTS 46-51         | SUSIE CREEK LANE                  | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S101009224 | 10261        | VININGS CHEMICAL COMPANY              | 5249 SWEETWATER TRAIL             |              | VILLA RICA | GA    | DEL SHWS                |
| 30180 | 1025470206 |              | TOWNSEND VILLAGE LOT 163              | TBD ALTON CIRCLE                  | **           | VILLA RICA | GA    |                         |
| 30180 | S127259055 |              | TOWNSEND VILLAGE LOTS 117, 119, 121   | TBD ALTON CIRCLE                  | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025810479 | 110070545850 | TOWNSEND VILLAGE LOT 163              | TBD ALTON CIRCLE                  | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127259056 |              | TOWNSEND VILLAGE LOT 163              | TBD ALTON CIRCLE                  | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025469749 |              | TOWNSEND VILLAGE LOTS 410, 412, 414,  | TBD ERIN COURT                    | **           | VILLA RICA | GA    |                         |
| 30180 | S127259057 |              | TOWNSEND VILLAGE LOT 409 AND 411      | TBD ERIN COURT                    | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127259059 |              | TOWNSEND VILLAGE LOTS 400-408         | TBD ERIN COURT                    | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025810258 | 110070545381 | TOWNSEND VILLAGE LOTS 410, 412, 414,  | TBD ERIN COURT                    | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127259058 |              | TOWNSEND VILLAGE LOTS 410, 412, 414,  | TBD ERIN COURT                    | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | S127259054 |              | TOWNSEND VILLAGE LOT 324              | TBD REEDELL WAY                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025470272 |              | TOWNSEND VILLAGE LOT 324              | TBD REEDELL WAY                   | **           | VILLA RICA | GA    |                         |
| 30180 | S127259053 |              | TOWNSEND VILLAGE LOTS 304-310 & 320   | TBD REEDELL WAY                   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025810508 | 110070545917 | TOWNSEND VILLAGE LOT 324              | TBD REEDELL WAY                   | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026098352 | 110070667944 | DOGWOOD TRACE LOTS 15-23, 33, 37, 42  | TBD WHITE FLOWER CIRCLE           | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026026704 |              | DOGWOOD TRACE LOTS 15-23, 33, 37, 42  | TBD WHITE FLOWER CIRCLE           | **           | VILLA RICA | GA    |                         |
| 30180 | S127266396 |              | DOGWOOD TRACE LOTS 15-23, 33, 37, 42  | TBD WHITE FLOWER CIRCLE           | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026794611 | 110070928376 | THE GEORGIAN LOT 73,74,76             | 30, TBD, WENTWORTH COURT 377 WENT | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026763125 |              | THE GEORGIAN LOT 73,74,76             | 30, TBD, WENTWORTH COURT 377 WENT | **           | VILLA RICA | GA    |                         |
| 30180 | 1022974628 | 110070010978 | CITY OF VILLA RICA GARAGE             | 106 TEMPLE ST                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1005415762 | 110012241145 | AVANTI MOTOR CORP                     | 106 TEMPLE ST                     |              | VILLA RICA | GA    | RCRA-NonGen, FINDS      |
| 30180 | S108118616 |              | AVANTI MOTOR CORPORATION              | 106 TEMPLE STREET                 |              | VILLA RICA | GA    | NON HSI, NPDES          |
| 30180 | 1025441419 |              | ASYMMETRY TECHNOLOGIES, INC.          | 104 THREE WEST PKWY               | **           | VILLA RICA | GA    | SSTS                    |
| 30180 | 1023640295 | 110070049188 | ASYMMETRY TECHNOLOGIES, INC.          | 104 THREE WEST PKWY               |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1025919014 |              | 113 THREE WEST PARKWAY                | 113 THREE WEST PARKWAY            |              | VILLA RICA | GA    |                         |
| 30180 | 1025988038 | 110070600969 | 113 THREE WEST PARKWAY                | 113 THREE WEST PARKWAY            |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127176598 |              | 113 THREE WEST PARKWAY                | 113 THREE WEST PARKWAY            |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S127172483 |              | FACILITY#3 TRADE CENTER OURT          | 5280 TRADE CENTER COURT           | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024029700 | 110070152735 | FACILITY#3 TRADE CENTER OURT          | 5280 TRADE CENTER COURT           | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S113909215 |              | SOUTHWIRE WEST GEORGIA CUSTOMER       | 5810 TRADE CENTER COURT           |              | VILLA RICA | GA    | NPDES, TIER 2           |
| 30180 | 1023659628 | 110061543272 | SOUTHWIRE WEST GEORGIA CUSTOMER       | 5810 TRADE CENTER COURT           |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S117052000 |              | SOUTHWIRE COMPANY WEST GEORGIA        | 5810 TRADE CENTER COURT           |              | VILLA RICA | GA    | TIER 2                  |
| 30180 | 1026494921 | GAR000087783 | SOUTHWIRE WEST GEORGIA CUSTOMER       | 5810 TRADE CENTER CT              |              | VILLA RICA | GA    | RCRAInfo-SQG            |
| 30180 | S127208708 |              | SOUTHWIRE VILLA RICA                  | 5810 TRADE CENTER CT              |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026508159 |              | RETAIL EAST CSC DISTRIBUTION          | 5820 TRADE CENTER CT              |              | VILLA RICA | GA    |                         |
| 30180 | 1026540003 | 110070916729 | USEF BUCK LLC                         | 5820 TRADE CENTER CT              |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026737729 |              | USEF BUCK LLC                         | 5820 TRADE CENTER CT              |              | VILLA RICA | GA    |                         |
| 30180 | S126344677 |              | RETAIL EAST CSC DISTRIBUTION          | 5820 TRADE CENTER CT              |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S109508005 |              | TURANO GEORGIA BREAD, LLC             | 5830 TRADE CENTER COURT           |              | VILLA RICA | GA    | AIRS, TIER 2            |
| 30180 | S117052407 |              | TURANO GEORGIA BREAD, LLC             | 5830 TRADE CENTER COURT           |              | VILLA RICA | GA    | TIER 2                  |
| 30180 | 1010438830 | 110031470922 | TURANO GEORGIA BREAD, LLC             | 5830 TRADE CENTER COURT           |              | VILLA RICA | GA    | ICIS, FINDS             |
| 30180 | A100328489 |              | SOUTHWIRE (WEST GA.)                  | 5810 TRADING COURT CENTER         |              | VILLA RICA | GA    | AST                     |
| 30180 | 1019932904 |              | AVAIL CLEANERS                        | 113 TRI COUNTY                    | **           | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | 1018428506 |              | TRICO INC                             | 113 TRI COUNTY PLAZA              | **           | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | 1020108438 |              | TRICO CLEANERS INC                    | TRI COUNTY PLAZA                  | **           | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | U001489975 | 9022025      | BRYANT HEMBREE                        | NORTH TYSON RD                    |              | VILLA RICA | GA    | UST                     |
| 30180 | S127249175 |              | AUGUSTA WOODS LOTS - 17-21,24-26,28-  | USE 232 AUGUSTA WOODS DRIVE       | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024244586 | 110070250755 | AUGUSTA WOODS LOT - 110, 112-190, & 1 | USE 232 AUGUSTA WOODS DRIVE       |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1024244166 | 110070250284 | AUGUSTA WOODS LOTS - 17-21,24-26,28-  | USE 232 AUGUSTA WOODS DRIVE       |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127249176 |              | AUGUSTA WOODS LOT - 110, 112-190, & 1 | USE 232 AUGUSTA WOODS DRIVE       | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024145796 |              | AUGUSTA WOODS LOT - 110, 112-190, & 1 | USE 232 AUGUSTA WOODS DRIVE       |              | VILLA RICA | GA    |                         |
| 30180 | 1024145346 |              | AUGUSTA WOODS LOTS - 17-21,24-26,28-  | USE 232 AUGUSTA WOODS DRIVE       |              | VILLA RICA | GA    |                         |
| 30180 | 1012083994 | 110038434165 | HUDDER PROPERTY                       | NORTH VAN WERT RD                 |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1025945802 |              | OLD TOWN VILLAGE LOT 65               | 407 VANDENBURG DR                 |              | VILLA RICA | GA    |                         |
| 30180 | 1025997164 | 110070619007 | OLD TOWN VILLAGE LOT 65               | 407 VANDENBURG DR                 |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127264941 |              | OLD TOWN VILLAGE LOT 65               | 407 VANDENBURG DR                 |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026146257 |              | OLD TOWN VILLAGE LOT 64               | 413 VANDENBURG DR                 |              | VILLA RICA | GA    |                         |
| 30180 | S127269486 |              | OLD TOWN VILLAGE LOT 64               | 413 VANDENBURG DR                 |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026398083 | 110070704387 | OLD TOWN VILLAGE LOT 64               | 413 VANDENBURG DR                 |              | VILLA RICA | GA    | FINDS                   |



# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                               | Address                     | Map/Dir/Dist | City       | State | Databases         |
|-------|------------|--------------|------------------------------------|-----------------------------|--------------|------------|-------|-------------------|
| 30180 | S127266298 |              | OLD TOWN VILLAGE LOT 63            | 419 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026029196 |              | OLD TOWN VILLAGE LOT 63            | 419 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1026100699 | 110070670486 | OLD TOWN VILLAGE LOT 63            | 419 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1025988215 | 110070601165 | OLD TOWN VILLAGE 35                | 425 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1025919208 |              | OLD TOWN VILLAGE 35                | 425 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | S127264232 |              | OLD TOWN VILLAGE 35                | 425 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1025945801 |              | OLD TOWN VILLAGE LOT 61            | 431 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1025996776 | 110070618525 | OLD TOWN VILLAGE LOT 61            | 431 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127264940 |              | OLD TOWN VILLAGE LOT 61            | 431 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1025997153 | 110070618992 | OLD TOWN VILLAGE LOT 24            | 447 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127264966 |              | OLD TOWN VILLAGE LOT 24            | 447 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1025945798 |              | OLD TOWN VILLAGE LOT 24            | 447 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1025989765 | 110070602858 | OLD TOWN VILLAGE 25                | 452 VANDENBURG              |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127264231 |              | OLD TOWN VILLAGE 25                | 452 VANDENBURG              |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1025920883 |              | OLD TOWN VILLAGE 25                | 452 VANDENBURG              |              | VILLA RICA | GA    |                   |
| 30180 | 1026002611 | 110070626745 | OLD TOWN VILLAGE LOT 26            | 458 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127265595 |              | OLD TOWN VILLAGE LOT 26            | 458 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | S127264951 |              | OLD TOWN VILLAGE LOT 27            | 464 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1025945799 |              | OLD TOWN VILLAGE LOT 27            | 464 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1025996135 | 110070617765 | OLD TOWN VILLAGE LOT 27            | 464 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026103855 | 110070674375 | OLD TOWN VILLAGE LOT 28            | 470 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127266976 |              | OLD TOWN VILLAGE LOT 28            | 470 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026036352 |              | OLD TOWN VILLAGE LOT 28            | 470 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1026028798 |              | OLD TOWN VILLAGE LOT 29            | 476 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | S127266753 |              | OLD TOWN VILLAGE LOT 29            | 476 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026100328 | 110070670083 | OLD TOWN VILLAGE LOT 29            | 476 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127267969 |              | OLD TOWN VILLAGE LOT 58            | 479 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026116907 |              | OLD TOWN VILLAGE LOT 58            | 479 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1026388415 | 110070685864 | OLD TOWN VILLAGE LOT 58            | 479 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127266297 |              | OLD TOWN VILLAGE LOT 30            | 482 VANDENBURG DR           |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026100728 | 110070670518 | OLD TOWN VILLAGE LOT 30            | 482 VANDENBURG DR           |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026029227 |              | OLD TOWN VILLAGE LOT 30            | 482 VANDENBURG DR           |              | VILLA RICA | GA    |                   |
| 30180 | 1026406499 | 110070713141 | OLD TOWN VILLAGE LOT 37 & 38       | 524-530 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026146254 |              | OLD TOWN VILLAGE LOT 37 & 38       | 524-530 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | S127269553 |              | OLD TOWN VILLAGE LOT 37 & 38       | 524-530 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026504355 |              | OLD TOWN VILLAGE LOT 49-50         | 527-545 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | S127272441 |              | OLD TOWN VILLAGE LOT 49-50         | 527-545 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026458805 | 110070818914 | OLD TOWN VILLAGE LOT 49-50         | 527-545 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127269557 |              | OLD TOWN VILLAGE LOT 39 & 40       | 536-542 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026146255 |              | OLD TOWN VILLAGE LOT 39 & 40       | 536-542 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | 1026399904 | 110070706278 | OLD TOWN VILLAGE LOT 39 & 40       | 536-542 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026462008 | 110070826432 | OLD TOWN VILLAGE LOT 41-42         | 548-554 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026504403 |              | OLD TOWN VILLAGE LOT 41-42         | 548-554 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | S127272544 |              | OLD TOWN VILLAGE LOT 41-42         | 548-554 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026460486 | 110070824782 | OLD TOWN VILLAGE LOT 43-44         | 560-566 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1026504376 |              | OLD TOWN VILLAGE LOT 43-44         | 560-566 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | S127272545 |              | OLD TOWN VILLAGE LOT 43-44         | 560-566 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | S127272059 |              | OLD TOWN VILLAGE LOT 45-46         | 563-570 VANDENBURG DR       |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026224366 |              | OLD TOWN VILLAGE LOT 45-46         | 563-570 VANDENBURG DR       |              | VILLA RICA | GA    |                   |
| 30180 | 1026456199 | 110070816072 | OLD TOWN VILLAGE LOT 45-46         | 563-570 VANDENBURG DR       |              | VILLA RICA | GA    | FINDS             |
| 30180 | S112187487 |              | CITY OF VILLA RICA WATER TREATMENT | 204 N VANWERT RD.           |              | VILLA RICA | GA    | TIER 2            |
| 30180 | S113909414 |              | CITY OF VILLA RICA WATER TREATMENT | 204 N VANWERT RD.           |              | VILLA RICA | GA    | TIER 2            |
| 30180 | 1012117698 | 110039019503 | SOUTHERN ALUMINUM FINISHING CO WII | 14100 VETERANS MEMORIAL HWY |              | VILLA RICA | GA    | FINDS, TRIS       |
| 30180 | S125321191 |              | AT&T - R0G40                       | 14851 VETERANS MEMORIAL HWY |              | VILLA RICA | GA    | TIER 2            |
| 30180 | S127203838 |              | THE TRAILS @ CHARLESTON PLACE      | 100 VICKSBURG DR            |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1022978120 | 110070014473 | THE TRAILS @ CHARLESTON PLACE      | 100 VICKSBURG DR            |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1009216791 | GAR000043620 | ELLIS ASTIN GRADING CO INC         | 9139 VILLA RICA HWY         |              | VILLA RICA | GA    | RCRA-NonGen       |
| 30180 | U003003095 | 1100046      | ELLIS ASTIN GRADING CO INC         | 9139 VILLA RICA HWY         |              | VILLA RICA | GA    | LUST, SPILLS, UST |
| 30180 | 1006771770 | 110013410451 | ELLIS ASTIN GRADING CO INC         | 9139 VILLA RICA HWY         |              | VILLA RICA | GA    | FINDS             |
| 30180 | 1022989314 | 110070025684 | COLE CREEK PHASE 1 LOT 21          | 9141 VILLA RICA HWY         |              | VILLA RICA | GA    | FINDS             |
| 30180 | A100495325 |              | CITGO FOOD MART                    | 9388 VILLA RICA HWY         |              | VILLA RICA | GA    | AST               |
| 30180 | 1007453823 | 110017744128 | ECONO FLASH                        | 9388 VILLA RICA HWY         |              | VILLA RICA | GA    | FINDS             |
| 30180 | U003921063 | 10000410     | ECONO FLASH                        | 9388 VILLA RICA HWY         |              | VILLA RICA | GA    | UST               |
| 30180 | A100353769 |              | NEW GEORGIA SELF STORAGE           | 9495 VILLA RICA HIGHWAY     |              | VILLA RICA | GA    | AST               |
| 30180 | S127258184 |              | PAULDING COUNTY WATER SYSTEM (UPI  | 9542 VILLA RICA HWY         |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1016342842 | 110037260120 | PAULDING COUNTY WATER SYSTEM (UPI  | 9542 VILLA RICA HWY         |              | VILLA RICA | GA    | FINDS             |
| 30180 | S125320253 |              | PAULDING COUNTY WATER SYSTEM (UPI  | 9542 VILLA RICA HWY         |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1026703173 | 110070883375 | HUDSON LAKE DAM MAINTENANCE        | 3190 WATERPLACE COVE        |              | VILLA RICA | GA    | FINDS             |
| 30180 | S127179439 |              | HUDSON LAKE DAM MAINTENANCE        | 3190 WATERPLACE COVE        |              | VILLA RICA | GA    | NPDES             |
| 30180 | S127253912 |              | THE GEORGIAN LOT 34                | 111 WENTWORTH LANE          |              | VILLA RICA | GA    | NPDES             |
| 30180 | 1024603891 | 110070391293 | THE GEORGIAN LOT 34                | 111 WENTWORTH LANE          |              | VILLA RICA | GA    | FINDS             |

# EDR ZIP Code Scan Report

| ZIP   | EDR-ID     | Facility ID  | Name                                  | Address                                | Map/Dir/Dist | City       | State | Databases               |
|-------|------------|--------------|---------------------------------------|----------------------------------------|--------------|------------|-------|-------------------------|
| 30180 | 1024604653 | 110070392055 | THE GEORGIAN LOT 35                   | 119 WENTWORTH LANE                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127253914 |              | THE GEORGIAN LOT 35                   | 119 WENTWORTH LANE                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026435989 | 110070791551 | THE GEORGIAN LOT 53-57 & 100          | 14,20 WENTWORTH POINT & 133,147,159,   | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026208618 |              | THE GEORGIAN LOT 53-57 & 100          | 14,20 WENTWORTH POINT & 133,147,159,   | **           | VILLA RICA | GA    |                         |
| 30180 | S127271359 |              | THE GEORGIAN LOT 53-57 & 100          | 14,20 WENTWORTH POINT & 133,147,159,   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025919409 |              | THE GEORGIAN LOT 43                   | 170 WENTWORTH LANE                     |              | VILLA RICA | GA    |                         |
| 30180 | 1025988394 | 110070601370 | THE GEORGIAN LOT 43                   | 170 WENTWORTH LANE                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127264102 |              | THE GEORGIAN LOT 43                   | 170 WENTWORTH LANE                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S127253917 |              | THE GEORGIAN LOT 39                   | 177 WENTWORTH LANE                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024605397 | 110070392799 | THE GEORGIAN LOT 39                   | 177 WENTWORTH LANE                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026103199 | 110070673659 | THE GEORGIAN LOT 41-42                | 180-186 WENTWORTH LANE                 |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026038515 |              | THE GEORGIAN LOT 41-42                | 180-186 WENTWORTH LANE                 |              | VILLA RICA | GA    |                         |
| 30180 | S127267268 |              | THE GEORGIAN LOT 41-42                | 180-186 WENTWORTH LANE                 |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026395699 | 110070695468 | THE GEORGIAN LOT 99                   | 182 WENTWORTH LANE                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026122298 |              | THE GEORGIAN LOT 99                   | 182 WENTWORTH LANE                     |              | VILLA RICA | GA    |                         |
| 30180 | S127268835 |              | THE GEORGIAN LOT 99                   | 182 WENTWORTH LANE                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | S127253919 |              | THE GEORGIAN LOT 40                   | 183 WENTWORTH LANE                     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024603301 | 110070390703 | THE GEORGIAN LOT 40                   | 183 WENTWORTH LANE                     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026795779 | 110070929652 | THE GEORGIAN LOT 91-93                | 204-302 WENTWORTH CIR                  |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026763126 |              | THE GEORGIAN LOT 91-93                | 204-302 WENTWORTH CIR                  |              | VILLA RICA | GA    |                         |
| 30180 | 1025477402 | 110070554902 | THE GEORGIAN LOT 45                   | 21 WENTWORTH CIRCLE                    |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127261000 |              | THE GEORGIAN LOT 45                   | 21 WENTWORTH CIRCLE                    |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026104449 | 110070675012 | THE GEORGIAN LOT 103-107              | 22,36,50,74 WENTWORTH CIR & 80 WENTW   | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127267269 |              | THE GEORGIAN LOT 103-107              | 22,36,50,74 WENTWORTH CIR & 80 WENTW   | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026038514 |              | THE GEORGIAN LOT 103-107              | 22,36,50,74 WENTWORTH CIR & 80 WENTW   | **           | VILLA RICA | GA    |                         |
| 30180 | 1026794483 | 110070928229 | THE GEORGIAN LOT 61-63                | 229-257 WENTWORTH CIR                  |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026763124 |              | THE GEORGIAN LOT 61-63                | 229-257 WENTWORTH CIR                  |              | VILLA RICA | GA    |                         |
| 30180 | S127278547 |              | THE GEORGIAN LOT 64                   | 271 WENTWORTH CIR                      |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026704779 | 110070885135 | THE GEORGIAN LOT 64                   | 271 WENTWORTH CIR                      |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026686586 |              | THE GEORGIAN LOT 64                   | 271 WENTWORTH CIR                      |              | VILLA RICA | GA    |                         |
| 30180 | 1026795824 | 110070929698 | THE GEORGIAN LOT 65-70                | 285,301,311,325 WENTWORTH CIR, TBD , ; | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | S127277284 |              | THE GEORGIAN LOT 46-49, 50-52         | 39-105 WENTWORTH CIRCLE , 11 WENTW     |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026665093 |              | THE GEORGIAN LOT 46-49, 50-52         | 39-105 WENTWORTH CIRCLE , 11 WENTW     |              | VILLA RICA | GA    |                         |
| 30180 | 1026699179 | 110070874979 | THE GEORGIAN LOT 46-49, 50-52         | 39-105 WENTWORTH CIRCLE , 11 WENTW     |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127259278 |              | THE GEORGIAN LOT 32                   | 55 WENTWORTH LANE                      |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1025468868 | 110070544488 | THE GEORGIAN LOT 32                   | 55 WENTWORTH LANE                      |              | VILLA RICA | GA    | FINDS                   |
| 30180 | S127253915 |              | THE GEORGIAN LOT 37                   | 153 WENTWOTH LANE                      | **           | VILLA RICA | GA    | NPDES                   |
| 30180 | 1024601519 | 110070388921 | THE GEORGIAN LOT 37                   | 153 WENTWOTH LANE                      |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1020088228 |              | SIMS MARTHA                           | 211 WILSON ST                          | **           | VILLA RICA | GA    | EDR Historical Cleaners |
| 30180 | 1026699980 | 110070875882 | HERITAGE POINTE AT THE GEORGIAN       | 31 WOODBURN DRIVE                      |              | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026665993 |              | HERITAGE POINTE AT THE GEORGIAN       | 31 WOODBURN DRIVE                      |              | VILLA RICA | GA    |                         |
| 30180 | S127277363 |              | HERITAGE POINTE AT THE GEORGIAN       | 31 WOODBURN DRIVE                      |              | VILLA RICA | GA    | NPDES                   |
| 30180 | 1026789639 | 110070919259 | THE GEORGIAN - POD C- LOTS 12-16,19-2 | WORTHINGTON LANE                       | **           | VILLA RICA | GA    | FINDS                   |
| 30180 | 1026740228 |              | THE GEORGIAN - POD C- LOTS 12-16,19-2 | WORTHINGTON LANE                       | **           | VILLA RICA | GA    |                         |
| 30180 | 1022978721 |              | THE GEORGIAN UNIT 1 LOT 147           | 252 YORKSHIRE LN                       | **           | VILLA RICA | GB    |                         |
| 30180 | S127217489 |              | THE GEORGIAN UNIT 1 LOT 147           | 252 YORKSHIRE LN                       |              | VILLA RICA | GA    | NPDES                   |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Federal NPL site list***

##### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/29/2021  | Source: EPA                            |
| Date Data Arrived at EDR: 08/04/2021    | Telephone: N/A                         |
| Date Made Active in Reports: 08/31/2021 | Last EDR Contact: 09/01/2021           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 10/11/2021 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL Site Boundaries**

###### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

##### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/29/2021  | Source: EPA                            |
| Date Data Arrived at EDR: 08/04/2021    | Telephone: N/A                         |
| Date Made Active in Reports: 08/31/2021 | Last EDR Contact: 09/01/2021           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 10/11/2021 |
|                                         | Data Release Frequency: Quarterly      |

##### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991  
Date Data Arrived at EDR: 02/02/1994  
Date Made Active in Reports: 03/30/1994  
Number of Days to Update: 56

Source: EPA  
Telephone: 202-564-4267  
Last EDR Contact: 08/15/2011  
Next Scheduled EDR Contact: 11/28/2011  
Data Release Frequency: No Update Planned

### ***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/29/2021  
Date Data Arrived at EDR: 08/04/2021  
Date Made Active in Reports: 08/31/2021  
Number of Days to Update: 27

Source: EPA  
Telephone: N/A  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 10/11/2021  
Data Release Frequency: Quarterly

### ***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021  
Date Data Arrived at EDR: 06/24/2021  
Date Made Active in Reports: 09/20/2021  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 06/23/2021  
Next Scheduled EDR Contact: 10/11/2021  
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/29/2021  
Date Data Arrived at EDR: 08/04/2021  
Date Made Active in Reports: 08/31/2021  
Number of Days to Update: 27

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 10/25/2021  
Data Release Frequency: Quarterly

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/29/2021  | Source: EPA                            |
| Date Data Arrived at EDR: 08/04/2021    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 08/31/2021 | Last EDR Contact: 09/01/2021           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 10/25/2021 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: EPA                            |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021           |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022 |
|                                         | Data Release Frequency: Quarterly      |

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021            |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021            |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022  |
|                                         | Data Release Frequency: Quarterly       |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021            |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022  |
|                                         | Data Release Frequency: Quarterly       |

### RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021            |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022  |
|                                         | Data Release Frequency: Quarterly       |

### ***Federal institutional controls / engineering controls registries***

#### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/10/2021  | Source: Department of the Navy         |
| Date Data Arrived at EDR: 05/13/2021    | Telephone: 843-820-7326                |
| Date Made Active in Reports: 08/03/2021 | Last EDR Contact: 08/05/2021           |
| Number of Days to Update: 82            | Next Scheduled EDR Contact: 11/22/2021 |
|                                         | Data Release Frequency: Varies         |

#### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 05/17/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 05/21/2021    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 08/11/2021 | Last EDR Contact: 08/23/2021            |
| Number of Days to Update: 82            | Next Scheduled EDR Contact: 12/06/2021  |
|                                         | Data Release Frequency: Varies          |

#### US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 05/17/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 05/21/2021    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 08/11/2021 | Last EDR Contact: 08/23/2021            |
| Number of Days to Update: 82            | Next Scheduled EDR Contact: 12/06/2021  |
|                                         | Data Release Frequency: Varies          |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/14/2021  
Date Data Arrived at EDR: 06/17/2021  
Date Made Active in Reports: 08/17/2021  
Number of Days to Update: 61

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 09/21/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Quarterly

## ***State- and tribal - equivalent CERCLIS***

SHWS: Hazardous Site Inventory

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 07/01/2020  
Date Data Arrived at EDR: 07/08/2020  
Date Made Active in Reports: 09/24/2020  
Number of Days to Update: 78

Source: Department of Environmental Protection  
Telephone: 404-657-8600  
Last EDR Contact: 09/14/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Annually

NON HSI: Non-Hazardous Site Inventory

This list was obtained by EDR in 1998 and contains property listings that have reported contamination of soil or groundwater under the Georgia Hazardous Site Response Act (HSRA). These sites were not placed on the Georgia Priority list (Hazardous Site Inventory or HSI) because their hazard evaluation scores did not exceed the threshold levels established for sites posing an imminent threat to health or the environment. Disclaimer provided by Rindt-McDuff Associates - the database information has been obtained from publicly available sources produced by other entities. While reasonable steps have been taken to insure the accuracy of the data, RMA does not guarantee the accuracy of the data. No claim is made for the actual existence of pollution at any site. This data does not constitute a legal opinion.

Date of Government Version: 07/30/2021  
Date Data Arrived at EDR: 08/03/2021  
Date Made Active in Reports: 08/06/2021  
Number of Days to Update: 3

Source: Rindt-McDuff Associates, Inc.  
Telephone: N/A  
Last EDR Contact: 07/19/2021  
Next Scheduled EDR Contact: 10/18/2021  
Data Release Frequency: Annually

## ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: Solid Waste Disposal Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/11/2018  
Date Data Arrived at EDR: 01/10/2019  
Date Made Active in Reports: 04/10/2019  
Number of Days to Update: 90

Source: Department of Natural Resources  
Telephone: 404-362-2696  
Source: Center for GIS, Georgia Institute of Technology  
Telephone: 404-385-0900  
Last EDR Contact: 07/23/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Semi-Annually

## ***State and tribal leaking storage tank lists***

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LUST: List of Leaking Underground Storage Tanks

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 01/20/2021  | Source: Environmental Protection Division |
| Date Data Arrived at EDR: 03/09/2021    | Telephone: 404-362-2687                   |
| Date Made Active in Reports: 05/26/2021 | Last EDR Contact: 09/10/2021              |
| Number of Days to Update: 78            | Next Scheduled EDR Contact: 12/20/2021    |
|                                         | Data Release Frequency: Quarterly         |

### INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/27/2021  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 303-312-6271                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/01/2021  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/28/2021  | Source: EPA Region 1                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 05/27/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 415-972-3372                 |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021            |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021  |
|                                         | Data Release Frequency: Varies          |

### INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/27/2021  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/28/2021  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 06/22/2021    | Telephone: 404-562-8677                |
| Date Made Active in Reports: 09/20/2021 | Last EDR Contact: 06/17/2021           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in New Mexico and Oklahoma.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/17/2021  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 214-665-6597                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land  
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/06/2021  | Source: EPA, Region 5                  |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 312-886-7439                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### ***State and tribal registered storage tank lists***

FEMA UST: Underground Storage Tank Listing  
A listing of all FEMA owned underground storage tanks.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 01/29/2021  | Source: FEMA                           |
| Date Data Arrived at EDR: 02/17/2021    | Telephone: 202-646-5797                |
| Date Made Active in Reports: 03/22/2021 | Last EDR Contact: 06/29/2021           |
| Number of Days to Update: 33            | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: Varies         |

UST: Underground Storage Tank Database  
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

|                                         |                                           |
|-----------------------------------------|-------------------------------------------|
| Date of Government Version: 07/08/2021  | Source: Environmental Protection Division |
| Date Data Arrived at EDR: 08/05/2021    | Telephone: 404-362-2687                   |
| Date Made Active in Reports: 08/27/2021 | Last EDR Contact: 09/10/2021              |
| Number of Days to Update: 22            | Next Scheduled EDR Contact: 12/20/2021    |
|                                         | Data Release Frequency: Annually          |

AST: Above Ground Storage Tanks  
A listing of LP gas tank site locations.

|                                         |                                                        |
|-----------------------------------------|--------------------------------------------------------|
| Date of Government Version: 05/13/2020  | Source: Office of Insurance & Safety Fire Commissioner |
| Date Data Arrived at EDR: 05/14/2020    | Telephone: 404-656-5875                                |
| Date Made Active in Reports: 08/06/2020 | Last EDR Contact: 08/10/2021                           |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 11/29/2021                 |
|                                         | Data Release Frequency: No Update Planned              |

INDIAN UST R6: Underground Storage Tanks on Indian Land  
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/17/2021  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 214-665-7591                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/28/2021  | Source: EPA Region 4                   |
| Date Data Arrived at EDR: 06/22/2021    | Telephone: 404-562-9424                |
| Date Made Active in Reports: 09/20/2021 | Last EDR Contact: 06/17/2021           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/28/2021  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/27/2021  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/06/2021  | Source: EPA Region 5                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 312-886-6136                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/01/2021  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/27/2021  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 303-312-6137                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/27/2021  | Source: EPA Region 9                   |
| Date Data Arrived at EDR: 06/11/2021    | Telephone: 415-972-3368                |
| Date Made Active in Reports: 09/07/2021 | Last EDR Contact: 06/11/2021           |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 11/01/2021 |
|                                         | Data Release Frequency: Varies         |

### *State and tribal institutional control / engineering control registries*

#### AUL: Uniform Environmental Covenants

A list of environmental covenants

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 04/23/2021  | Source: Department of Natural Resources |
| Date Data Arrived at EDR: 04/23/2021    | Telephone: 404-657-8600                 |
| Date Made Active in Reports: 04/26/2021 | Last EDR Contact: 07/30/2021            |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 11/15/2021  |
|                                         | Data Release Frequency: Varies          |

#### INST CONTROL: Public Record List

Sites on the Public Record Listing that have institutional controls or limitations on use are sites with Risk Reduction Standards of 3, 4, and 5.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 04/30/2021  | Source: Department of Natural Resources |
| Date Data Arrived at EDR: 04/30/2021    | Telephone: 404-657-8600                 |
| Date Made Active in Reports: 07/19/2021 | Last EDR Contact: 07/30/2021            |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 11/15/2021  |
|                                         | Data Release Frequency: Varies          |

### *State and tribal voluntary cleanup sites*

#### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/27/2015  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 09/29/2015    | Telephone: 617-918-1102                |
| Date Made Active in Reports: 02/18/2016 | Last EDR Contact: 09/15/2021           |
| Number of Days to Update: 142           | Next Scheduled EDR Contact: 01/03/2022 |
|                                         | Data Release Frequency: Varies         |

#### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 03/20/2008  | Source: EPA, Region 7                  |
| Date Data Arrived at EDR: 04/22/2008    | Telephone: 913-551-7365                |
| Date Made Active in Reports: 05/19/2008 | Last EDR Contact: 07/08/2021           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 07/20/2009 |
|                                         | Data Release Frequency: Varies         |

#### VCP: Voluntary Cleanup Program site

Georgia's Voluntary Remediation Program Act was created to encourage voluntary investigation and remediation of contaminated properties.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/26/2019  | Source: DNR                            |
| Date Data Arrived at EDR: 08/27/2019    | Telephone: 404-657-8600                |
| Date Made Active in Reports: 10/28/2019 | Last EDR Contact: 08/26/2021           |
| Number of Days to Update: 62            | Next Scheduled EDR Contact: 12/06/2021 |
|                                         | Data Release Frequency: Varies         |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal Brownfields sites***

### **BROWNFIELDS: Brownfields Public Record List**

The Brownfields Public Record lists properties where response actions under the Georgia Hazardous Site Reuse and Redevelopment Act are planned, ongoing or completed.

Date of Government Version: 04/30/2021  
Date Data Arrived at EDR: 04/30/2021  
Date Made Active in Reports: 07/19/2021  
Number of Days to Update: 80

Source: Department of Natural Resources  
Telephone: 404-657-8600  
Last EDR Contact: 07/30/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Varies

### **ADDITIONAL ENVIRONMENTAL RECORDS**

## ***Local Brownfield lists***

### **US BROWNFIELDS: A Listing of Brownfields Sites**

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/10/2021  
Date Data Arrived at EDR: 06/10/2021  
Date Made Active in Reports: 08/17/2021  
Number of Days to Update: 68

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 09/14/2021  
Next Scheduled EDR Contact: 12/27/2021  
Data Release Frequency: Semi-Annually

## ***Local Lists of Landfill / Solid Waste Disposal Sites***

### **SWRCY: Recycling Center Listing**

A listing of recycling facility locations.

Date of Government Version: 06/17/2021  
Date Data Arrived at EDR: 06/17/2021  
Date Made Active in Reports: 09/13/2021  
Number of Days to Update: 88

Source: Department of Community Affairs  
Telephone: 404-679-1598  
Last EDR Contact: 09/21/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Varies

### **HIST LF: Historical Landfills**

Landfills that were closed many years ago.

Date of Government Version: 01/15/2003  
Date Data Arrived at EDR: 01/20/2004  
Date Made Active in Reports: 02/06/2004  
Number of Days to Update: 17

Source: Department of Natural Resources  
Telephone: 404-362-2696  
Last EDR Contact: 01/20/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### **INDIAN ODI: Report on the Status of Open Dumps on Indian Lands**

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 07/20/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Varies



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 07/13/2021  
Next Scheduled EDR Contact: 11/01/2021  
Data Release Frequency: No Update Planned

### ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014  
Date Data Arrived at EDR: 08/06/2014  
Date Made Active in Reports: 01/29/2015  
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 07/20/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Varies

### *Local Lists of Hazardous waste / Contaminated Sites*

#### US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/18/2021  
Date Data Arrived at EDR: 05/18/2021  
Date Made Active in Reports: 08/03/2021  
Number of Days to Update: 77

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/17/2021  
Next Scheduled EDR Contact: 12/06/2021  
Data Release Frequency: No Update Planned

#### CDL: Clandestine Drug Labs

A listing of clandestine drug lab site locations in the state.

Date of Government Version: 06/02/2016  
Date Data Arrived at EDR: 06/13/2016  
Date Made Active in Reports: 08/15/2016  
Number of Days to Update: 63

Source: Georgia Bureau of Investigation  
Telephone: 404-244-2639  
Last EDR Contact: 08/05/2021  
Next Scheduled EDR Contact: 11/22/2021  
Data Release Frequency: Varies

#### DEL SHWS: Delisted Hazardous Site Inventory Listing

A listing of sites delisted from the Hazardous Site Inventory.

Date of Government Version: 07/01/2020  
Date Data Arrived at EDR: 07/08/2020  
Date Made Active in Reports: 09/24/2020  
Number of Days to Update: 78

Source: Department of Natural Resources  
Telephone: 404-657-8636  
Last EDR Contact: 09/14/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 05/18/2021  
Date Data Arrived at EDR: 05/18/2021  
Date Made Active in Reports: 08/03/2021  
Number of Days to Update: 77

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 08/17/2021  
Next Scheduled EDR Contact: 12/06/2021  
Data Release Frequency: Quarterly

### Local Land Records

#### LIENS 2: CERCLA Lien Information

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 07/29/2021  
Date Data Arrived at EDR: 08/04/2021  
Date Made Active in Reports: 08/31/2021  
Number of Days to Update: 27

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 10/11/2021  
Data Release Frequency: Semi-Annually

### Records of Emergency Release Reports

#### HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021  
Date Data Arrived at EDR: 03/24/2021  
Date Made Active in Reports: 06/17/2021  
Number of Days to Update: 85

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 09/13/2021  
Next Scheduled EDR Contact: 10/04/2021  
Data Release Frequency: Quarterly

#### SPILLS: Spills Information

Oil or Hazardous Material Spills or Releases.

Date of Government Version: 04/06/2021  
Date Data Arrived at EDR: 04/07/2021  
Date Made Active in Reports: 06/28/2021  
Number of Days to Update: 82

Source: Department of Natural Resources  
Telephone: 770-387-4900  
Last EDR Contact: 09/14/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Quarterly

#### SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/04/2012  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 02/11/2013  
Number of Days to Update: 39

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### Other Ascertainable Records

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/22/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/23/2021    | Telephone: (404) 562-8651               |
| Date Made Active in Reports: 05/19/2021 | Last EDR Contact: 09/15/2021            |
| Number of Days to Update: 57            | Next Scheduled EDR Contact: 01/03/2022  |
|                                         | Data Release Frequency: Quarterly       |

### FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/04/2021  | Source: U.S. Army Corps of Engineers   |
| Date Data Arrived at EDR: 05/18/2021    | Telephone: 202-528-4285                |
| Date Made Active in Reports: 08/11/2021 | Last EDR Contact: 08/17/2021           |
| Number of Days to Update: 85            | Next Scheduled EDR Contact: 11/29/2021 |
|                                         | Data Release Frequency: Varies         |

### DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2005  | Source: USGS                           |
| Date Data Arrived at EDR: 11/10/2006    | Telephone: 888-275-8747                |
| Date Made Active in Reports: 01/11/2007 | Last EDR Contact: 07/13/2021           |
| Number of Days to Update: 62            | Next Scheduled EDR Contact: 10/25/2021 |
|                                         | Data Release Frequency: Semi-Annually  |

### FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/02/2018  | Source: U.S. Geological Survey         |
| Date Data Arrived at EDR: 04/11/2018    | Telephone: 888-275-8747                |
| Date Made Active in Reports: 11/06/2019 | Last EDR Contact: 07/09/2021           |
| Number of Days to Update: 574           | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: N/A            |

### SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 01/01/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/03/2017    | Telephone: 615-532-8599                 |
| Date Made Active in Reports: 04/07/2017 | Last EDR Contact: 08/06/2021            |
| Number of Days to Update: 63            | Next Scheduled EDR Contact: 11/22/2021  |
|                                         | Data Release Frequency: Varies          |

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/2021  
Date Data Arrived at EDR: 03/23/2021  
Date Made Active in Reports: 06/17/2021  
Number of Days to Update: 86

Source: Environmental Protection Agency  
Telephone: 202-566-1917  
Last EDR Contact: 09/15/2021  
Next Scheduled EDR Contact: 01/03/2022  
Data Release Frequency: Quarterly

### EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013  
Date Data Arrived at EDR: 03/21/2014  
Date Made Active in Reports: 06/17/2014  
Number of Days to Update: 88

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 07/26/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Quarterly

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017  
Date Data Arrived at EDR: 05/08/2018  
Date Made Active in Reports: 07/20/2018  
Number of Days to Update: 73

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 08/06/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Varies

### TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016  
Date Data Arrived at EDR: 06/17/2020  
Date Made Active in Reports: 09/10/2020  
Number of Days to Update: 85

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 09/17/2021  
Next Scheduled EDR Contact: 12/27/2021  
Data Release Frequency: Every 4 Years

### TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 08/14/2020  
Date Made Active in Reports: 11/04/2020  
Number of Days to Update: 82

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 08/17/2021  
Next Scheduled EDR Contact: 11/29/2021  
Data Release Frequency: Annually

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/19/2021  
Date Data Arrived at EDR: 04/20/2021  
Date Made Active in Reports: 07/16/2021  
Number of Days to Update: 87

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 07/19/2021  
Next Scheduled EDR Contact: 11/01/2021  
Data Release Frequency: Annually

### ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/29/2021  
Date Data Arrived at EDR: 08/04/2021  
Date Made Active in Reports: 08/31/2021  
Number of Days to Update: 27

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 12/13/2021  
Data Release Frequency: Annually

### RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/07/2021  
Date Data Arrived at EDR: 05/13/2021  
Date Made Active in Reports: 08/03/2021  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: 202-564-8600  
Last EDR Contact: 07/14/2021  
Next Scheduled EDR Contact: 11/01/2021  
Data Release Frequency: Varies

### RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995  
Date Data Arrived at EDR: 07/03/1995  
Date Made Active in Reports: 08/07/1995  
Number of Days to Update: 35

Source: EPA  
Telephone: 202-564-4104  
Last EDR Contact: 06/02/2008  
Next Scheduled EDR Contact: 09/01/2008  
Data Release Frequency: No Update Planned

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020  
Date Data Arrived at EDR: 01/14/2021  
Date Made Active in Reports: 03/05/2021  
Number of Days to Update: 50

Source: EPA  
Telephone: 202-564-6023  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Quarterly

### PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/19/2020  
Date Data Arrived at EDR: 01/08/2021  
Date Made Active in Reports: 03/22/2021  
Number of Days to Update: 73

Source: EPA  
Telephone: 202-566-0500  
Last EDR Contact: 07/09/2021  
Next Scheduled EDR Contact: 10/18/2021  
Data Release Frequency: Annually

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016  
Date Data Arrived at EDR: 11/23/2016  
Date Made Active in Reports: 02/10/2017  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 06/29/2021  
Next Scheduled EDR Contact: 10/18/2021  
Data Release Frequency: Quarterly

**FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

**FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)**  
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 08/18/2017  
Next Scheduled EDR Contact: 12/04/2017  
Data Release Frequency: No Update Planned

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021  
Date Data Arrived at EDR: 03/11/2021  
Date Made Active in Reports: 05/11/2021  
Number of Days to Update: 61

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 07/14/2021  
Next Scheduled EDR Contact: 11/01/2021  
Data Release Frequency: Quarterly

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019  
Date Data Arrived at EDR: 12/01/2020  
Date Made Active in Reports: 02/09/2021  
Number of Days to Update: 70

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 09/03/2021  
Next Scheduled EDR Contact: 12/13/2021  
Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/12/2017  
Date Data Arrived at EDR: 03/05/2019  
Date Made Active in Reports: 11/11/2019  
Number of Days to Update: 251

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 08/31/2021  
Next Scheduled EDR Contact: 12/13/2021  
Data Release Frequency: Varies

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019  
Date Data Arrived at EDR: 11/06/2019  
Date Made Active in Reports: 02/10/2020  
Number of Days to Update: 96

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 08/06/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Varies

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019  
Date Data Arrived at EDR: 07/01/2019  
Date Made Active in Reports: 09/23/2019  
Number of Days to Update: 84

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 06/22/2021  
Next Scheduled EDR Contact: 10/11/2021  
Data Release Frequency: Quarterly

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020  
Date Data Arrived at EDR: 01/28/2020  
Date Made Active in Reports: 04/17/2020  
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 07/23/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

|                                         |                                                       |
|-----------------------------------------|-------------------------------------------------------|
| Date of Government Version: 06/30/2021  | Source: Department of Justice, Consent Decree Library |
| Date Data Arrived at EDR: 07/14/2021    | Telephone: Varies                                     |
| Date Made Active in Reports: 07/16/2021 | Last EDR Contact: 07/02/2021                          |
| Number of Days to Update: 2             | Next Scheduled EDR Contact: 10/18/2021                |
|                                         | Data Release Frequency: Varies                        |

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2017  | Source: EPA/NTIS                       |
| Date Data Arrived at EDR: 06/22/2020    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 11/20/2020 | Last EDR Contact: 09/15/2021           |
| Number of Days to Update: 151           | Next Scheduled EDR Contact: 01/03/2022 |
|                                         | Data Release Frequency: Biennially     |

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2014  | Source: USGS                           |
| Date Data Arrived at EDR: 07/14/2015    | Telephone: 202-208-3710                |
| Date Made Active in Reports: 01/10/2017 | Last EDR Contact: 07/02/2021           |
| Number of Days to Update: 546           | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: Semi-Annually  |

### FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/08/2017  | Source: Department of Energy           |
| Date Data Arrived at EDR: 09/11/2018    | Telephone: 202-586-3559                |
| Date Made Active in Reports: 09/14/2018 | Last EDR Contact: 07/23/2021           |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 11/15/2021 |
|                                         | Data Release Frequency: Varies         |

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 08/30/2019  | Source: Department of Energy           |
| Date Data Arrived at EDR: 11/15/2019    | Telephone: 505-845-0011                |
| Date Made Active in Reports: 01/28/2020 | Last EDR Contact: 08/12/2021           |
| Number of Days to Update: 74            | Next Scheduled EDR Contact: 11/29/2021 |
|                                         | Data Release Frequency: Varies         |

### LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 07/29/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 08/04/2021    | Telephone: 703-603-8787                 |
| Date Made Active in Reports: 08/31/2021 | Last EDR Contact: 09/01/2021            |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 10/11/2021  |
|                                         | Data Release Frequency: Varies          |



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021  
Date Data Arrived at EDR: 05/27/2021  
Date Made Active in Reports: 06/10/2021  
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admini  
Telephone: 202-693-9424  
Last EDR Contact: 09/09/2021  
Next Scheduled EDR Contact: 12/13/2021  
Data Release Frequency: Quarterly

### US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2021  
Date Data Arrived at EDR: 05/25/2021  
Date Made Active in Reports: 08/11/2021  
Number of Days to Update: 78

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 08/24/2021  
Next Scheduled EDR Contact: 12/06/2021  
Data Release Frequency: Semi-Annually

### US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020  
Date Data Arrived at EDR: 05/27/2020  
Date Made Active in Reports: 08/13/2020  
Number of Days to Update: 78

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 08/26/2021  
Next Scheduled EDR Contact: 12/06/2021  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/14/2011  | Source: USGS                           |
| Date Data Arrived at EDR: 06/08/2011    | Telephone: 703-648-7709                |
| Date Made Active in Reports: 09/13/2011 | Last EDR Contact: 08/26/2021           |
| Number of Days to Update: 97            | Next Scheduled EDR Contact: 12/06/2021 |
|                                         | Data Release Frequency: Varies         |

### ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 06/15/2021  | Source: Department of Interior         |
| Date Data Arrived at EDR: 06/16/2021    | Telephone: 202-208-2609                |
| Date Made Active in Reports: 08/17/2021 | Last EDR Contact: 09/14/2021           |
| Number of Days to Update: 62            | Next Scheduled EDR Contact: 12/20/2021 |
|                                         | Data Release Frequency: Quarterly      |

### FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 05/05/2021  | Source: EPA                            |
| Date Data Arrived at EDR: 05/18/2021    | Telephone: (404) 562-9900              |
| Date Made Active in Reports: 08/17/2021 | Last EDR Contact: 08/31/2021           |
| Number of Days to Update: 91            | Next Scheduled EDR Contact: 12/13/2021 |
|                                         | Data Release Frequency: Quarterly      |

### ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 04/04/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 04/06/2021    | Telephone: 202-564-2280                 |
| Date Made Active in Reports: 06/25/2021 | Last EDR Contact: 07/01/2021            |
| Number of Days to Update: 80            | Next Scheduled EDR Contact: 10/18/2021  |
|                                         | Data Release Frequency: Quarterly       |

### DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 05/06/2021  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 05/21/2021    | Telephone: 202-564-0527                 |
| Date Made Active in Reports: 08/11/2021 | Last EDR Contact: 08/26/2021            |
| Number of Days to Update: 82            | Next Scheduled EDR Contact: 12/06/2021  |
|                                         | Data Release Frequency: Varies          |

### UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 07/02/2020  
Date Made Active in Reports: 09/17/2020  
Number of Days to Update: 77

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 07/07/2021  
Next Scheduled EDR Contact: 10/25/2021  
Data Release Frequency: Varies

### FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 05/14/2021  
Date Data Arrived at EDR: 05/14/2021  
Date Made Active in Reports: 08/03/2021  
Number of Days to Update: 81

Source: EPA  
Telephone: 800-385-6164  
Last EDR Contact: 08/13/2021  
Next Scheduled EDR Contact: 11/29/2021  
Data Release Frequency: Quarterly

### AIRS: Permitted Facility & Emissions Listing

A listing of permitted Air facilities and emissions data.

Date of Government Version: 05/12/2021  
Date Data Arrived at EDR: 05/13/2021  
Date Made Active in Reports: 07/30/2021  
Number of Days to Update: 78

Source: Department of Natural Resources  
Telephone: 404-363-7000  
Last EDR Contact: 08/10/2021  
Next Scheduled EDR Contact: 11/29/2021  
Data Release Frequency: Varies

### COAL ASH: Coal Ash Disposal Site Listing

A listing of coal ash landfills.

Date of Government Version: 08/01/2014  
Date Data Arrived at EDR: 08/05/2014  
Date Made Active in Reports: 09/02/2014  
Number of Days to Update: 28

Source: Department of Natural Resources  
Telephone: 404-362-2537  
Last EDR Contact: 07/20/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Varies

### DRYCLEANERS: Drycleaner Database

A list of drycleaners in the state. The listing includes drycleaner facilities, that use perchloroethylene, that responded to the Notification of Compliance Status forms. It also includes those businesses that are pick-up stores only and do not conduct dry cleaning on site.

Date of Government Version: 02/01/2021  
Date Data Arrived at EDR: 02/02/2021  
Date Made Active in Reports: 04/26/2021  
Number of Days to Update: 83

Source: Department of Natural Resources  
Telephone: 404-363-7000  
Last EDR Contact: 07/27/2021  
Next Scheduled EDR Contact: 11/15/2021  
Data Release Frequency: Varies

### Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities.

Date of Government Version: 03/09/2021  
Date Data Arrived at EDR: 03/11/2021  
Date Made Active in Reports: 05/27/2021  
Number of Days to Update: 77

Source: Department of Natural Resources  
Telephone: 404-362-4892  
Last EDR Contact: 09/10/2021  
Next Scheduled EDR Contact: 12/20/2021  
Data Release Frequency: Varies

### Financial Assurance 2: Financial Assurance Information Listing

Financial assurance information listing for solid waste facilities.

Date of Government Version: 07/08/2019  
Date Data Arrived at EDR: 07/09/2019  
Date Made Active in Reports: 08/26/2019  
Number of Days to Update: 48

Source: Department of Natural Resources  
Telephone: 404-362-2537  
Last EDR Contact: 06/29/2021  
Next Scheduled EDR Contact: 10/18/2021  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### NPDES: NPDES Wastewater Permit List

A listing of NPDES wastewater permits issued by the Watershed Protection Branch.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 02/01/2021  | Source: Department of Natural Resources |
| Date Data Arrived at EDR: 02/02/2021    | Telephone: 404-362-2680                 |
| Date Made Active in Reports: 05/03/2021 | Last EDR Contact: 07/21/2021            |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 11/15/2021  |
|                                         | Data Release Frequency: Varies          |

### TIER 2: Tier 2 Data Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 12/31/2019  | Source: Department of Natural Resources |
| Date Data Arrived at EDR: 08/21/2020    | Telephone: 404-656-4852                 |
| Date Made Active in Reports: 11/10/2020 | Last EDR Contact: 08/17/2021            |
| Number of Days to Update: 81            | Next Scheduled EDR Contact: 12/06/2021  |
|                                         | Data Release Frequency: Annually        |

### UIC: Underground Injection Control

Underground injection control

|                                         |                                         |
|-----------------------------------------|-----------------------------------------|
| Date of Government Version: 03/25/2021  | Source: Department of Natural Resources |
| Date Data Arrived at EDR: 03/26/2021    | Telephone: 404-463-2382                 |
| Date Made Active in Reports: 04/21/2021 | Last EDR Contact: 08/31/2021            |
| Number of Days to Update: 26            | Next Scheduled EDR Contact: 12/20/2021  |
|                                         | Data Release Frequency: Varies          |

### PCS ENF: Enforcement data

No description is available for this data

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 12/31/2014  | Source: EPA                            |
| Date Data Arrived at EDR: 02/05/2015    | Telephone: 202-564-2497                |
| Date Made Active in Reports: 03/06/2015 | Last EDR Contact: 06/30/2021           |
| Number of Days to Update: 29            | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: Varies         |

### PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 11/05/2014  | Source: EPA                            |
| Date Data Arrived at EDR: 01/06/2015    | Telephone: 202-564-2496                |
| Date Made Active in Reports: 05/06/2015 | Last EDR Contact: 06/30/2021           |
| Number of Days to Update: 120           | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: Semi-Annually  |

### PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 07/14/2011  | Source: EPA, Office of Water           |
| Date Data Arrived at EDR: 08/05/2011    | Telephone: 202-564-2496                |
| Date Made Active in Reports: 09/29/2011 | Last EDR Contact: 06/30/2021           |
| Number of Days to Update: 55            | Next Scheduled EDR Contact: 10/18/2021 |
|                                         | Data Release Frequency: Semi-Annually  |

### MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| Date of Government Version: 04/06/2018  | Source: USGS                           |
| Date Data Arrived at EDR: 10/21/2019    | Telephone: 703-648-6533                |
| Date Made Active in Reports: 10/24/2019 | Last EDR Contact: 08/26/2021           |
| Number of Days to Update: 3             | Next Scheduled EDR Contact: 12/06/2021 |
|                                         | Data Release Frequency: Varies         |



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

#### RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Georgia.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/24/2013  
Number of Days to Update: 176

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Natural Resources in Georgia.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/13/2014  
Number of Days to Update: 196

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Environmental Protection Division in Georgia.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 12/24/2013  
Number of Days to Update: 176

Source: Environmental Protection Division  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 03/24/2021  
Date Data Arrived at EDR: 05/11/2021  
Date Made Active in Reports: 07/28/2021  
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 08/10/2021  
Next Scheduled EDR Contact: 11/22/2021  
Data Release Frequency: No Update Planned

### NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018  
Date Data Arrived at EDR: 04/10/2019  
Date Made Active in Reports: 05/16/2019  
Number of Days to Update: 36

Source: Department of Environmental Protection  
Telephone: N/A  
Last EDR Contact: 07/09/2021  
Next Scheduled EDR Contact: 10/18/2021  
Data Release Frequency: Annually

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2019  
Date Data Arrived at EDR: 04/29/2020  
Date Made Active in Reports: 07/10/2020  
Number of Days to Update: 72

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 07/29/2021  
Next Scheduled EDR Contact: 11/08/2021  
Data Release Frequency: Quarterly

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 07/07/2021  
Next Scheduled EDR Contact: 10/25/2021  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2019  
Date Data Arrived at EDR: 02/11/2021  
Date Made Active in Reports: 02/24/2021  
Number of Days to Update: 13

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 08/11/2021  
Next Scheduled EDR Contact: 11/29/2021  
Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 09/01/2021  
Next Scheduled EDR Contact: 12/20/2021  
Data Release Frequency: Annually

### Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

### Electric Power Transmission Line Data

Source: Endeavor Business Media

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Child Care Centers

Source: Department of Human Resources

Telephone: 404-651-5562

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## **STREET AND ADDRESS INFORMATION**

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

REED ROAD  
116 REED ROAD  
VILLA RICA, GA 30180

### **TARGET PROPERTY COORDINATES**

|                                |                           |
|--------------------------------|---------------------------|
| Latitude (North):              | 33.7114 - 33° 42' 41.04"  |
| Longitude (West):              | 84.93042 - 84° 55' 49.51" |
| Universal Transverse Mercator: | Zone 16                   |
| UTM X (Meters):                | 691785.6                  |
| UTM Y (Meters):                | 3731886.8                 |
| Elevation:                     | 1176 ft. above sea level  |

### **USGS TOPOGRAPHIC MAP**

|                      |                        |
|----------------------|------------------------|
| Target Property Map: | 6045625 VILLA RICA, GA |
| Version Date:        | 2014                   |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

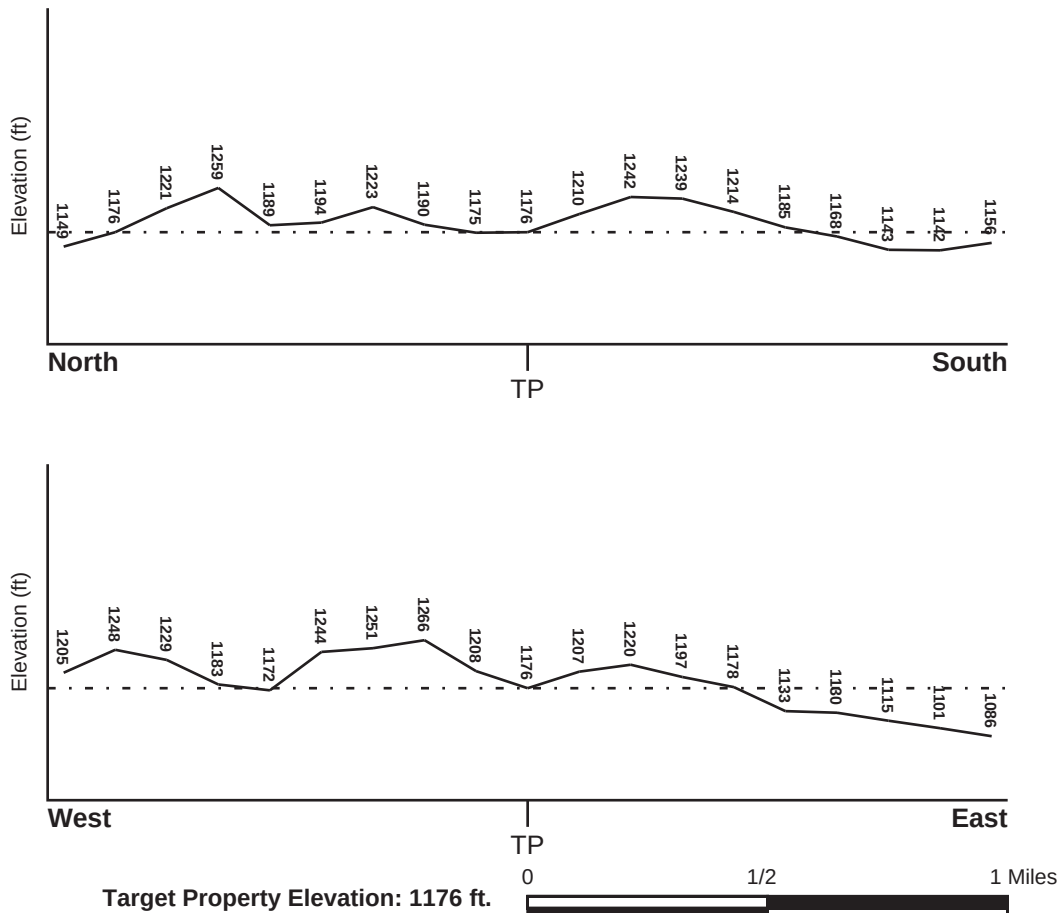
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

| <u>Flood Plain Panel at Target Property</u> | <u>FEMA Source Type</u> |
|---------------------------------------------|-------------------------|
| 13045C0158D                                 | FEMA FIRM Flood data    |
| <u>Additional Panels in search area:</u>    | <u>FEMA Source Type</u> |
| 13045C0152D                                 | FEMA FIRM Flood data    |
| 13045C0156D                                 | FEMA FIRM Flood data    |
| 13045C0154D                                 | FEMA FIRM Flood data    |

### NATIONAL WETLAND INVENTORY

| <u>NWI Quad at Target Property</u> | <u>NWI Electronic Data Coverage</u>            |
|------------------------------------|------------------------------------------------|
| VILLA RICA                         | YES - refer to the Overview Map and Detail Map |

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| <u>MAP ID</u> | <u>LOCATION FROM TP</u> | <u>GENERAL DIRECTION GROUNDWATER FLOW</u> |
|---------------|-------------------------|-------------------------------------------|
| Not Reported  |                         |                                           |

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### ROCK STRATIGRAPHIC UNIT

Era: Paleozoic  
System: Ordovician  
Series: Lower Paleozoic  
Code: IPz (decoded above as Era, System & Series)

#### GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: DAVIDSON

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: HIGH

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information |           |           |                    |                                                                        |                                                                             |                           |                        |
|------------------------|-----------|-----------|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------|------------------------|
| Layer                  | Boundary  |           | Soil Texture Class | Classification                                                         |                                                                             | Permeability Rate (in/hr) | Soil Reaction (pH)     |
|                        | Upper     | Lower     |                    | AASHTO Group                                                           | Unified Soil                                                                |                           |                        |
| 1                      | 0 inches  | 7 inches  | clay loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 2.00<br>Min: 0.60    | Max: 6.50<br>Min: 4.50 |
| 2                      | 7 inches  | 12 inches | clay loam          | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 2.00<br>Min: 0.60    | Max: 6.50<br>Min: 4.50 |
| 3                      | 12 inches | 53 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils. | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 2.00<br>Min: 0.60    | Max: 6.50<br>Min: 4.50 |
| 4                      | 53 inches | 72 inches | clay               | Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.  | FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay | Max: 2.00<br>Min: 0.60    | Max: 6.50<br>Min: 4.50 |

### OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sandy loam  
sandy clay loam  
gravelly - clay loam

Surficial Soil Types: sandy loam  
sandy clay loam  
gravelly - clay loam

Shallow Soil Types: clay  
sandy clay  
sandy clay loam  
gravelly - clay loam

Deeper Soil Types: fine sandy loam  
sandy loam  
loamy sand  
weathered bedrock

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

| <u>DATABASE</u>  | <u>SEARCH DISTANCE (miles)</u> |
|------------------|--------------------------------|
| Federal USGS     | 1.000                          |
| Federal FRDS PWS | Nearest PWS within 1 mile      |
| State Database   | 1.000                          |

### FEDERAL USGS WELL INFORMATION

| <u>MAP ID</u> | <u>WELL ID</u>  | <u>LOCATION<br/>FROM TP</u> |
|---------------|-----------------|-----------------------------|
| 1             | USGS40000264583 | 1/2 - 1 Mile SW             |
| 2             | USGS40000264577 | 1/2 - 1 Mile SSW            |

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

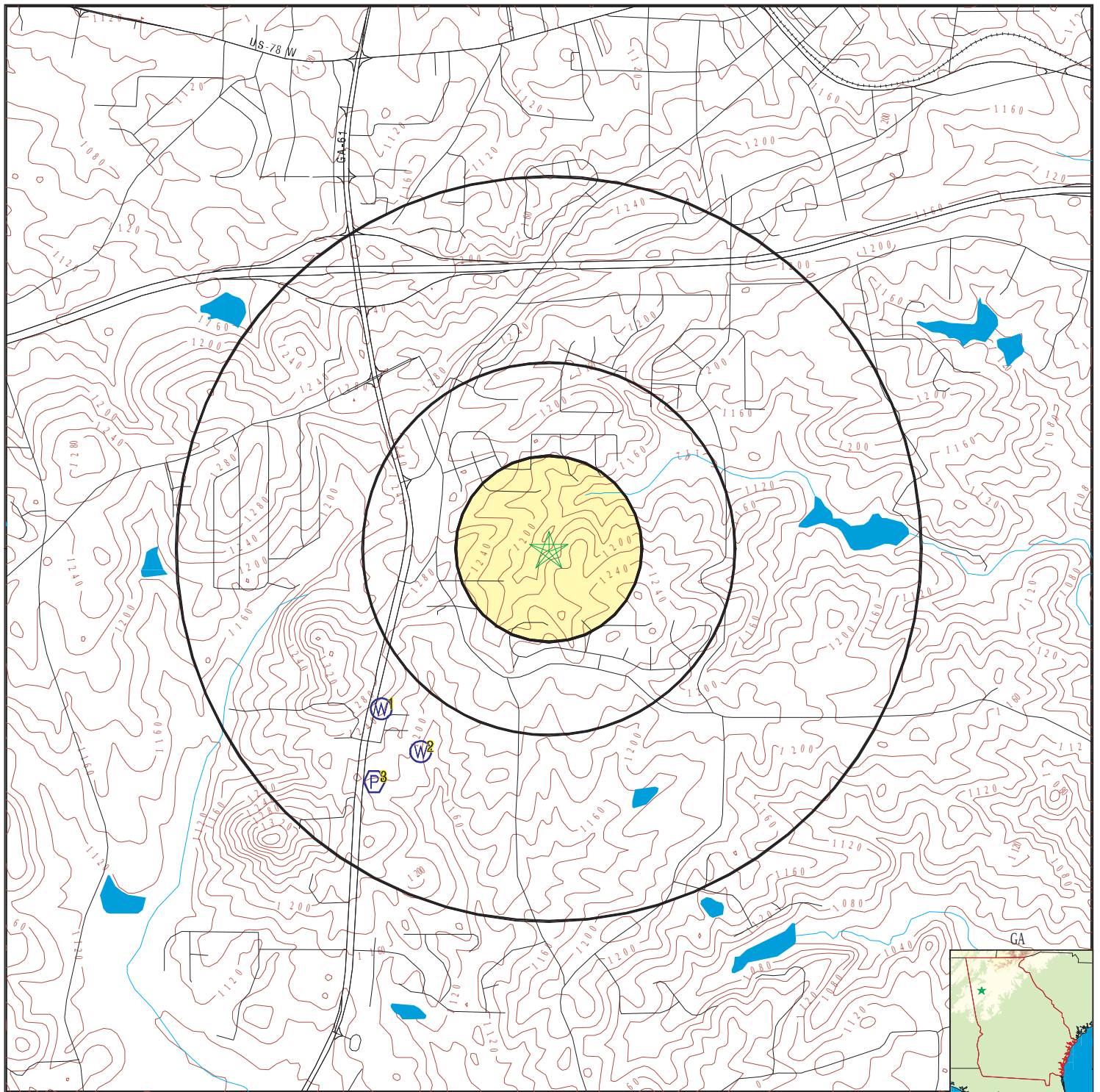
| <u>MAP ID</u> | <u>WELL ID</u> | <u>LOCATION<br/>FROM TP</u> |
|---------------|----------------|-----------------------------|
| 3             | GA0450045      | 1/2 - 1 Mile SW             |

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

| <u>MAP ID</u>  | <u>WELL ID</u> | <u>LOCATION<br/>FROM TP</u> |
|----------------|----------------|-----------------------------|
| No Wells Found |                |                             |

# PHYSICAL SETTING SOURCE MAP - 6674898.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Wildlife Areas
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica GA 30180  
 LAT/LONG: 33.7114 / 84.93042

CLIENT: Sailors Eng Assoc Inc.  
 CONTACT: Paul Miles  
 INQUIRY #: 6674898.2s  
 DATE: September 23, 2021 1:16 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database EDR ID Number

**1**  
**SW**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS USGS40000264583**

|                        |              |                             |                                   |
|------------------------|--------------|-----------------------------|-----------------------------------|
| Organization ID:       | USGS-GA      | Organization Name:          | USGS Georgia Water Science Center |
| Monitor Location:      | 06DD21       | Type:                       | Well                              |
| Description:           | Not Reported | HUC:                        | 03130002                          |
| Drainage Area:         | Not Reported | Drainage Area Units:        | Not Reported                      |
| Contrib Drainage Area: | Not Reported | Contrib Drainage Area Unts: | Not Reported                      |
| Aquifer:               | Not Reported | Formation Type:             | Not Reported                      |
| Aquifer Type:          | Not Reported | Construction Date:          | Not Reported                      |
| Well Depth:            | Not Reported | Well Depth Units:           | Not Reported                      |
| Well Hole Depth:       | Not Reported | Well Hole Depth Units:      | Not Reported                      |

**2**  
**SSW**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS USGS40000264577**

|                        |              |                             |                                   |
|------------------------|--------------|-----------------------------|-----------------------------------|
| Organization ID:       | USGS-GA      | Organization Name:          | USGS Georgia Water Science Center |
| Monitor Location:      | 06DD22       | Type:                       | Well                              |
| Description:           | Not Reported | HUC:                        | 03130002                          |
| Drainage Area:         | Not Reported | Drainage Area Units:        | Not Reported                      |
| Contrib Drainage Area: | Not Reported | Contrib Drainage Area Unts: | Not Reported                      |
| Aquifer:               | Not Reported | Formation Type:             | Not Reported                      |
| Aquifer Type:          | Not Reported | Construction Date:          | Not Reported                      |
| Well Depth:            | Not Reported | Well Depth Units:           | Not Reported                      |
| Well Hole Depth:       | Not Reported | Well Hole Depth Units:      | Not Reported                      |

**3**  
**SW**  
**1/2 - 1 Mile**  
**Higher**

**FRDS PWS GA0450045**

|                  |                        |                   |                               |
|------------------|------------------------|-------------------|-------------------------------|
| Epa region:      | 04                     | State:            | GA                            |
| Pwsid:           | GA0450045              | Pwsname:          | VILLA FOREST MOBILE HOME PARK |
| Cityserved:      | Not Reported           | Stateserved:      | GA                            |
| Zipsserved:      | Not Reported           | Fipscounty:       | 13045                         |
| Status:          | Active                 | Retpopsrzd:       | 73                            |
| Pwssvcconn:      | 32                     | Psource longname: | Groundwater                   |
| Pwstype:         | CWS                    | Owner:            | Private                       |
| Contact:         | CRANE, JOE             | Contactorgname:   | CRANE, JOE                    |
| Contactphone:    | 770-459-8262           | Contactaddress1:  | 134 VILLA FOREST DRIVE        |
| Contactaddress2: | Not Reported           | Contactcity:      | VILLA RICA                    |
| Contactstate:    | GA                     | Contactzip:       | 30180                         |
| Pwsactivitycode: | A                      |                   |                               |
| Pwsid:           | GA0450045              | Facid:            | 365                           |
| Facname:         | TREATMENT PLANT        | Factype:          | Treatment_plant               |
| Facactivitycode: | A                      | Trtobjective:     | disinfection                  |
| Trtprocess:      | hypochlorination, post | Factypecode:      | TP                            |
| PWS ID:          | GA0450045              | PWS name:         | VILLA FOREST MOBILE HOME PARK |
| Address:         | 134 VILLA FOREST DRIVE | Care of:          | VILLA FOREST MOBILE HOME PK.  |
| City:            | VILLA RICA             | State:            | GA                            |



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                        |                        |                           |                                 |
|------------------------|------------------------|---------------------------|---------------------------------|
| Zip:                   | 30180                  | Owner:                    | VILLA FOREST MOBILE HOME PARK   |
| Source code:           | Ground water           | Population:               | 90                              |
| PWS ID:                | GA0450045              | PWS type:                 | Not Reported                    |
| PWS name:              | Not Reported           | PWS address:              | Not Reported                    |
| PWS city:              | Not Reported           | PWS state:                | Not Reported                    |
| PWS zip:               | Not Reported           | PWS name:                 | VILLA FOREST MOBILE HOME PARK   |
| PWS type code:         | C                      | Retail population served: | 73                              |
| Contact:               | CRANE, JOE             | Contact address:          | 134 VILLA FOREST DRIVE          |
| Contact address:       | VILLA RICA             | Contact city:             | GA                              |
| Contact state:         | 30                     | Contact zip:              | 770-459-82                      |
| Contact telephone:     | Not Reported           |                           |                                 |
| County:                | CARROLL                | Source:                   | Ground water                    |
| Treatment Objective:   | DISINFECTION           | Process:                  | HYPOCHLORINATION, POST          |
| Population:            | 90                     |                           |                                 |
| PWS ID:                | GA0450045              | Activity status:          | Active                          |
| Date system activated: | Not Reported           | Date system deactivated:  | Not Reported                    |
| Retail population:     | 00000045               | System name:              | VILLA FOREST MOBILE HOME PARK   |
| System address:        | VILLA FOREST MHP       | System address:           | 101 VILLA FOREST DRIVE          |
| System city:           | VILLA RICA             | System state:             | GA                              |
| System zip:            | 30180                  |                           |                                 |
| Population served:     | Under 101 Persons      | Treatment:                | Treated                         |
| Latitude:              | 334203                 | Longitude:                | 0845611                         |
| Latitude:              | 334208                 | Longitude:                | 0845619                         |
| State:                 | GA                     | Latitude degrees:         | 33                              |
| Latitude minutes:      | 42                     | Latitude seconds:         | 3.0000                          |
| Longitude degrees:     | 84                     | Longitude minutes:        | 56                              |
| Longitude seconds:     | 11.0000                |                           |                                 |
| State:                 | GA                     | Latitude degrees:         | 33                              |
| Latitude minutes:      | 42                     | Latitude seconds:         | 8.0000                          |
| Longitude degrees:     | 84                     | Longitude minutes:        | 56                              |
| Longitude seconds:     | 19.0000                |                           |                                 |
| Violation id:          | 20101                  | Orig code:                | S                               |
| State:                 | GA                     | Violation Year:           | 2001                            |
| Contamination code:    | 7000                   | Contamination Name:       | Consumer Confidence Rule        |
| Violation code:        | 71                     | Violation name:           | CCR Complete Failure to Report  |
| Rule code:             | 420                    | Rule name:                | CCR                             |
| Violation measur:      | Not Reported           | Unit of measure:          | Not Reported                    |
| State mcl:             | Not Reported           | Cmp bdt:                  | 07/01/2001                      |
| Cmp edt:               | Not Reported           |                           |                                 |
| Violation id:          | 20611                  | Orig code:                | S                               |
| State:                 | GA                     | Violation Year:           | 2010                            |
| Contamination code:    | 3100                   | Contamination Name:       | Coliform (TCR)                  |
| Violation code:        | 23                     | Violation name:           | Monitoring, Routine Major (TCR) |
| Rule code:             | 110                    | Rule name:                | TCR                             |
| Violation measur:      | Not Reported           | Unit of measure:          | Not Reported                    |
| State mcl:             | Not Reported           | Cmp bdt:                  | 10/01/2010                      |
| Cmp edt:               | 10/31/2010             |                           |                                 |
| Violation ID:          | 20101                  | Orig Code:                | S                               |
| Enforcemnt FY:         | 2001                   | Enforcement Action:       | 08/27/2001                      |
| Enforcement Detail:    | St Compliance achieved | Enforcement Category:     | Resolving                       |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

|                        |                               |                        |                   |
|------------------------|-------------------------------|------------------------|-------------------|
| Violation ID:          | 20101                         | Orig Code:             | S                 |
| Enforcemnt FY:         | 2001                          | Enforcement Action:    | 07/02/2001        |
| Enforcement Detail:    | St Intentional no-action      | Enforcement Category:  | Resolving         |
| PWS name:              | VILLA FOREST MOBILE HOME PARK |                        |                   |
| Population served:     | 73                            | PWS type code:         | C                 |
| Violation ID:          | 20101                         | Contaminant:           | 7000              |
| Violation type:        | 71                            | Compliance start date: | 7/1/2001 0:00:00  |
| Compliance end date:   | 8/27/2001 0:00:00             | Enforcement date:      | 7/2/2001 0:00:00  |
| Enforcement action:    | State Intentional no-action   |                        |                   |
| Violation measurement: | Not Reported                  |                        |                   |
| PWS name:              | VILLA FOREST MOBILE HOME PARK |                        |                   |
| Population served:     | 73                            | PWS type code:         | C                 |
| Violation ID:          | 20101                         | Contaminant:           | 7000              |
| Violation type:        | 71                            | Compliance start date: | 7/1/2001 0:00:00  |
| Compliance end date:   | 8/27/2001 0:00:00             | Enforcement date:      | 8/27/2001 0:00:00 |
| Enforcement action:    | State Compliance Achieved     | Violation measurement: | Not Reported      |

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

### AREA RADON INFORMATION

Federal EPA Radon Zone for CARROLL County: 2

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 30180

Number of sites tested: 6

| Area                    | Average Activity | % <4 pCi/L   | % 4-20 pCi/L | % >20 pCi/L  |
|-------------------------|------------------|--------------|--------------|--------------|
| Living Area - 1st Floor | 1.533 pCi/L      | 100%         | 0%           | 0%           |
| Living Area - 2nd Floor | Not Reported     | Not Reported | Not Reported | Not Reported |
| Basement                | 1.200 pCi/L      | 100%         | 0%           | 0%           |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetlands Inventory

Source: Georgia GIS Clearinghouse

Telephone: 706-542-1581

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.



# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Georgia Public Supply Wells

Source: Georgia Department of Community Affairs

Telephone: 404-894-0127

#### USGS Georgia Water Wells

Source: USGS, Georgia District Office

Telephone: 770-903-9100

## OTHER STATE DATABASE INFORMATION

### DNR Managed Lands

Source: Department of Natural Resources

Telephone: 706-557-3032

This dataset provides 1:24,000-scale data depicting boundaries of land parcels making up the public lands managed by the Georgia Department of Natural Resources (GDNR). It includes polygon representations of State Parks, State Historic Parks, State Conservation Parks, State Historic Sites, Wildlife Management Areas, Public Fishing Areas, Fish Hatcheries, Natural Areas and other specially-designated areas. The data were collected and located by the Georgia Department of Natural Resources. Boundaries were digitized from survey plats or other information.

### RADON

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

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**Reed Road**

116 Reed Road  
Villa Rica, GA 30180

Inquiry Number: 6674898.5  
September 27, 2021

## The EDR-City Directory Image Report

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### SECTION

Executive Summary

Findings

City Directory Images

***Thank you for your business.***

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

| <u>Year</u> | <u>Target Street</u>                | <u>Cross Street</u>      | <u>Source</u>                |
|-------------|-------------------------------------|--------------------------|------------------------------|
| 2017        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2014        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2010        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2005        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 2000        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 1995        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 1992        | <input checked="" type="checkbox"/> | <input type="checkbox"/> | EDR Digital Archive          |
| 1987        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1981        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1976        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1970        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |
| 1966        | <input type="checkbox"/>            | <input type="checkbox"/> | Haines Criss-Cross Directory |

## FINDINGS

### TARGET PROPERTY STREET

116 Reed Road  
Villa Rica, GA 30180

| <u>Year</u> | <u>CD Image</u> | <u>Source</u> |
|-------------|-----------------|---------------|
|-------------|-----------------|---------------|

### REED RD

|      |       |                              |                             |
|------|-------|------------------------------|-----------------------------|
| 2017 | pg A1 | EDR Digital Archive          |                             |
| 2014 | pg A2 | EDR Digital Archive          |                             |
| 2010 | pg A3 | EDR Digital Archive          |                             |
| 2005 | pg A4 | EDR Digital Archive          |                             |
| 2000 | pg A5 | EDR Digital Archive          |                             |
| 1995 | pg A6 | EDR Digital Archive          |                             |
| 1992 | pg A7 | EDR Digital Archive          |                             |
| 1987 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1981 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1976 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1970 | -     | Haines Criss-Cross Directory | Street not listed in Source |
| 1966 | -     | Haines Criss-Cross Directory | Street not listed in Source |

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**



**REED RD      2017**

|     |                   |
|-----|-------------------|
| 150 | BROWN, PAUL A     |
| 157 | DUKES, SARA M     |
| 192 | NORMAN, TIM       |
| 206 | MCCOY, TYRE       |
| 225 | MONSON, CHARLES   |
| 231 | JOHNSON, SETH E   |
| 233 | TATUM, YOLANDA    |
| 247 | CHAMBLEY, JUANITA |
| 258 | GONZALES, CHRIS J |
| 268 | SCHIRMER, GLEN W  |
| 285 | TATUM, CHANDA     |
| 290 | MADDEN, PEARL     |
| 391 | BUSCH, BRIAN J    |
| 501 | PADGETT, MARK R   |
| 511 | MAYFIELD, COLT T  |
| 551 | PATE, LISA        |
| 621 | AKIN, JEAN W      |
| 635 | WILLIAMS, BOBBY J |
| 780 | JOHNSON, JOHN     |

**REED RD****2014**

|     |                     |
|-----|---------------------|
| 132 | CREW, SHELLY N      |
| 150 | BROWN, DAVID J      |
| 157 | DUKES, SARA M       |
| 175 | GREEN, HENRY        |
| 192 | NORMAN, DOROTHY M   |
| 206 | TATUM, WILLIE J     |
| 209 | MCDOWELL, EMMA J    |
| 225 | MONSON, CHARLES     |
| 231 | JOHNSON, MARIE      |
| 233 | JEFFERSON, NOREJAI  |
| 247 | GREEN, MARY L       |
| 258 | LOPEZ, GLORIA E     |
| 268 | LIGON, JEFF         |
| 269 | CHAPPELL, RICHARD L |
| 285 | PATUM, CHANDA       |
| 290 | MADDEN, PEARL       |
| 391 | KENDRICK, MICHAEL A |
| 501 | PADGETT, MARK R     |
| 511 | MAYFIELD, COLT T    |
| 551 | KEITH, THOMAS A     |
| 591 | OCCUPANT UNKNOWN,   |
| 621 | AKIN, JEAN W        |
| 635 | WILLIAMS, BOBBY J   |
| 680 | HIPPS, NATHAN       |

**REED RD      2010**

|     |                         |
|-----|-------------------------|
| 132 | CREW, ERNEST R          |
| 150 | BROWN, DAVID J          |
| 157 | DUKES, SARA M           |
| 175 | ELI, CRYSTAL E          |
| 192 | JONES, MARCUS           |
| 206 | TATUM, WILLIE J         |
| 209 | MCDOWELL, EMMA J        |
| 225 | MINSON, MARY            |
| 231 | JOHNSON, MARIE          |
| 233 | TATUM, YOLANDA          |
| 247 | GREEN, MARY L           |
| 258 | GONZALES, CHRISTOPHER J |
| 268 | SCHIMER, MARITZA        |
| 269 | PEREZ, PEDRO B          |
| 285 | PATUM, CHANDA           |
| 290 | MADDEN, PEARL           |
| 345 | HOLOMAN, ROBERT R       |
| 391 | SHADRIX, RICHARD A      |
| 501 | PADGETT, JANET          |
| 511 | MAYFIELD, HEATHER J     |
| 551 | KEITH, THOMAS A         |
| 621 | AKIN, JEAN W            |
| 635 | WILLIAMS, BOBBY J       |
| 680 | BAILEY, BRUCE B         |
| 695 | HALL, ED R              |
| 720 | BAILEY, WALTER          |
| 721 | BAILEY, JESSE B         |
| 780 | MATTHEWS, JACK          |
|     | SMARR, RICKY            |
|     | WILLIAMSON, CYNTHIA     |
| 880 | MOODY, FRANK B          |
| 900 | DAVIS, GENE             |
| 910 | ALSTON, DERRICK         |
| 920 | LANCASTER, WAYNE H      |
| 960 | TIPTON, THOMAS W        |
| 970 | CHAPPELL, RICHARD L     |
|     | SOUTHEASTERN GRADING    |

**REED RD 2005**

|     |                          |
|-----|--------------------------|
| 150 | BROWN, DORIS J           |
| 157 | DUKES, SARA M            |
| 175 | HILL, RASHUNDA L         |
| 192 | NORMAN, DOROTHY M        |
| 206 | TATUM, WILLIE J          |
| 209 | MCDOWELL, JEFFERSON D    |
| 225 | MINSON, MARY             |
| 231 | JOHNSON, MARIE           |
| 233 | TATUM, YOLANDA           |
| 247 | GREEN, MARY L            |
| 268 | LOVE, PATRICK            |
| 269 | HARRIS, CASEY            |
| 285 | TATUM, SARA A            |
| 290 | CHISM, AILEEN            |
| 391 | SHADRIX, RICHARD A       |
| 501 | PADGETT, ROY C           |
| 551 | KEITH, THOMAS            |
| 591 | MORROW, DANIEL G         |
| 621 | AKIN, JEAN W             |
| 635 | WILLIAMS, BOBBY J        |
| 680 | BAILEY, FRANCIS M        |
| 700 | ARMSTRONG, ROSE C        |
| 720 | BAILEY, WALTER           |
| 760 | BROOKS, WILLIAM M        |
| 780 | BAILEY, BRUCE B          |
| 900 | MCGIRR, JEFF L           |
| 920 | LANCASTER, WAYNE         |
| 960 | KANZLER, TED R           |
|     | RIZZO TRUCKING           |
| 970 | ELDREDGE PLUMBING CO INC |

**REED RD 2000**

|     |                   |
|-----|-------------------|
| 132 | CREW, SHELLY      |
| 150 | BROWN, DORIS J    |
| 157 | DUKES, SARA M     |
| 175 | HILL, R L         |
| 192 | NORMAN, TIM       |
| 231 | TATUM, CHANDA     |
| 233 | TATUM, YOLANDA    |
| 246 | TATUM, WILLIE     |
| 285 | TATUM, SARA A     |
| 290 | TAYLOR, SANDY     |
| 391 | SHADRIX, RICHARD  |
| 501 | PADGETT, ROY C    |
| 513 | CULBERSON, BILLY  |
| 551 | WILLIAMS, LULA M  |
| 591 | MORROW, DANIEL G  |
| 621 | AKIN, JEAN W      |
| 635 | BECK, D           |
|     | WILLIAMS, BOBBY   |
| 680 | BAILEY, FLOYD W   |
| 695 | HALL, ANNETTE A   |
| 721 | HAIRSTON, C F     |
| 760 | BAILEY, C B       |
|     | BROOKS, W M       |
| 780 | BAILEY, CHARLES B |
|     | MARSH, JEANETT    |
| 920 | LANCASTER, WAYNE  |
|     | MCADAMS, K        |



**REED RD 1995**

|     |                     |
|-----|---------------------|
| 132 | CREW, SHELLY        |
| 150 | BROWN, DORIS J      |
| 157 | DUKES, SARA M       |
| 175 | OCCUPANT UNKNOWNN   |
| 206 | MCCOY, TYRIE        |
| 225 | TAYLOR, SUSIE T     |
| 231 | TATUM, CHANDA       |
| 246 | TATUM, WILLIE SR    |
| 258 | TATUM, YOLANDA      |
| 259 | OCCUPANT UNKNOWNN   |
| 268 | OCCUPANT UNKNOWNN   |
| 269 | TAYLOR, DAMIEN      |
| 285 | TATUM, SARA A       |
| 290 | OCCUPANT UNKNOWNN   |
| 501 | PADGETT, ROY C      |
| 509 | OCCUPANT UNKNOWNN   |
| 511 | OCCUPANT UNKNOWNN   |
| 551 | WILLIAMS, SEABORN F |
| 591 | MORROW, DANIEL G    |
| 621 | AKIN, JEAN W        |
| 680 | BAILEY, FLOYD W     |
| 695 | OCCUPANT UNKNOWNN   |
| 700 | OCCUPANT UNKNOWNN   |
| 720 | BAILEY, C B         |
| 721 | HAIRSTON, C F       |
| 740 | HODGES, JERRY       |
| 760 | BROOKS, W M         |
| 780 | BAILEY, CHARLES B   |
|     | MARSH, JEANETT      |

**REED RD****1992**

|     |                   |
|-----|-------------------|
| 175 | TURNER, RODNEY    |
| 259 | SMITH, L C        |
| 285 | TATUM, SARA A     |
| 290 | BOHANAN, IDELLA   |
| 501 | PADGETT, ROY C    |
| 591 | MORROW, DANIEL G  |
| 621 | AKIN, JEAN W      |
| 680 | BAILEY, FLOYD W   |
| 695 | BAILEY, B G       |
| 700 | CHISM, TRACY      |
| 720 | BAILEY, C B       |
| 721 | HAIRSTON, C F     |
| 760 | BROOKS, W M       |
| 780 | BAILEY, CHARLES B |
|     | MARSH, J          |
| 920 | RIVERS, BARBARA   |



Reed Road

116 Reed Road

Villa Rica, GA 30180

Inquiry Number: 6674898.4

September 23, 2021

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

09/23/21

**Site Name:**

Reed Road  
116 Reed Road  
Villa Rica, GA 30180  
EDR Inquiry # 6674898.4

**Client Name:**

Sailors Eng Assoc Inc.  
1675 Spectrum Drive  
Lawrenceville, GA 30043  
Contact: Paul Miles



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Sailors Eng Assoc Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

|                 |           |                      |                             |
|-----------------|-----------|----------------------|-----------------------------|
| <b>P.O.#</b>    | 212-098   | <b>Latitude:</b>     | 33.7114 33° 42' 41" North   |
| <b>Project:</b> | Reed Road | <b>Longitude:</b>    | -84.93042 -84° 55' 50" West |
|                 |           | <b>UTM Zone:</b>     | Zone 16 North               |
|                 |           | <b>UTM X Meters:</b> | 691781.28                   |
|                 |           | <b>UTM Y Meters:</b> | 3732080.20                  |
|                 |           | <b>Elevation:</b>    | 1175.53' above sea level    |

**Maps Provided:**

2014  
1982  
1973  
1958  
1901

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## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **2014 Source Sheets**



Villa Rica

7.5-minute, 24000

### **1982 Source Sheets**



Villa Rica

7.5-minute, 24000

Aerial Photo Revised 1981

### **1973 Source Sheets**



Villa Rica

7.5-minute, 24000

Aerial Photo Revised 1972

### **1958 Source Sheets**



Villa Rica

15-minute, 62500

Aerial Photo Revised 1955



## ***Topo Sheet Key***

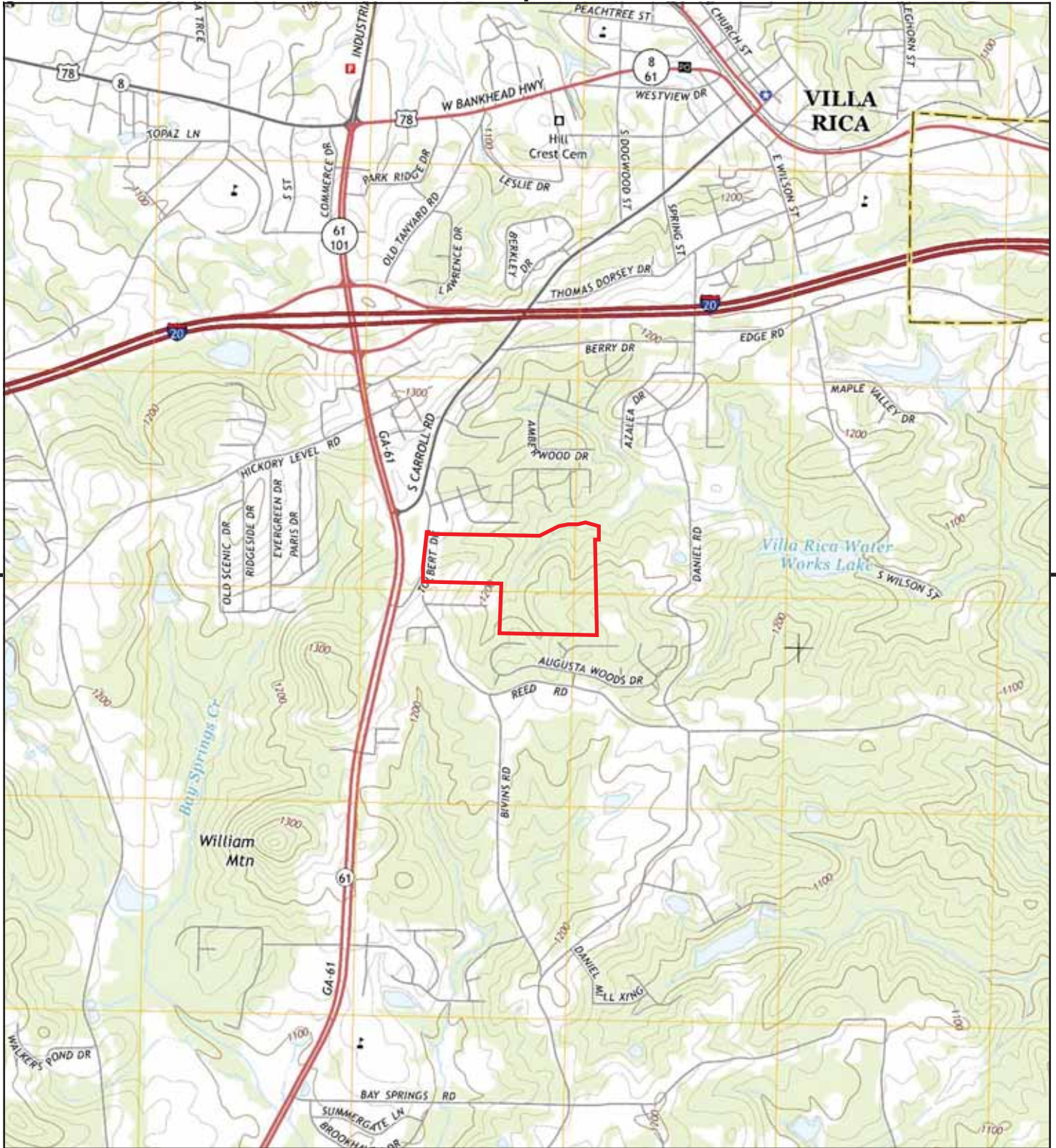
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1901 Source Sheets**

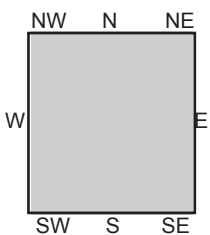
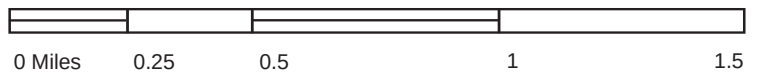


Marietta

30-minute, 125000



This report includes information from the following map sheet(s).

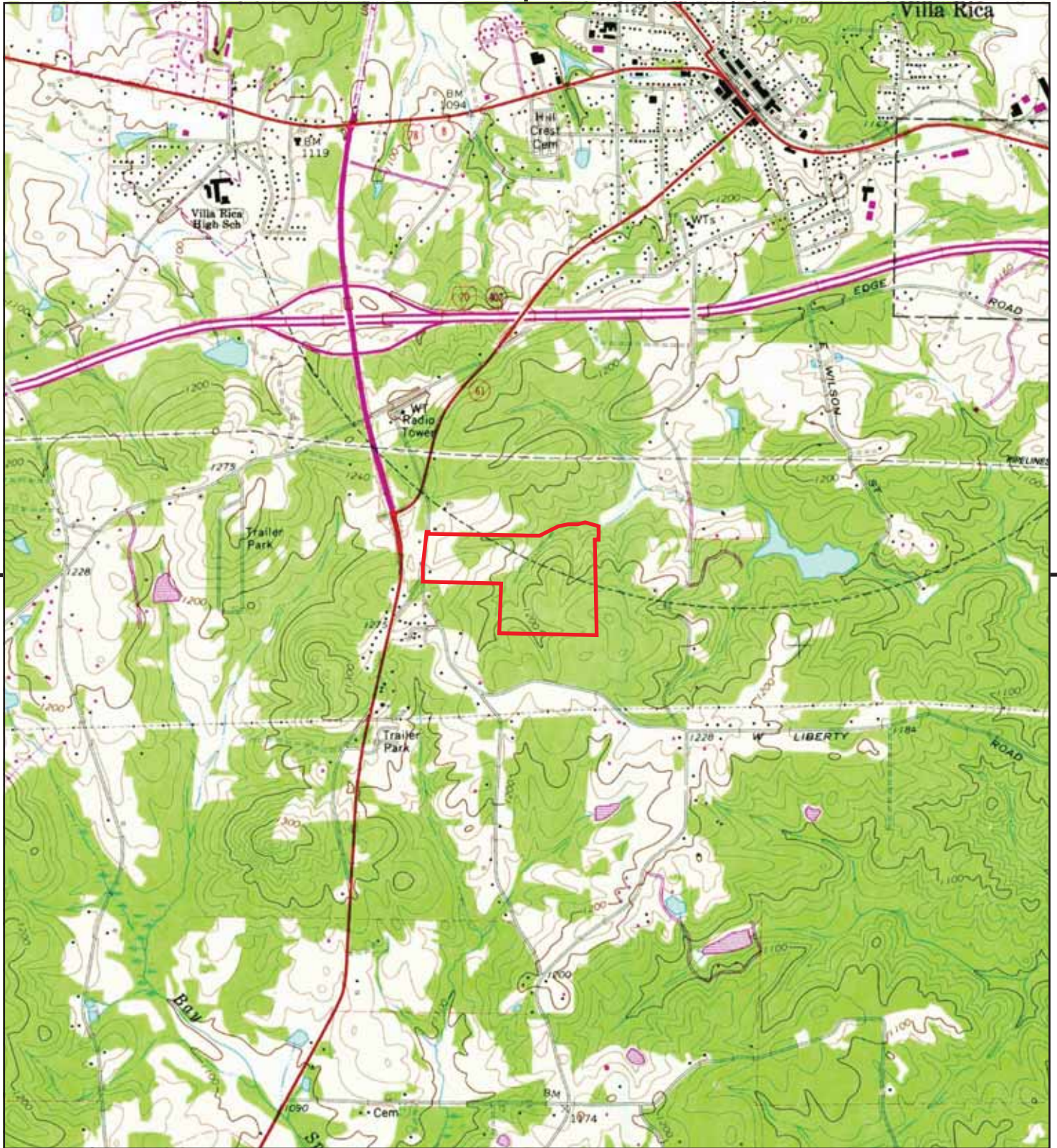


TP, Villa Rica, 2014, 7.5-minute

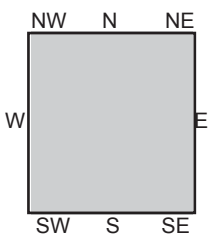
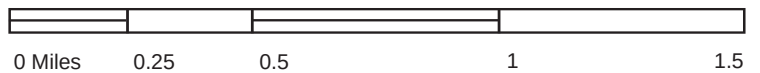
SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica, GA 30180  
 CLIENT: Sailors Eng Assoc Inc.







This report includes information from the following map sheet(s).

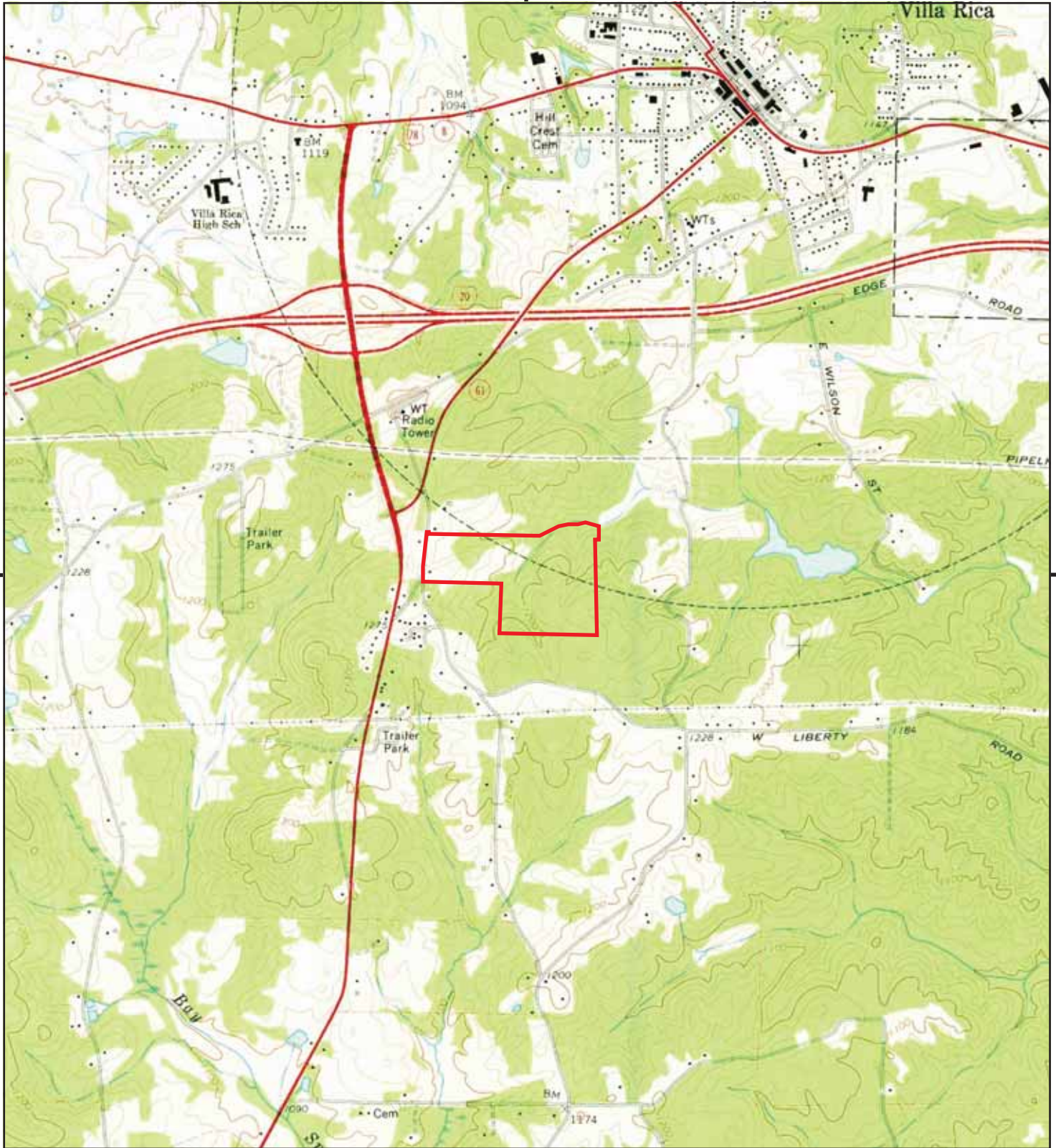


TP, Villa Rica, 1982, 7.5-minute

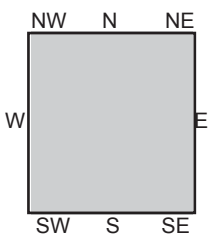
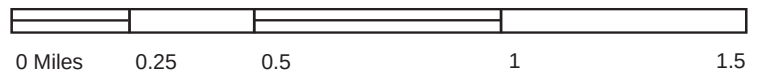
SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica, GA 30180  
 CLIENT: Sailors Eng Assoc Inc.







This report includes information from the following map sheet(s).



TP, Villa Rica, 1973, 7.5-minute

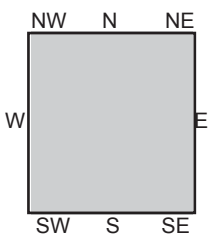
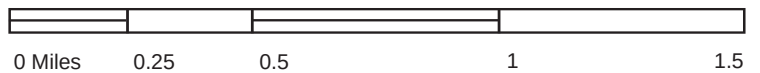
SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica, GA 30180  
 CLIENT: Sailors Eng Assoc Inc.







This report includes information from the following map sheet(s).

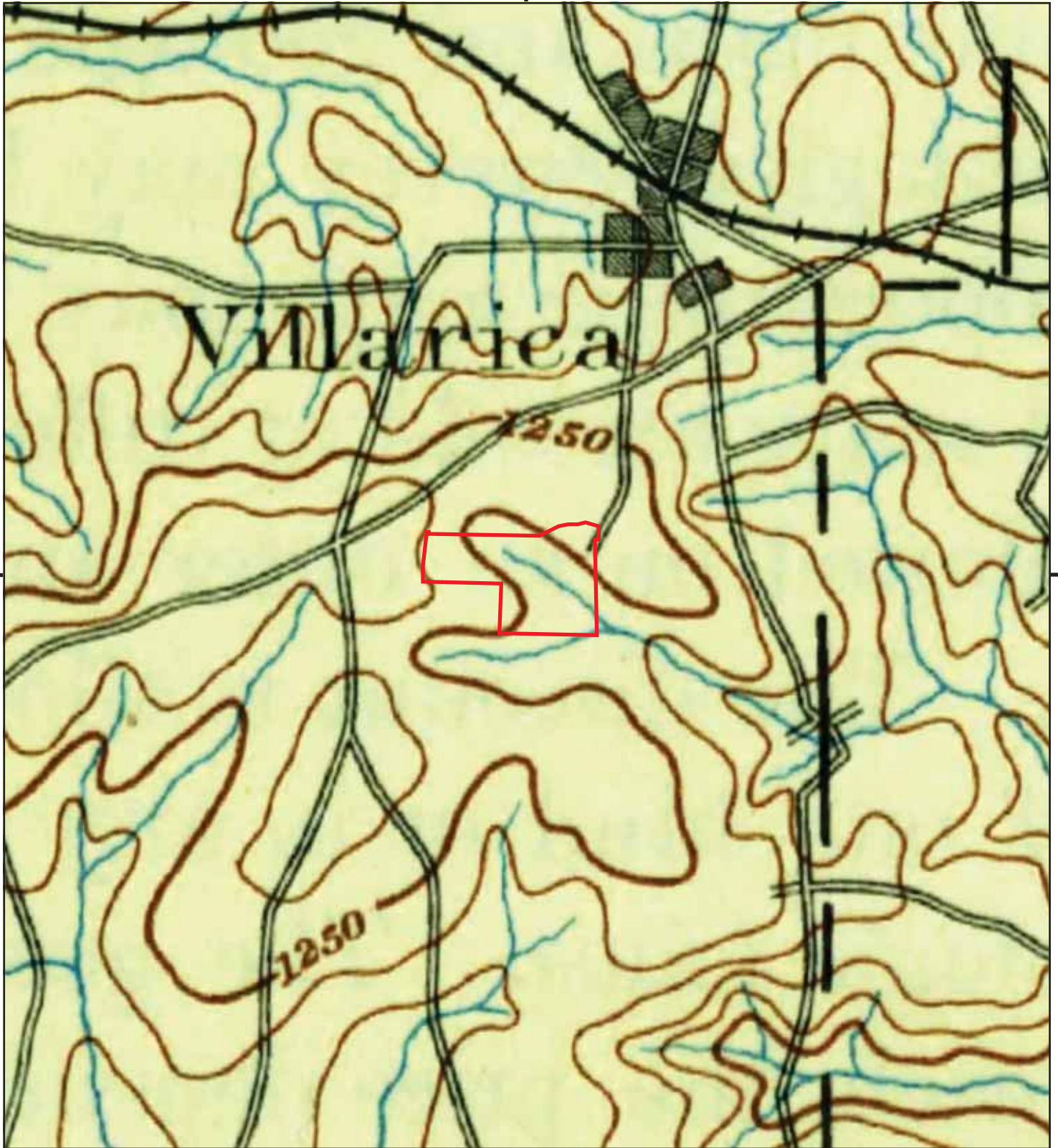


TP, Villa Rica, 1958, 15-minute

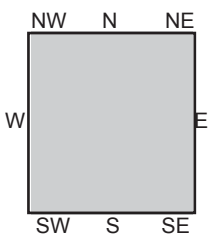
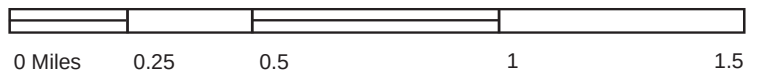
SITE NAME: Reed Road  
ADDRESS: 116 Reed Road  
Villa Rica, GA 30180  
CLIENT: Sailors Eng Assoc Inc.







This report includes information from the following map sheet(s).



TP, Marietta, 1901, 30-minute

SITE NAME: Reed Road  
 ADDRESS: 116 Reed Road  
 Villa Rica, GA 30180  
 CLIENT: Sailors Eng Assoc Inc.



110431

BK PG  
3755 248

PT-61 022-2001-007635  
 CARROLL COUNTY, GEORGIA  
 REAL ESTATE TRANSFER TAX  
 PAID - 0 -  
 DATE 10-25-06  
*Henrietta Hoffman*  
 CLERK OF SUPERIOR COURT

FILED  
 GA. CARROLL COUNTY  
 CLERK OF SUPERIOR COURT

06 OCT 25 PM 4: 04

*Henrietta Hoffman*  
 CLERK OF SUPERIOR COURT

Prepared by:  
 Stacey L. Blackmon  
 ✓ Tisinger Vance, P.C.  
 100 Wagon Yard Plaza  
 P.O. Box 2069  
 Carrollton, Georgia 30117

**CORRECTIVE WARRANTY DEED**

GEORGIA, CARROLL COUNTY

THIS INDENTURE, made this 20<sup>th</sup> day of October, 2006, between **JAMES R. GIFFIN** of said State and County, as party of the first part, hereinafter called "Grantor" and **CARROLL CITY -COUNTY HOSPITAL AUTHORITY**, as party of the second part, hereinafter called "Grantee." (The words "Grantor" and "Grantee" to include their respective heirs, successors and assigns, and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that Grantor, for and in consideration of the correction of prior deed has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that tract or parcel of land lying and being in Land Lots 126, 127 and 130 of the 6th District, Carroll County, Georgia, described as BEGINNING at the corner common to Land Lots 126, 127, 130 and 131; from thence east along the north line of Land Lot 127 a distance of 610.5 feet to a corner; thence north 63 degrees east 280.5 feet; thence north 89 degrees east 660 feet; thence south 82.5 feet; thence east 49.5 feet; thence south 82.5 feet to the north line of Land Lot 127; thence south 1518 feet; thence west 1,534.5 feet to the east line of Land Lot 126; thence north along said land lot line 759 feet; thence west 1435.5 feet to the eastern right-of-way of Bankhead Highway; thence along said right-of-way north 12 degrees east 792 feet to the north line of Land Lot 126; thence east along the northern line of said lot a distance of 1,320 feet to the POINT OF BEGINNING.

LESS AND EXCEPT all property conveyed by O. F. Boyd to the Department of Transportation by right-of-way deed dated November 9, 1972, recorded in Deed Book 269, page 295, Carroll County, Georgia, Deed Records.

The purpose of this Corrective Warranty Deed is to correct the legal description contained in that certain Warranty Deed from James R. Giffin to Carroll City-County Hospital Authority, dated October 1, 1985, recorded in Deed Book 507, page 592, Carroll County, Georgia, Public Real Estate Records.

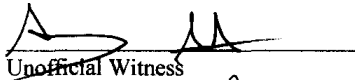
TO HAVE AND TO HOLD, said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to same, being, belonging or in anywise appertaining, to the proper use, benefit and behoof of said Grantee, forever in FEE SIMPLE.

AND SAID GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantor has signed, sealed and delivered this Corrective Warranty Deed, the day and year first above written.

 (SEAL)  
JAMES R. GIFFIN

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 25, 2007  
BORNED THIS NOTARY PUBLIC UNDERWRITERS

My Commission Expires: \_\_\_\_\_



439948-1

OCT 26 2006  
RECORDED \_\_\_\_\_ KENNETH SKINNER, CLERK

## USER QUESTIONNAIRE

(to be completed by purchaser only)

In order to qualify for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfield Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees.

Site Name: Reed Road

Name and Title of Person Completing Questionnaire

Brian Ehrsam, Project Manager

Date: 1/30/2021

The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

**(1.) Environmental liens that are files or recorded against the *property* (40 CFR 312.25).**

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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Note 1 – In certain jurisdictions, federal, tribal, state or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases, judicial records must be searched for environmental liens and AULs.



**(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).**

Did a search of recorded land title records (or judicial records where appropriate see Note 1 above) identify any AULs such as engineering controls, land use restrictions or institutional controls that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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**(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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**(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

☐ No      ☒ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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**(5.) Commonly known or reasonably ascertainable information about the *property* (CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the *property*?

☐ No      ☒ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

*Raw land with several single-family residences on property.*

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(b.) Do you know of specific chemicals that are present or once were present at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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(d.) Do you know of any environmental cleanups that have taken place at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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(e.) Do you know of any underground or above ground storage tanks at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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(f.) Are you aware of any previous environmental reports pertaining to the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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**(6.) The degree of obviousness or the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)**

Based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of releases at the *property*?

☒ No      ☐ Yes (Describe or attach information)      Attachment No. \_\_\_\_\_

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**Additional information provided to the *environmental professional* by the user.**

(a.) The reason why the Phase I Environmental Site Assessment is being performed?

Land purchase for future residential development.

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(b.) The type of property and the type of property transaction (examples: sale, purchase, exchange, construction loan, etc.)?

Land purchase for future residential development.

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# **MICHAEL J. HALLER, P.G.**

**Sailors Engineering Associates, Inc.  
1675 Spectrum Drive  
Lawrenceville, GA 30043**

## **EDUCATION**

1991 B.S. in Geology, University of Pittsburgh, Johnstown, PA  
Numerous industry related short courses, seminars and conferences

## **EXPERIENCE**

Technical Manager, Sailors Engineering Associates, Inc., Lawrenceville, GA. June 1988 - Present;  
Manage a department of registered professionals and support staff, including work assignments, technical oversight, performance reviews and equipment purchases • Responsible for business development including prime and subcontract work for commercial, State and Federally funded projects • Prepare and review bid packages for investigation and remediation projects including organic and inorganic contaminants • Perform environmental investigations for projects including Phase I and Phase II Environmental Site Assessments, Compliance Status Reports and Corrective Action Plans at HSI sites and at HSI and Non-HSI Brownfield sites • Prepare Corrective Action Plans for non-petroleum and petroleum releases including hazardous and non-hazardous contaminants and perform design of soil and groundwater remediation systems.

Engineering Geologist, Edgil Engineering, Inc., Jasper, AL. January 1988 - April 1988; Computer simulation models for design, hydrology and sedimentology • Surface and ground water sampling and analysis • Pre-mining field reconnaissance.

Engineering Geologist, GeoMechanics, Elizabeth, PA. April 1986 - January 1988; Boring plan design • Field Geologist for soil core drilling and reconnaissance operations • Project Geologist for local and out of state projects • Blast monitoring/seismic activity • Water sampling and analysis • Surface water hydrologic studies • Vertical and horizontal inclinometer installation and monitoring.

## **PROFESSIONAL REGISTRATIONS**

- Georgia Registered Professional Geologist
- Kentucky Registered Professional Geologist
- Pennsylvania Registered Professional Geologist

## **PROFESSIONAL ORGANIZATION MEMBERSHIPS**

- Member, Georgia Groundwater Association
- Member, National Groundwater Association - AGWSE Division
- Member, Society of American Military Engineers

## **G. PAUL MILES**

**Sailors Engineering Associates, Inc**  
**1675 Spectrum Drive**  
**Lawrenceville, GA 30043**

### **EDUCATION**

2019 – Bachelor of Science in Geology – University of West Georgia

### **EXPERIENCE**

Staff Geologist – Sailors Engineering Associates, Inc Lawrenceville, GA  
May 2021 - Present

- Supervised and performed environmental investigations
- Complete various environmental reports including Phase I/II Environmental Site Assessment
- Familiar with sampling methods and protocols
- Experienced in Geographic Information Systems (GIS)
- Experienced with field surveying and in situ laboratory equipment

Waste Water Operator – Coweta County Water and Sewage Authority, Newnan, GA  
December 2020 – May 2021

- Operate the wastewater treatment plant and its processes
- Perform and document various hydrologic quality tests required by state and federal agencies
- Use computer systems to monitor plant processes
- Read meters and gauges to determine treatment plant equipment is working properly
- Perform the installation, maintenance, and repair of the physical plant and pump stations and all of their components

Assistant Geologist- Geotechnical & Environmental Consultants, Inc - Macon, GA  
July 2019- April 2020

- Phase I Environmental Reporting and Editing
- Environmental Site Analysis (ESA) Format
- Department of Community Affairs (DCA) Format
- American Society for Testing and Materials (ASTM) Format
- Asbestos and Lead Inspection and Assessment

### **PROFESSIONAL ORGANIZATION MEMBERSHIPS AND CERTIFICATIONS**

- Asbestos in Buildings: Inspection and Assessment Certificate Number: 5333
- OSHA 40 Hour Hazwoper
- CPR/First AID Certification



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SAILORS ENGINEERING ASSOCIATES, INC.

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1675 SPECTRUM DRIVE • LAWRENCEVILLE, GEORGIA 30043 • TEL (770) 962-5922 • FAX 962-7964

August 23, 2022

City of Villa Rica, Georgia  
Attn: City Manager  
571 W Bankhead Hwy  
Villa Rica, GA 30180

RE: Letter of Reliance  
Phase I Environmental Site Assessment  
116 Reed Road  
Villa Rica, Georgia  
SEA Job #212-098

To Whom It May Concern:

Sailors Engineering Associates, Inc. (SEA) is pleased to provide this letter of reliance so that City of Villa Rica, Georgia can rely upon the information presented in the Phase I Environmental Site Assessment dated October 14, 2021 which was prepared for the property located at 116 Reed Road, Villa Rica, Carroll County, Georgia (the "Report").

SEA represents that (a) the Report has not been modified, edited, altered, or amended in any respect by the undersigned; (b) the Report completely and accurately describes the assessments conducted by SEA at the property referenced therein; and (c) the Report was prepared in general accordance with professional and industry standards. SEA performed the above investigations independently and is not affiliated with InLine Communities, LLC nor City of Villa Rica, Georgia. Reliance by City of Villa Rica, Georgia is subject to the limitations expressly set forth in the Report.

This confirmation is given with the understanding that City of Villa Rica, Georgia is relying on the above report in connection with a pending real estate transaction. SEA agrees that City of Villa Rica, Georgia shall be entitled to rely on the accuracy of all the information and findings, evaluation of data, professional opinions and conclusions contained in the Report, as though City of Villa Rica, Georgia were the original client. City of Villa Rica, Georgia shall also be entitled to reproduce and provide copies of the report in connection with the real estate transaction.

August 23, 2022  
116 Reed Rd  
Villa Rica, GA

The undersigned hereby certifies that he is duly authorized to sign, acknowledge and deliver this confirmation. Should you have questions, please contact the undersigned.



Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael J. Haller", written over the company name.

Michael J. Haller, P.G.  
Manager, Environmental Engineering





# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** Amendment to the Old Town Revitalization Plan

**CITY COUNCIL AGENDA DATE:** October 4, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning and Zoning Specialist

---

**PURPOSE:** To amend the Old Town Revitalization Plan to incorporate 615 Old Town Road into the revitalization plan area.

**BACKGROUND:** Walton Communities, in partnership with the Villa Rica Housing Authority, is proposing to construct a 233-unit mixed-income, partially age-restricted development. The developer received rezoning approvals in 2019 (RA-08-19) and now proposes to increase the unit count, amenities, density, open space, number of parking spaces, and to decrease the parking ratio for the development. Walton has completed the 90-unit Phase I (senior-only) and the second phase is to consist of family housing. The applicant has come back to the Council with an alteration application (ALT-02-22) that seeks to make the changes outlined above. The developer is proposing to increase the site area by incorporating 615 Old Town Road into the development and utilizing this lot for increased parking and open space. The amendment to the revitalization plan would update the plan to reflect these changes.

**STAFF RECOMMENDATION:** Staff recommends approval of the Alteration.

**PLANNING COMMISSION:** Approval (5-0)

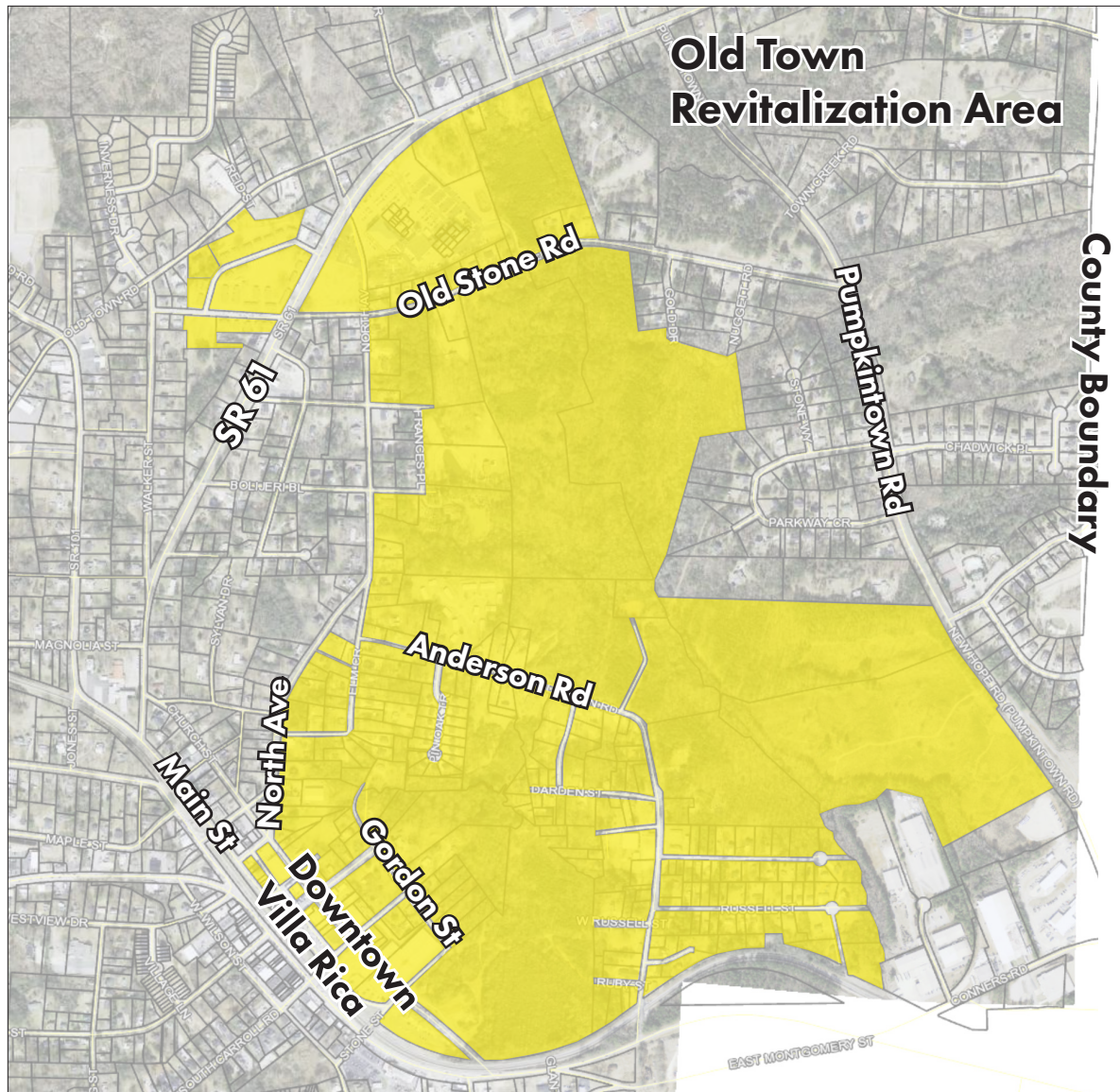
**MOTIONS:**

- (1) I move to approve the amendment to the Old Town Revitalization Plan, as presented by Walton Communities, LLC for property located at 200 Walton Way.

# CONTEXT MAPS TARGET AREA

## REGIONAL CONTEXT

The Community Redevelopment Area is within close proximity to key employment facilities such as the Tanner Medical Center Complex, Willowbrooke at Tanner Senior Living Facility and adjacent to downtown amenities. Downtown businesses are diverse including the health care industry, public sector employers (City-County government, Board of Education, etc.) and large industrial/distribution centers less than a mile to the west. Due to the redevelopment area's proximity to downtown Villa Rica and major employers there presents considerable opportunities for redevelopment.





# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** 5% Cost of Living Adjustment (COLA) Effective October 1, 2022

**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** September 23, 2022

**PREPARED BY:** Lena Taylor

**AMOUNT:** 5% Increase

**GL ACCOUNT #:** N/A

**FUNDING SOURCE:** Payroll

**BUDGETED ITEM?** Yes

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**PURPOSE:** To approve 5% Cost of Living Adjustment (COLA) effective October 1, 2022.

**BACKGROUND:**

The council approved the FY 2023 budget which included a 5% Cost of Living Adjustment (COLA) for the City of Villa Rica Employees effective October 1, 2022.

First payroll will be processed on October 11th and will include October 1-October 8.

**STAFF RECOMMENDATION:** Approval.

**MOTION:** I move to approve a 5% cost of living adjustment for all employees effective October 1, 2022.



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Replacement of Copiers at Multiple City Facilities  
**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** September 23, 2022  
**PREPARED BY:** Jim Chambers, IT Manager

**AMOUNT:** \$1,531.83 per month  
**GL ACCOUNT #:** 100-1535-522320  
**FUNDING SOURCE:** NA  
**BUDGETED ITEM?** NA

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**PURPOSE:** To approve a five (5) year lease with Konica Minolta for copiers at eight (8) City facilities.

**BACKGROUND:** The copiers in use at city facilities have aged and become unserviceable or cost ineffective to use for city business. As a result of this staff have been using individual all in one printers at desks which has increased equipment and supply costs. In an effort to standardize and optimize infrastructure and be more cost effective and have equipment that is both dependable and serviceable we are asking to replace and upgrade copiers at multiple city facilities.

**STAFF RECOMMENDATION:** Approval

**IMPACT:**

**MOTION:** I move to approve a five (5) year lease of eight (8) copiers for use at multiple city facilities for a cost of \$1,531.83 per month.

# Proposal for:



## PARTNERING WITH:



Prepared by:

Lisa Miller  
Sr. Account Executive  
(404) 645-2550  
[Lmiller@kmbs.konicaminolta.us](mailto:Lmiller@kmbs.konicaminolta.us)





## City of Villa Rica – MFP Refresh & Technology Upgrade

City desires to:

- Standardize and Optimize Print Infrastructure
- City desires to remove desk top printers and replace with MFDs where applicable to reduce carbon footprint throughout the City
- Minimize multi-vendor Parts & Increased Supply Costs on Desktop Printers
- Single Vendor Accountability
- Increase visibility to all printing devices on the Network for more efficient Management of resources for IT



**bizhub**  **C360i**



- 1) CUSTOMER SERVICE, 2) CID, 3) VPLEX (Inner Finisher for Limited Space, 2/3 HP and NO FAX)

| Item Number | Description                                                                                                                                                                                                                                                                                                                                                                        | 60 Month Lease                                     |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
|             | MAIN UNIT                                                                                                                                                                                                                                                                                                                                                                          | **Consult your local sales rep for leasing options |
| AA2J013     | bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield). |                                                    |
| 7670525506  | Delivery Charge - Level 1                                                                                                                                                                                                                                                                                                                                                          |                                                    |
| 7640018094  | Basic Network Service - BNS04                                                                                                                                                                                                                                                                                                                                                      |                                                    |
| AAV5019     | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                     |                                                    |
| A2YUWY3     | FS-533 Finisher (50-sheet inner staple finisher)                                                                                                                                                                                                                                                                                                                                   |                                                    |
| A3EUW12     | PK-519 Punch Kit (2/3 hole - for FS-533)                                                                                                                                                                                                                                                                                                                                           |                                                    |



# KONICA MINOLTA

## bizhub

### C360i



4) LIBRARY, 5) PARKS & REC (Standard Finisher with 2/3 HP, FAX)

| Item Number | Description                                                                                                                                                                                                                                                                                                                                                                        | 60 Month Lease |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| MAIN UNIT   |                                                                                                                                                                                                                                                                                                                                                                                    |                |
| AA2J013     | bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield). |                |
| 7670525506  | Delivery Charge - Level 1                                                                                                                                                                                                                                                                                                                                                          |                |
| 7640018094  | Basic Network Service - BNS04                                                                                                                                                                                                                                                                                                                                                      |                |
| AAV5019     | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                     |                |
| AAR4WY3     | FS-539 50-SHEET STAPLE FINISHER                                                                                                                                                                                                                                                                                                                                                    |                |
| AC28W11     | PK-524 2-3 hole punch kit for FS-539/FS-539SD                                                                                                                                                                                                                                                                                                                                      |                |
| A87JWY2     | RU-513 RELAY UNIT <b>(must ship with FS-539 or FS-539 SD)</b>                                                                                                                                                                                                                                                                                                                      |                |
| A883012     | FK-514 FAX KIT (1st/2nd LINES)                                                                                                                                                                                                                                                                                                                                                     |                |



# KONICA MINOLTA



**bizhub**

**C360i**

6) CITY HALL, 7) AVANTI (CINDY/JANET) - Booklet Finisher and 2/3 HP, FAX

| Item Number      | Description                                                                                                                                                                                                                                                                                                                                                                            | 60 Month Lease |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>MAIN UNIT</b> |                                                                                                                                                                                                                                                                                                                                                                                        |                |
| <b>AA7P011</b>   | <b>bizhub C360i Copier/Printer/Scanner - Includes PS, PCL &amp; XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).</b> |                |
| 7670525507       | Delivery Charge - Level 2                                                                                                                                                                                                                                                                                                                                                              |                |
| 7640018095       | Basic Network Service - BNS05                                                                                                                                                                                                                                                                                                                                                          |                |
| AAV5019          | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                         |                |
| A87JWY2          | RU-513 RELAY UNIT <b>(must ship with FS-539 or FS-539 SD)</b>                                                                                                                                                                                                                                                                                                                          |                |
| AAR4WYE          | FS-539 SD 50-SHEET BOOKLET FINISHER                                                                                                                                                                                                                                                                                                                                                    |                |
| AC28W11          | PK-524 2-3 hole punch kit for FS-539/FS-539SD                                                                                                                                                                                                                                                                                                                                          |                |
|                  |                                                                                                                                                                                                                                                                                                                                                                                        |                |



# KONICA MINOLTA

## bizhub

## C360i



8) POLICE - Tight space/Inner Finisher with 2/3 HP and FAX

| Item Number | Description                                                                                                                                                                                                                                                                                                                                                                 | 60 Month Lease |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| MAIN UNIT   |                                                                                                                                                                                                                                                                                                                                                                             |                |
| AA7P011     | bizhub C360i Copier/Printer/Scanner - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield). |                |
| 7670525507  | Delivery Charge - Level 2                                                                                                                                                                                                                                                                                                                                                   |                |
| 7640018095  | Basic Network Service - BNS05                                                                                                                                                                                                                                                                                                                                               |                |
| AAV5019     | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                              |                |
| A2YUWY3     | FS-533 Finisher (50-sheet inner staple finisher)                                                                                                                                                                                                                                                                                                                            |                |
| ACW5WY1     | MK-607 mount kit for FS-533                                                                                                                                                                                                                                                                                                                                                 |                |
| A3EUW12     | PK-519 Punch Kit (2/3 hole - for FS-533)                                                                                                                                                                                                                                                                                                                                    |                |
| A883012     | FK-514 FAX KIT (1st/2nd LINES)                                                                                                                                                                                                                                                                                                                                              |                |





## City of Villa Rica – MFP Refresh & Technology Upgrade

### In Summary:

- Konica Minolta proposes a Managed Print/Technology Refresh for The City of Villa Rica.
- Monthly Lease = \$1,178.83/Month (60 Month).
- Plus \$353 Base Service = Includes 5,000 Color Prints & 20,000 Black and White Prints
- Monthly Total to The City = \$1,531.83
- Overages billed at .041 for Color, .0074 B/W
- This includes (8) new state of the art Konica Minolta i-Series MFDs
- All-inclusive Cost Per Copy Maintenance and Supply Agreement billed Monthly
- Konica Minolta will deliver, install and train at no additional charge to the City



# Proposal for:



## PARTNERING WITH:



Prepared by:

Lisa Miller  
Sr. Account Executive  
(404) 645-2550  
[Lmiller@kmbs.konicaminolta.us](mailto:Lmiller@kmbs.konicaminolta.us)



## City of Villa Rica – MFP Refresh & Technology Upgrade

City desires to:

- Standardize and Optimize Print Infrastructure
- City desires to remove desk top printers and replace with MFDs where applicable to reduce carbon footprint throughout the City
- Minimize multi-vendor Parts & Increased Supply Costs on Desktop Printers
- Single Vendor Accountability
- Increase visibility to all printing devices on the Network for more efficient Management of resources for IT



**bizhub**  **C360i**



- 1) CUSTOMER SERVICE, 2) CID, 3) VPLEX (Inner Finisher for Limited Space, 2/3 HP and NO FAX)

| Item Number | Description                                                                                                                                                                                                                                                                                                                                                                                   | 60 Month Lease                                            |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|             | MAIN UNIT                                                                                                                                                                                                                                                                                                                                                                                     | <b>**Consult your local sales rep for leasing options</b> |
| AA2J013     | <b>bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL &amp; XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).</b> |                                                           |
| 7670525506  | Delivery Charge - Level 1                                                                                                                                                                                                                                                                                                                                                                     |                                                           |
| 7640018094  | Basic Network Service - BNS04                                                                                                                                                                                                                                                                                                                                                                 |                                                           |
| AAV5019     | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                                |                                                           |
| A2YUWY3     | FS-533 Finisher (50-sheet inner staple finisher)                                                                                                                                                                                                                                                                                                                                              |                                                           |
| A3EUW12     | PK-519 Punch Kit (2/3 hole - for FS-533)                                                                                                                                                                                                                                                                                                                                                      |                                                           |



# KONICA MINOLTA

## bizhub

### C360i



4) LIBRARY, 5) PARKS & REC (Standard Finisher with 2/3 HP, FAX)

| Item Number | Description                                                                                                                                                                                                                                                                                                                                                                        | 60 Month Lease |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| MAIN UNIT   |                                                                                                                                                                                                                                                                                                                                                                                    |                |
| AA2J013     | bizhub C360i Copier/Printer/Scanner/DF-714 - Includes PS, PCL & XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield). |                |
| 7670525506  | Delivery Charge - Level 1                                                                                                                                                                                                                                                                                                                                                          |                |
| 7640018094  | Basic Network Service - BNS04                                                                                                                                                                                                                                                                                                                                                      |                |
| AAV5019     | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                     |                |
| AAR4WY3     | FS-539 50-SHEET STAPLE FINISHER                                                                                                                                                                                                                                                                                                                                                    |                |
| AC28W11     | PK-524 2-3 hole punch kit for FS-539/FS-539SD                                                                                                                                                                                                                                                                                                                                      |                |
| A87JWY2     | RU-513 RELAY UNIT <b>(must ship with FS-539 or FS-539 SD)</b>                                                                                                                                                                                                                                                                                                                      |                |
| A883012     | FK-514 FAX KIT (1st/2nd LINES)                                                                                                                                                                                                                                                                                                                                                     |                |





# KONICA MINOLTA



**bizhub**

**C550i**

6) CITY HALL, 7) AVANTI (CINDY/JANET) - Booklet Finisher and 2/3 HP, FAX

| Item Number      | Description                                                                                                                                                                                                                                                                                                                                                                            | 60 Month Lease |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>MAIN UNIT</b> |                                                                                                                                                                                                                                                                                                                                                                                        |                |
| <b>AA7P011</b>   | <b>bizhub C550i Copier/Printer/Scanner - Includes PS, PCL &amp; XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).</b> |                |
| 7670525507       | Delivery Charge - Level 2                                                                                                                                                                                                                                                                                                                                                              |                |
| 7640018095       | Basic Network Service - BNS05                                                                                                                                                                                                                                                                                                                                                          |                |
| AAV5019          | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                         |                |
| A87JWY2          | RU-513 RELAY UNIT <b>(must ship with FS-539 or FS-539 SD)</b>                                                                                                                                                                                                                                                                                                                          |                |
| AAR4WYE          | FS-539 SD 50-SHEET BOOKLET FINISHER                                                                                                                                                                                                                                                                                                                                                    |                |
| AC28W11          | PK-524 2-3 hole punch kit for FS-539/FS-539SD                                                                                                                                                                                                                                                                                                                                          |                |
|                  |                                                                                                                                                                                                                                                                                                                                                                                        |                |



# KONICA MINOLTA

## bizhub

## C550i



8) POLICE - Tight space/Inner Finisher with 2/3 HP and FAX

| Item Number      | Description                                                                                                                                                                                                                                                                                                                                                                            | 60 Month Lease |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>MAIN UNIT</b> |                                                                                                                                                                                                                                                                                                                                                                                        |                |
| <b>AA7P011</b>   | <b>bizhub C550i Copier/Printer/Scanner - Includes PS, PCL &amp; XPS Controller, 8 GB Standard Memory, Web Browser, Duplex Unit, 256 GB SSD, USB Interfaces for Scan-to-USB Thumb Drive/Print-from-USB Thumb Drive, USB Local Printing, Optional Authentication Device Connection, Service USB Firmware Updates, Developer Unit (1,000K Yield), and Drum Unit (K:170K/C:65K Yield).</b> |                |
| 7670525507       | Delivery Charge - Level 2                                                                                                                                                                                                                                                                                                                                                              |                |
| 7640018095       | Basic Network Service - BNS05                                                                                                                                                                                                                                                                                                                                                          |                |
| AAV5019          | PC-416 CABINET                                                                                                                                                                                                                                                                                                                                                                         |                |
| A2YUWY3          | FS-533 Finisher (50-sheet inner staple finisher)                                                                                                                                                                                                                                                                                                                                       |                |
| ACW5WY1          | MK-607 mount kit for FS-533                                                                                                                                                                                                                                                                                                                                                            |                |
| A3EUW12          | PK-519 Punch Kit (2/3 hole - for FS-533)                                                                                                                                                                                                                                                                                                                                               |                |
| A883012          | FK-514 FAX KIT (1st/2nd LINES)                                                                                                                                                                                                                                                                                                                                                         |                |



## City of Villa Rica – MFP Refresh & Technology Upgrade

### In Summary:

- Konica Minolta proposes a Managed Print/Technology Refresh for The City of Villa Rica.
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- Monthly Total to The City = \$1,746.83
- Overages billed at .041 for Color, .0074 B/W
- This includes (8) new state of the art Konica Minolta i-Series MFDs
- All-inclusive Cost Per Copy Maintenance and Supply Agreement billed Monthly
- Konica Minolta will deliver, install and train at no additional charge to the City



# EDGE

BUSINESS SYSTEMS

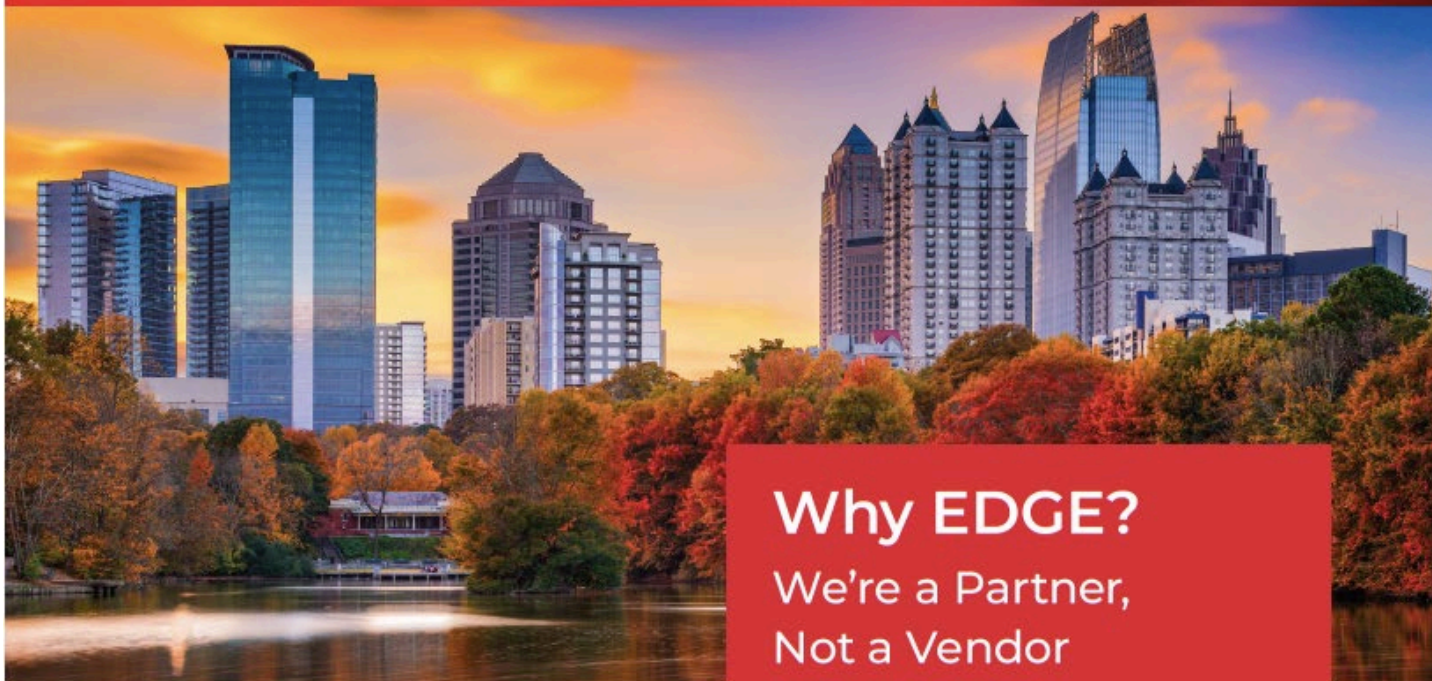


## VILLA RICA

— GEORGIA —

EDEG BUSINESS SYSTEMS CANON STATEWIDE  
CONTRACT PROPOSAL  
Eric Denny  
Giovernment Account Executive 770-882-3084





## Why EDGE?

We're a Partner,  
Not a Vendor



With more than 105 years of industry experience, EDGE Business Systems is a leading provider of document technology solutions to businesses in the Atlanta area.

We offer a range of services and solutions that enable you to optimize your environment including new office equipment solutions, scanning workflow processes and enhanced document security. Combining award-winning service with the latest and best in office technology, we help our clients achieve maximum productivity.



Nationally Awarded  
Inc 5000 & ENX Magazine  
While Being Locally Valued



Independent Dealer Offering  
Customized Solutions for  
Real World Office Needs



Very Fast Service Resolution with  
3.6 hour Average Response Time,  
99% Uptime & 86% First Time Fix Rate



Document Security Focus with  
Validated Federal Government  
Compliance



Local Ownership with Direct Path  
for Quick Resolution





**Proposed Hardware Recommendation:  
CUSTOMER SERVICE/CID/Vplex Proposed Equipment**

**(3) CANON Color IR Advanced C3835i**

***Fully Configured with:  
Color/BW Copy, Print, Scan  
Finishers with Staple and Hole Punch***



**Additional Product Description**

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

**CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005**  
**Monthly Cost per System**  
**\$148.51**

**All-Inclusive BW CPC \$.0075 / Color CPC \$.0411**

**Proposed Hardware Recommendation:  
LIBRARY / PARK AND REC**

**(2) CANON Color IR Advanced C3835i**

***Fully Configured with:  
Color/BW Copy, Print, Scan, FAX  
Finishers with Staple and Hole Punch***



**Additional Product Description**

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

**CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005**  
**Monthly Cost per System**  
**\$159.83**

**All-Inclusive BW CPC \$.0075 / Color CPC \$.0411**

## **Proposed Hardware Recommendation: CITY HALL & AVANTI**

### **(2) CANON Color IR Advanced**

***Fully Configured with:  
Color/BW Copy, Print, Scan,  
Booklet Finisher with Hole Punch***



### **Additional Product Description**

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes four 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

**CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005**  
**Monthly Cost per System**  
**\$209.04**

**All-Inclusive BW CPC \$.0075 / Color CPC \$.0411**

## **Proposed Hardware Recommendation: PD**

### **(1) CANON Color IR Advanced C3835i**

***Fully Configured with:  
Color/BW Copy, Print, Scan  
Finishers with Staple and Hole Punch***



### **Additional Product Description**

- Print/Copy Speed: up to 35 ppm (BW/Color, Letter)
- Scan Speed: up to 160 ipm (300 dpi) (BW/Color, Duplex)
- Print up to 12" x 18"
- Includes two 550-sheet paper cassettes
- Standard security feature set, including McAfee Embedded Control
- Includes uniFLOW Online Express for cloud-based accounting and cost control per user/department

**CANON GEROGIA STATEWIDE CONTRACT #99999-SPD000137-005**  
**Monthly Cost per System**  
**\$148.51**

**All-Inclusive BW CPC \$.0075 / Color CPC \$.0411**

# COMPLETE FINANCIAL CONSIDERATION

**TOTAL MONTHLY PRICING FOR (8) NEW CANON C3835i  
SYSTEMS :**

**\$1,331.78**

**All-Inclusive cost per impression on ACTUAL usage**

**BW - \$.0075 / COLOR - \$.0411**

*This includes all-service, all-parts, all-consumable (except  
paper & Staples)*

**THIS AGREEMENT IS FOR ACTUAL CANON STATEWIDE  
CONTRACT 99999-SPD0000137-005**

***The contract starts at installation and expires on June 30<sup>th</sup> of  
2023. The City of Villa Rica can choose to renew a year at a time  
on July 1, beginning July 1 2023.***

***Per Statewide Contract Terms and Conditions, the cost will  
remain fixed for the full renewal terms. There will never be  
additional charges not quoted in this proposal.***



# PROPOSAL



The contents of this proposal are confidential trade secret information and intended for the use of City of Villa Rica only. The contents herein may not be reproduced without the specific written permission of Reach Technologies. This is a proposal only and informative in nature. Actual contract terms and conditions, as well as final pricing, may change, and will be submitted upon your request.

Pricing in this proposal expires 30 days after September 23, 2022.

FOR:  
**City of Villa Rica**  
City Council Members

BY: Brian Lewis

DATE: 9/22/22

September 23, 2022

City of Villa Rica

Dear Council members,

Thank you for considering Reach Technologies in your upcoming copier decision. Based on my discussions with Jim Chambers, and site visit, I have prepared the following proposal for your approval.

When selecting equipment, there are many variables you need to consider: the company, the features of the product, the quality of the product, the financing available, the cost to obtain the equipment, and the service support you will receive. Each company or individual has their own criteria when making a long-term decision, but we feel that we can offer you a complete solution to your needs, and we have a proven track record with the City of Villa Rica.

We have been in business since 1983. Our resources are strong and enable us to be the leader in handling large relationships in our market.

To continue to grow as we have over the past 39 years, we need to have complete client satisfaction. Our **"Total Satisfaction Guarantee"** ensures your satisfaction both now and in the future.

I appreciate the opportunity to propose a solution for. I look forward to implementing our programs and solutions for you.

Sincerely,

**Brian Lewis**

Brian Lewis

VP of Managed Print Services

O: 800.537.0669

E: [blewis@reachtechnologies.com](mailto:blewis@reachtechnologies.com)



# PROPOSED SOLUTION FOR:

## Equipment Proposed

| QTY | MODEL  | DESCRIPTION                                                  |
|-----|--------|--------------------------------------------------------------|
| 7   | 5054ci | Kyocera / Copystar 50ppm Color copier (A3, Letter/Legal)     |
|     |        | 7ea - 320 Sheet Single Pass Duplex Scanner                   |
|     |        | 7ea - 4 x 500 sheet trays, 1 x 150 MP Tray                   |
|     |        | 5 ea - 4,000 Sheet Finisher with Booklet Maker, 3 hole punch |
|     |        | 7ea - 10.1" Color TSI –Intuitive & Efficient User Interface  |
|     |        | 7ea - Secure Scan to email, desktop, Ntwk folder             |
|     |        | 6ea - Fax                                                    |
|     |        | 1,000 sheet Finisher, with 3 hole punch                      |
| 1   | 408ci  | Kyocera / Copystar 42 ppm color copier (letter/legal)        |
|     |        | 100 Sheet Single Pass Duplex Scanner                         |
|     |        | 2 x 500 sheet paper Trays, 100 sheet MP Tray                 |
|     |        | Secure Scan to email, desktop, Ntwk folder                   |
|     |        | Printer Stand                                                |

Please see attached brochure or specification sheet for more details.

### Kyocera / Copystar 5054ci Install Locations:

City Hall- (no fax)      Community Development

Parks and Recreation      Library

Crimes Investigation      Welcome Center – (no booklet maker)

Police Department – (1000 sheet finisher, no booklet maker)

### Kyocera / Copystar 408ci Install Location:

Customer Service Department

## FMV Lease Options

| Proposed*  | Term  |
|------------|-------|
| \$2,132.00 | 60 mo |
| \$2,539.00 | 48 mo |
| \$2,965.00 | 36 mo |

### Includes the following in one Monthly payment:

Installation of all devices – (up to five users per device)

Buyout and return of Copystar lease at Police Dept

Removal / Disposal of 5 Existing Copiers

Comprehensive Break / Fix Maintenance and Supplies

# Maintenance and Supplies

- All Parts, Labor, Maintenance Kits
- Auto Toner fulfillment (if monitoring software is installed)
- Firmware updates as necessary
- 4-hr response time
- Includes up to **24,500** BW images per month
- Includes Up to **4,500** Color Images per month
- BW Overages bill Quarterly @ \$0.008 per image
- Color Overages bill Quarterly @ \$0.0455 per Image

*EXCLUDES: paper and staples*



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** 2022 Mural request via the Georgia Mural Trail project  
**AGENDA DATE:** 9.20.22

**DATE PREPARED:** 9.13.22  
**PREPARED BY:** Janet Chumley

**AMOUNT:** \$18,000  
**GL ACCOUNT #:** 275-7540-572010  
**FUNDING SOURCE:** General Fund  
**BUDGETED ITEM?** Yes

---

**PURPOSE:** On February 14, 2022, Villa Rica Main Street was awarded an in-kind grant to be apart of the Georgia Mural Trail via Go Georgia Arts with John W. Christian Studios. Once awarded the grant, the mural must be completed by the end of 2022. The mural will go on the side wall of Hixtown Brewing Co., located on North Ave-looking at Prospector's Park.

**BACKGROUND:** The Go Georgia Arts is a statewide arts origination located in Hapeville, GA. Their focus is to offer art programs and grants to smaller cities and other communities throughout the state through education, consulting, murals, public art, events, and fine art. Their goal is to run the trail close to all the major Welcome Centers. John Christian has set a date to begin painting the mural the week of October 3, 2022 (weather permitting). Some current cities on the mural trail are Powder Springs, Hapeville, Blue Ridge, Summerville, and Forest Park to name a few.

**STAFF RECOMMENDATION:** Staff recommends awarding \$18,000 to complete the proposed mural on the side wall of Hixtown Brewing Co. and officially become part of the Georgia Mural Trail.

**MOTION:** I move to approve the \$18,000 to complete the proposed mural on the side wall of Hixtown Brewing Co. and officially become part of the Georgia Mural Trail.





## Mural Grant Offer and Contract

The City of Villa Rica, Ga. mural project.

**Invoice Number #10121**

Date February 15<sup>th</sup>, 2022

The Go Georgia Arts/John W. Christian and *The City of Villa Rica* agrees to the following terms and timeline for the painting a mural in the city of **Villa Rica, Georgia**. Our timeline for the mural is to be completed on or before December 30<sup>th</sup>, 2022, if however, if we can paint it sooner which would be our goal weather permitting. The projected square foot of the mural is 200'sf or a 10'x20' mural. If required added square foot painted the price ranges from \$35.00 to \$45.00.

Our Grant offer is a labor in kind grant for **(Project) wall location 407 Main Street**. Go Georgia Arts/John W. Christian will paint the first in kind 200'sf at no charge other than the cost for design, paint, supplies and expenses at \$3500.00. **The City of Villa Rica** will provide scaffolding or lift if needed, up to 50-man hours to pressure wash and help fix any bad spots and prep the wall. Also paint two coats of Kiln's primer on the mural surface and set up and or tear down of the scaffolding if needed.

The design process is as follows, The City will choose up to eight images, if needed and we will pick between five or six images. *If your images are chosen in advance, then all we will do is tweak the design as needed.* If you are adding extra square foot to this mural or this is one of other panels this contract/invoice will serve for all. Once you create a mission statement in advance, we will start the design process after this agreement is agreed and signed by all parties and the first payment of **\$2000.00** is received. We then will provide you up to three different design concepts for your review. If there are any changes after the design is approved there will be a \$100.00 charge for each added design change. Our complete design process is provided on our web page.

**Value of the Mural** can range however with your mural taking part in the **Georgia Mural Trail** the value will go up as well from an economic standpoint.

**Timeline and offer to accept mural grant.** There is a timeline to accept our offer. You have until **March 11<sup>th</sup>, 2022**, to respond to this offer and to provide a signed contract with your first **\$2000.00 Payment**.

**Grant opportunities** for your mural project are very strong. There are only a small number of cities in Georgia. With your historic theme as your focus the chance of getting a grant is better. Most of the grants we can apply for are matching funds. The money you can raise and pay us and go towards your match. The larger the mural is the greater the impact to your tourism and as a resource to your city. We can help you find other grants and with the process.

**Note: There are no changes of the design after the mural painting process has started.**

1. The Villa Rica mural will be painted on a brick building that is in good condition if there is cracks or bad spot, the owners will need to repair it by a week before the painting process starts.
2. The wall will need to be cleaned and pressure washed by the owners of the mural one week before the painting to start.
3. **The City of Villa Rica** will be the owner of the mural and the exterior wall. The building owner must release and give permission to **City of Villa Rica** to manage as caretakers of the mural area of the wall. After the mural is completed there can be no changes or alterations to the mural without permission is writing from Go Georgia Art. Go Georgia Arts will inform the owners on how to take care of the mural.
4. **Go Georgia Arts** will give a 30-Day notice upon schedule to start project.
5. The Go Georgia Arts will add this mural to the Georgia Mural Trail and provide your very own stamp and number for the mural.

**Cost and payment plan.**

1. Total cost of project is **\$3,500.00** including design and unless there is painted square foot added.
2. The first payment of **\$2,000.00** is due upon signing this agreement.
3. The second payment would be for any **added square foot painted** would be due 30 days before starting project. Note we will up-date our start date 30 days out from projected start date.
4. The third and final payment of **\$1,500.00** would be due upon completion of the project.

(Make checks out to Go Georgia Arts, 3280 Sims Street Hapeville Ga. 30354 Phone 770 380-0420

Our EIN Number is 85-4147609

Signed: John W. Christian/Go Georgia Arts *John Christian* Date *February 15, 2022*

Signed Title \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_

## Exhibit A

### Added painted square foot and payments.

The mural new size is roughly 1000'sf or 14'x75' at a total cost of \$18,000.

#### Main Invoice Number is #10121

1. Payment one of \$2,000.00 Due upon signing of contract. **PAID March 2022 #10121**  
Balance due \$16,000.00
2. Payment of \$8,000.00 due September 19<sup>th</sup>, 2022, invoice number **#10121B**
3. Payment three of \$4,000.00 due October 17<sup>th</sup>, 2022, invoice number **#10121C**
4. Final payment due upon completion of the mural \$4,000.00 invoice number **#10121D**

Lodging for one person for up to 20 nights for one person. I paint only four days a week during the weekday weather permitting.

John Christian, Go Georgia Arts 3280 Sims Street Hapeville, Ga. 30354 770 380-0420





City of Gold





STATE  
Farmers  
Market

# The City of Forest Park

HERE WE GROW AGAIN

FORT GILLEM  
1941



GILLEM  
LOGISTICS CENTER



LIVE • WORK • PLAY



125<sup>th</sup>

Est. 1891

Celebrate  
Hapeville

MILLERS  
DEPT  
STORE

MILLERS

CHAPMAN DRUGS





# Welcome to Powder Springs

1838



770 380 0420







# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Change Order #1 for Pump Station and Manhole Rehabilitation Project

**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** September 22, 2022  
**PREPARED BY:** John Bain

**AMOUNT:** \$ 349,582.75  
**GL ACCOUNT #:** 505-4330-541400  
**FUNDING SOURCE:** Water / Sewer Fund  
**BUDGETED ITEM?** Yes

---

**PURPOSE:** To add additional manhole rehabilitation work as indicated in the attached spreadsheet. The estimated cost of the additional work is \$ 349,582.75.

**BACKGROUND:** The additional work requested is based on inspections performed by both City staff and the engineer. Through the inspection process, an additional 134 manholes have been identified as needing rehabilitation work.

**STAFF RECOMMENDATION:** Staff recommends approval of the change order to the manhole rehabilitation project to include the additional fifty-five manholes, at a cost of \$ 349,582.75.

**IMPACT:** The scope of the project is to reduce inflow and infiltration into the collection system, therefore reducing the flow into the lift stations and treatment facilities, reducing operating expenses and providing available capacity. To date, the project had decreased flow to the North Wastewater Plant by approximately 80,000 gallons per day - 15% of plant capacity.

**MOTION:** I move we approve the change order #1 for the manhole rehabilitation project, at a cost of \$ 349,582.75.

Change Order Tracking - Additional Work Authorized Through period ending 9/12/22  
Villa Rica Pump Station and Manhole Rehabilitation

| Total Change Order Amount  |           |                        | This color Indicates completed to date |                      |                      |               |               |                |                |              |             |
|----------------------------|-----------|------------------------|----------------------------------------|----------------------|----------------------|---------------|---------------|----------------|----------------|--------------|-------------|
| Authorized                 |           |                        |                                        |                      |                      | #1            | #2            | #4             | #5             | #8           | #9          |
| # Additional MH Structures |           |                        |                                        |                      |                      | Prep Type P-1 | Prep Type P-2 | Rehab Type R-1 | Rehab Type R-2 | Invert/Shelf | Frame/Cover |
| 134                        |           |                        |                                        |                      |                      | Unit Cost     |               |                |                |              |             |
|                            |           |                        |                                        |                      |                      | \$40.00       | \$60.00       | \$165.00       | \$415.00       | \$400.00     | \$700.00    |
| MANHOLE ID                 | STRUC_MAT | LOCATION               | GPS_Y_12                               | GPS_X_12             | Depth<br>/(Quantity) |               |               |                |                |              |             |
| 326                        | Concrete  | Cross Country          | 1,361,305                              | 2,078,389            | 9.20                 |               |               | \$368.00       |                | \$3,818.00   | \$700.00    |
| 328                        | Concrete  | Cross Country          | 1,361,087                              | 2,078,339            | 6.00                 |               |               | \$240.00       |                | \$2,490.00   |             |
| 423                        | Concrete  | Roadway                | 1,362,907                              | 2,079,969            | 12                   |               |               | \$480.00       | \$1,980.00     |              |             |
| 573                        | Concrete  | Roadway                | 1,360,565                              | 2,079,370            | 10.20                |               |               | \$408.00       | \$1,683.00     |              |             |
| 1177                       | Concrete  | Yard                   | 1,360,217                              | 2,074,630            | 10.80                |               |               | \$432.00       | \$1,782.00     |              |             |
| 1244A                      | Concrete  | Cross Country          | 1,362,895                              | 2,073,833            | 18.4                 |               |               | \$736.00       | \$3,036.00     |              |             |
| 1265                       | Concrete  | Cross Country          | 1,363,457                              | 2,073,948            | 8.1                  |               |               | \$324.00       | \$1,336.50     |              |             |
| 1271                       | Concrete  | Yard                   | 1,363,787                              | 2,074,045            | 9.85                 |               |               | \$394.00       | \$1,625.25     |              |             |
| 1349                       | Concrete  | Roadway                | 1,362,428                              | 2,074,623            | 7.5                  |               |               | \$300.00       | \$1,237.50     |              |             |
| 1403                       | Concrete  | Yard                   | 1,363,311                              | 2,074,443            | 9.85                 |               |               | \$394.00       | \$1,625.25     |              |             |
| 1454                       | Concrete  | Roadway                | 1,364,152                              | 2,075,981            | 20.80                |               |               | \$832.00       | \$8,632.00     |              |             |
| 1557                       | Concrete  | Roadway                | 1,365,914                              | 2,076,048            | 6.65                 |               |               | \$266.00       | \$1,097.25     |              |             |
| 1676                       | Concrete  | Yard                   | 1,364,644                              | 2,076,279            | 9.00                 |               |               | \$360.00       | \$3,735.00     |              |             |
| 1720                       | Concrete  | Yard                   | 1,364,411                              | 2,082,576            | 14.87                |               |               | \$594.80       | \$2,453.55     |              |             |
| 1721                       | Concrete  | ROW                    | 1,364,450                              | 2,082,604            | 13.4                 |               |               | \$536.00       | \$2,211.00     |              |             |
| 1734                       | Concrete  | Roadway                | 1,364,714                              | 2,082,605            | 9.60                 |               |               | \$384.00       | \$1,584.00     |              |             |
| 1755                       | Concrete  | Roadway                | 1,364,737                              | 2,082,246            | 10.40                |               |               | \$416.00       | \$1,716.00     |              |             |
| 1756                       | Concrete  | Roadway                | 1,365,133                              | 2,082,258            | 10.90                |               |               | \$436.00       | \$1,798.50     |              |             |
| 1757                       | Concrete  | Roadway                | 1,365,332                              | 2,082,263            | 10.85                |               |               | \$434.00       | \$1,790.25     |              |             |
| 1760                       | Concrete  | Roadway                | 1,365,431                              | 2,082,299            | 12.70                |               |               | \$508.00       | \$2,095.50     |              |             |
| 1769                       | Concrete  | Roadway                | 1,365,691                              | 2,082,302            | 3.32                 |               |               | \$132.80       | \$547.80       |              |             |
| 2278                       | Concrete  | Roadway                | 1,365,167                              | 2,083,810            | 19.60                |               |               | \$784.00       | \$3,234.00     |              |             |
| 2289                       | Concrete  | Roadway                | 1,366,131                              | 2,083,682            | 7.3                  |               |               | \$292.00       | \$1,204.50     |              |             |
| 2302                       | Concrete  | Roadway                | 1,365,830                              | 2,082,682            | 12.33                |               |               | \$493.20       | \$2,034.45     |              |             |
| 4037                       | Concrete  | Yard                   | 1,363,426                              | 2,053,964            | 7.18                 |               |               | \$287.20       | \$1,184.70     |              |             |
| 4038                       | Concrete  | Yard                   | 1,363,102                              | 2,053,708            | 8                    |               |               | \$320.00       | \$1,320.00     |              |             |
| 4044                       | Concrete  | Roadway                | 1,363,281                              | 2,054,056            | 3.72                 |               |               | \$148.80       | \$613.80       |              |             |
| 4045                       | Concrete  | Roadway                | 1,363,293                              | 2,054,243            | 3.5                  |               |               | \$140.00       | \$577.50       |              |             |
| 4055                       | Concrete  | Yard                   | 1,362,408                              | 2,053,847            | 12.46                |               |               | \$498.40       | \$2,055.90     |              |             |
| 4056                       | Concrete  | Roadway                | 1,362,520                              | 2,053,952            | 10.53                |               |               | \$421.20       | \$1,737.45     |              |             |
| 4066                       | Concrete  | Roadway                | 1,362,293                              | 2,054,221            | 8.21                 |               |               | \$328.40       | \$1,354.65     |              |             |
| 4067                       | Concrete  | Roadway                | 1,362,658                              | 2,054,237            | 7.32                 |               |               | \$292.80       | \$1,207.80     |              |             |
| 4074                       | Concrete  | Roadway                | 1,363,001                              | 2,054,151            | 2.94                 |               |               | \$117.60       | \$485.10       |              |             |
| 4081                       | Concrete  | Roadway                | 1,362,691                              | 2,054,416            | 11.6                 |               |               | \$464.00       | \$1,914.00     |              |             |
| 4084                       | Concrete  | Roadway                | 1,362,923                              | 2,054,389            | 5.35                 |               |               | \$214.00       | \$882.75       |              |             |
| 4092                       | Concrete  | Roadway                | 1,362,753                              | 2,054,742            | 8.63                 |               |               | \$345.20       | \$1,423.95     |              |             |
| 4111                       | Concrete  | Roadway                | 1,363,549                              | 2,053,962            | 5.18                 |               |               | \$207.20       | \$854.70       |              |             |
| 4112                       | Concrete  | Roadway                | 1,363,556                              | 2,054,236            | 3.17                 |               |               | \$126.80       | \$523.05       |              |             |
| 4113                       | Concrete  | Roadway                | 1,363,562                              | 2,054,507            | 4.19                 |               |               | \$167.60       | \$691.35       |              |             |
| 4134                       | Concrete  | Cross Country          | 1,363,101                              | 2,053,069            | 8.48                 |               |               | \$339.20       | \$1,399.20     |              |             |
| 4135                       | Concrete  | Cross Country          | 1,363,017                              | 2,052,798            | 7.43                 |               |               | \$297.20       | \$1,225.95     |              |             |
| 4136                       | Concrete  | Yard                   | 1,363,141                              | 2,052,820            | 8.89                 |               |               | \$355.60       | \$1,466.85     |              |             |
| 4145                       | Concrete  | Yard                   | 1,363,057                              | 2,052,542            | 12.85                |               |               | \$514.00       | \$2,120.25     |              |             |
| 10230                      | Concrete  | Cross Country          | 1,358,264                              | 2,078,975            | 5.85                 |               |               | \$234.00       | \$965.25       |              |             |
| 10234                      | Concrete  | Cross Country          | 1,358,337                              | 2,078,309            | 7.22                 |               |               | \$288.80       | \$1,191.30     |              |             |
| 10235                      | Concrete  | Cross Country          | 1,358,270                              | 2,078,160            | 6.12                 |               |               | \$244.80       | \$1,009.80     |              |             |
| 10242                      | Concrete  | Roadway                | 1,358,037                              | 2,079,539            | 8.8                  |               |               | \$352.00       | \$1,452.00     |              |             |
| 10262                      | Concrete  | Roadway                | 1,358,477                              | 2,077,447            | 9.35                 |               |               | \$374.00       | \$1,542.75     |              |             |
| 10486                      | Concrete  | Yard                   | 1,361,774                              | 2,071,968            | 30.00                |               | \$1,200.00    |                | \$4,950.00     |              |             |
| 10488                      | Concrete  | ROW                    | 1,361,755                              | 2,071,607            | 22.00                |               | \$880.00      |                | \$3,630.00     |              |             |
| 10725                      | Concrete  | Cross Country          | 1,344,421                              | 2,058,913            | 5.40                 |               | \$216.00      |                | \$891.00       |              |             |
| 10726                      | Concrete  | Cross Country          | 1,344,559                              | 2,059,028            | 6.00                 |               | \$240.00      |                | \$990.00       |              |             |
| 10727                      | Concrete  | Cross Country          | 1,344,684                              | 2,058,897            | 5.00                 |               | \$200.00      |                | \$825.00       |              |             |
| 10728                      | Concrete  | ROW                    | 1,344,839                              | 2,058,841            | 8                    |               | \$320.00      |                | \$1,320.00     |              |             |
| 10729                      | Concrete  | ROW                    | 1,345,050                              | 2,058,849            | 8                    |               | \$320.00      |                | \$1,320.00     |              |             |
| 79                         |           |                        |                                        |                      | 12.00                | P1            |               | \$480.00       | \$0.00         | \$1,980.00   | \$0.00      |
| 561                        |           |                        |                                        |                      | 14.80                | P1            | R2            | \$592.00       | \$0.00         | \$0.00       | \$6,142.00  |
| 562                        |           |                        |                                        |                      | 6.20                 | P1            | R2            | \$248.00       | \$0.00         | \$0.00       | \$2,573.00  |
| 1323.1                     |           |                        |                                        |                      | 8.40                 | P2            | R2            | \$0.00         | \$504.00       | \$0.00       | \$3,486.00  |
| 1325.1                     |           |                        |                                        |                      | 8.30                 | P1            | R2            | \$332.00       | \$0.00         | \$0.00       | \$3,444.50  |
| 1326                       |           | Location?? - Verify    |                                        |                      | 8.40                 | P1            | R1            | \$336.00       | \$0.00         | \$1,386.00   | \$0.00      |
| 1971.1                     |           |                        |                                        |                      | 8.40                 | P1            | R1            | \$336.00       | \$0.00         | \$1,386.00   | \$0.00      |
| 1976                       |           | Additional Work Added  |                                        |                      | 8.60                 | P1            | R2            | \$344.00       | \$0.00         | \$0.00       | \$3,569.00  |
| 1977                       |           | Additional Work Added  |                                        |                      | 8.00                 | P1            | R2            | \$320.00       | \$0.00         | \$0.00       | \$3,320.00  |
| 1978                       |           | Additional Work Added  |                                        |                      | 6.50                 | P1            | R2            | \$260.00       | \$0.00         | \$0.00       | \$2,697.50  |
| 1979                       |           | Additional Work Added  |                                        |                      | 7.00                 | P1            | R2            | \$280.00       | \$0.00         | \$0.00       | \$2,905.00  |
| 1980                       |           | Additional Work Added  |                                        |                      | 7.80                 | P1            | R2            | \$312.00       | \$0.00         | \$0.00       | \$3,237.00  |
| 1981                       |           | Additional Work Added  |                                        |                      | 6.80                 | P1            | R2            | \$272.00       | \$0.00         | \$0.00       | \$2,822.00  |
| 1982                       |           | Additional Work Added  |                                        |                      | 7.50                 | P1            | R2            | \$300.00       | \$0.00         | \$0.00       | \$3,112.50  |
| 1984.1                     |           | Additional Work Added  |                                        |                      | 8.00                 | P1            | R2            | \$320.00       | \$0.00         | \$0.00       | \$3,320.00  |
| 1986                       |           | Additional Work Added  |                                        |                      | 7.46                 | P1            | R2            | \$298.40       | \$0.00         | \$0.00       | \$3,095.90  |
| 2138                       |           | Additional Work Added  |                                        |                      | 8.40                 | P1            | R1            | \$336.00       | \$0.00         | \$1,386.00   | \$0.00      |
| 2139                       |           | Additional Work Added  |                                        |                      | 6.20                 | P1            | R1            | \$248.00       | \$0.00         | \$1,023.00   | \$0.00      |
| 2140                       |           | Additional Work Added  |                                        |                      | 10.00                | P1            | R1            | \$400.00       | \$0.00         | \$1,650.00   | \$0.00      |
| 2141                       |           | Additional Work Added  |                                        |                      | 10.70                | P1            | R1            | \$428.00       | \$0.00         | \$1,765.50   | \$0.00      |
| 2142                       |           | Additional Work Added  |                                        |                      | 8.90                 | P1            | R1            | \$356.00       | \$0.00         | \$1,468.50   | \$0.00      |
| 2145                       |           | Additional Work Added  |                                        |                      | 8.20                 | P1            | R1            | \$328.00       | \$0.00         | \$1,353.00   | \$0.00      |
| 2155                       |           | Additional Work Added  |                                        |                      | 4.20                 | P1            | R1            | \$168.00       | \$0.00         | \$693.00     | \$0.00      |
| 2191                       |           | Additional Work Added  |                                        |                      | 4.00                 | P1            | R1            | \$160.00       | \$0.00         | \$660.00     | \$0.00      |
| 2191                       |           | Additional Work Added  |                                        |                      |                      |               |               | \$0.00         | \$0.00         | \$0.00       |             |
| 2192                       |           | Additional Work Added  |                                        | #9 Reset Frame/Cover | 8.80                 | P1            | R1            | \$352.00       | \$0.00         | \$1,452.00   | \$0.00      |
| 2192                       |           | Additional Work Added  |                                        | #9 Reset Frame/Cover |                      |               |               | \$0.00         | \$0.00         | \$0.00       | \$700.00    |
| 2193                       |           | Additional Work Added  |                                        |                      | 5.00                 | P1            | R1            | \$200.00       | \$0.00         | \$825.00     | \$0.00      |
| 2193                       |           | Additional Work Added  |                                        |                      | 5.60                 | P1            | R1            | \$224.00       | \$0.00         | \$924.00     | \$0.00      |
| 2193                       |           | Additional Work Added  |                                        | #9 Reset Frame/Cover |                      |               |               | \$0.00         | \$0.00         | \$0.00       | \$700.00    |
| 2194                       |           | Additional Work Added  |                                        |                      | 4.20                 | P1            | R1            | \$168.00       | \$0.00         | \$693.00     | \$0.00      |
| 2722                       |           | Additional Work Added  |                                        |                      | 8.10                 | P1            | R1            | \$324.00       | \$0.00         | \$1,336.50   | \$0.00      |
| 2723                       |           | Additional Work Added  |                                        |                      | 7.20                 | P1            | R1            | \$288.00       | \$0.00         | \$1,188.00   | \$0.00      |
| 2890.1                     |           | Additional Work Added? |                                        |                      | 5.30                 | P1            | R1            | \$212.00       | \$0.00         | \$874.50     | \$0.00      |
| 2909                       |           | Additional Work Added? |                                        |                      | 8.30                 | P1            | R1            | \$332.00       | \$0.00         | \$1,369.50   | \$0.00      |
| 4041                       |           |                        |                                        |                      | 6.00                 | P1            | R1            | \$240.00       | \$0.00         | \$990.00     | \$0.00      |
| 4054                       |           |                        |                                        |                      | 8.00                 | P1            | R1            | \$320.00       | \$0.00         | \$1,320.00   | \$0.00      |
| 4061                       |           |                        |                                        |                      | 5.10                 | P1            | R1            | \$204.00       | \$0.00         | \$841.50     | \$0.00      |
| 4132                       |           |                        |                                        |                      | 7.00                 | P1            | R1            | \$280.00       | \$0.00         | \$1,155.00   | \$0.00      |
| 4133                       |           |                        |                                        |                      | 6.70                 | P1            | R1            | \$268.00       | \$0.00         | \$1,105.50   | \$0.00      |
| 4239                       |           |                        |                                        |                      | 10.00                | P1            | R2            | \$400.00       | \$0.00         | \$0.00       | \$4,150.00  |
| 4243                       |           |                        |                                        |                      | 18.00                | P1            | R2            | \$720.00       | \$0.00         | \$0.00       | \$7,470.00  |
| 4244                       |           |                        |                                        |                      | 14.60                | P1            | R2            | \$584.00       | \$0.00         | \$0.00       | \$6,059.00  |
| 4245                       |           |                        |                                        |                      | 6.20                 | P1            | R2            | \$248.00       | \$0.00         | \$0.00       | \$2,573.00  |
| 4379                       |           |                        |                                        |                      | 7.90                 | P1            | R1            | \$316.00       | \$0.00         | \$1,303.50   | \$0.00      |
| 4519                       |           |                        |                                        |                      | 12.20                | P1            | R2            | \$488.00       | \$0.00         | \$0.00       | \$5,063.00  |
| 10724                      |           |                        |                                        |                      | 7.40                 | P1            | R1            | \$296.00       | \$0.00         | \$1,221.00   | \$0.00      |
| 11004                      |           |                        |                                        |                      | 7.20                 | P1            | R1            | \$288.00       | \$0.00         | \$1,188.00   | \$0.00      |
| 11005                      |           |                        |                                        |                      | 7.70                 | P1            | R1            | \$308.00       | \$0.00         | \$1,270.50   | \$0.00      |
| 11006                      |           |                        |                                        |                      | 7.80                 | P1            | R1            | \$312.00       | \$0.00         | \$1,287.00   | \$0.00      |
| 11007                      |           |                        |                                        |                      | 8.10                 | P1            | R1            | \$324.00       | \$0.00         | \$1,336.50   | \$0.00      |

|       |                         |       |    |    |          |        |            |            |          |
|-------|-------------------------|-------|----|----|----------|--------|------------|------------|----------|
| 11008 |                         | 11.20 | P1 | R1 | \$448.00 | \$0.00 | \$1,848.00 | \$0.00     |          |
| 11009 |                         | 10.20 | P1 | R1 | \$408.00 | \$0.00 | \$1,683.00 | \$0.00     |          |
| 11011 |                         | 11.20 | P1 | R1 | \$448.00 | \$0.00 | \$1,848.00 | \$0.00     |          |
| 11012 |                         | 12.60 | P1 | R1 | \$504.00 | \$0.00 | \$2,079.00 | \$0.00     |          |
| 11013 |                         | 14.80 | P1 | R1 | \$592.00 | \$0.00 | \$2,442.00 | \$0.00     |          |
| 11019 |                         | 15.20 | P1 | R1 | \$608.00 | \$0.00 | \$2,508.00 | \$0.00     |          |
| 11020 |                         | 19.20 | P1 | R1 | \$768.00 | \$0.00 | \$3,168.00 | \$0.00     |          |
| 11021 |                         | 14.60 | P1 | R1 | \$584.00 | \$0.00 | \$2,409.00 | \$0.00     |          |
| 11022 |                         | 12.20 | P1 | R1 | \$488.00 | \$0.00 | \$2,013.00 | \$0.00     |          |
| 11023 |                         | 12.80 | P1 | R1 | \$512.00 | \$0.00 | \$2,112.00 | \$0.00     |          |
| 11054 |                         | 11.00 | P1 | R2 | \$440.00 | \$0.00 | \$0.00     | \$4,565.00 |          |
| 11055 |                         | 5.20  | P1 | R2 | \$208.00 | \$0.00 | \$0.00     | \$2,158.00 |          |
| 11056 |                         | 5.20  | P1 | R2 | \$208.00 | \$0.00 | \$0.00     | \$2,158.00 |          |
| 11057 |                         | 11.00 | P1 | R2 | \$440.00 | \$0.00 | \$0.00     | \$4,565.00 |          |
| 11058 |                         | 19.80 | P1 | R2 | \$792.00 | \$0.00 | \$0.00     | \$8,217.00 |          |
| 11059 |                         | 10.40 | P1 | R2 | \$416.00 | \$0.00 | \$0.00     | \$4,316.00 |          |
| 11060 |                         | 17.40 | P1 | R2 | \$696.00 | \$0.00 | \$0.00     | \$7,221.00 |          |
| 11061 |                         | 8.00  | P1 | R2 | \$320.00 | \$0.00 | \$0.00     | \$3,320.00 |          |
| 11063 |                         | 10.00 | P1 | R2 | \$400.00 | \$0.00 | \$0.00     | \$4,150.00 |          |
| 11064 |                         | 7.00  | P1 | R2 | \$280.00 | \$0.00 | \$0.00     | \$2,905.00 |          |
| 11065 |                         | 14.60 | P1 | R2 | \$584.00 | \$0.00 | \$0.00     | \$6,059.00 |          |
| 11066 |                         | 11.90 | P1 | R2 | \$476.00 | \$0.00 | \$0.00     | \$4,938.50 |          |
| 12542 |                         | 6.00  | P1 | R2 | \$240.00 | \$0.00 | \$0.00     | \$2,490.00 |          |
| 12607 |                         | 10.20 | P1 | R1 | \$408.00 | \$0.00 | \$1,683.00 | \$0.00     |          |
| 12612 | #8 Reconst Invert/Shelf | 11.00 | P1 | R1 | \$440.00 | \$0.00 | \$1,815.00 | \$0.00     | \$400.00 |
| 12625 |                         | 4.10  | P1 | R1 | \$164.00 | \$0.00 | \$676.50   | \$0.00     |          |
| 12649 |                         | 8.00  | P1 | R2 | \$320.00 | \$0.00 | \$0.00     | \$3,320.00 |          |
| 13195 |                         | 15.00 | P1 | R2 | \$600.00 | \$0.00 | \$0.00     | \$6,225.00 |          |





# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** Acceptance of Street Dedication for Meadowlark Drive

**CITY COUNCIL AGENDA DATE:** October 4<sup>th</sup>, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning and Zoning Specialist

**PUBLIC HEARING REQUIRED:** No

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**PURPOSE:** MMCC, LLC proposes to dedicate a 0.032 acre portion of 135 Commerce Drive in order for the city to reconnect and reopen Meadowlark Drive to thru traffic.

**BACKGROUND:** In 2019, the City Council approved with conditions an application for annexation and a rezoning to Multifamily Low-Density (MF1) and Commercial Medium-Density for a collection of parcels in order to construct a multifamily apartment complex and a commercial outparcel. At that time, and with the subsequent rezoning of these properties in December 2021 to Multifamily Medium-Density (MF2) and C2, the City Council placed a condition on the property to “reopen Meadowlark Drive if permitted or approved by the city and school board”. The applicant is deeding a section of 135 Commerce Drive to the city in order for the roadway to be reopened. The applicant has stated that Carroll County School District has agreed to the roadway being reopened.

**STAFF RECOMMENDATION:** APPROVAL

**PLANNING COMMISSION RECOMMENDATION:** N/A

**MOTION:**

(1) I move to accept the deed of dedication from MMCC, LLC in order to reopen Meadowlark Drive and request for staff to execute the agreement.

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After Recording Return to:  
Tisinger Vance, P.C.  
100 Wagon Yard Plaza  
Carrollton, GA 30117  
ATTN: C. David Mecklin, Jr.

STATE OF GEORGIA  
COUNTY OF CARROLL

**DEED OF DEDICATION**

THIS INDENTURE, made the 14<sup>th</sup> day of SEPTEMBER in the year 2022, between

***MMCC FUND, LLC***

as party or parties of the first part, hereinafter called Grantor, and the city of

***THE CITY OF VILLA RICA, GEORGIA***

a political subdivision of the State of Georgia as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

Grantor, for and in consideration of the mutual benefits flowing between the parties hereto by the dedication of this property for public purposes, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee for public purposes and uses, all that tract and parcel of property lying and being in **Land Lot 158 of the 6<sup>th</sup> District, Carroll County, Georgia** and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, COMMENCE at the concrete right of way monument found at the intersection of the westerly right of way of State Route 61 (300 foot right of way) with the northerly right of way of Interstate 20

(variable right of way); thence along said northerly right of way of Interstate 20 the following courses and distances: South 80 degrees 17 minutes 51 seconds West, a distance of 88.89 feet to a point; South 75 degrees 55 minutes 09 seconds West, a distance of 103.60 feet to a point; South 70 degrees 52 minutes 38 seconds West, a distance of 52.85 feet to a 1/2 inch rebar found; South 70 degrees 48 minutes 32 seconds West, a distance of 24.96 feet to a 1/2 inch rebar found; thence leaving said northerly right of way line of Interstate 20 and proceed along the common property line between VED Enterprises, Inc. and Mary Ann Smith Leathers, SR North 00 degrees 05 minutes 26 seconds West, a distance of 245.45 feet to a 1/2 inch rebar found, thence along the common property line between MMCC Fund, LLC and Mary Ann Smith Leathers, SR the following courses and distances: North 00 degrees 07 minutes 15 seconds West, a distance of 269.17 feet to a 1/2 inch rebar found; North 00 degrees 09 minutes 52 seconds East, a distance of 79.06 feet to a 1/2 inch rebar found; thence along the common property line between Virginia S. Cox and MMC Fund, LLC North 00 degrees 00 minutes 38 seconds West, a distance of 149.89 feet to a 1/2 inch rebar found on the southerly right of way line of Meadowlark Drive (40 foot right of way); said rebar being the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING, as thus established, thence North 0 degrees 03 minutes 14 seconds West, a distance of 49.98 feet to a 1/2 inch rebar found; thence South 89 degrees 27 minutes 36 seconds East a distance of 49.01 feet to point; thence South 40 degrees 58 minutes 24 seconds East a distance of 65.60 feet to a point; thence North 89 degrees 54 minutes 41 seconds West a distance of 5.94 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 0.032 acres

TO HAVE AND TO HOLD the above-described and dedicated rights in and to the property described unto the public forever in fee simple, for uses and purposes hereinabove stated.

The grantor hereby, covenant that it is the owner in fee simple and the property is free and clear of all liens and encumbrances; that the Grantor has good and legal right to grant its right in the above-described property, and Grantor will pay all taxes and assessments due and owing on the property up to the time of the acceptance of this deed of dedication.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

The purpose of this deed is to dedicate the described property as a public street.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed of dedication, the day and year above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Notary Public

My commission expires: 10/2/2024



MMCC FUND, LLC

 (SEAL)  
Jeff Matthews, Member

Accepted by CITY OF VILLA RICA

\_\_\_\_\_  
Gil McDougal, Mayor

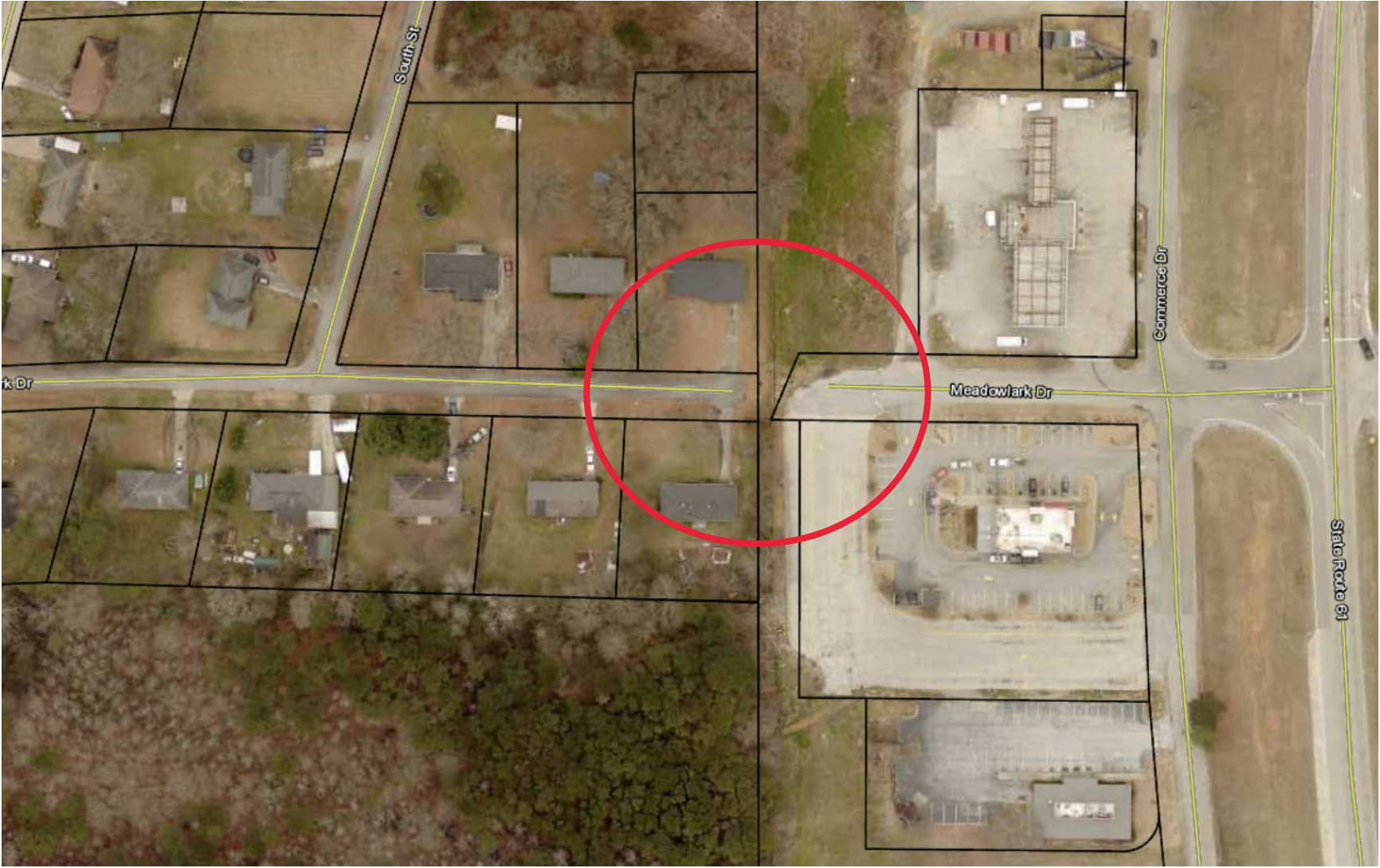


**This Deed of Dedication shall not be considered an acceptance of the property by the City of Villa Rica, Georgia as a Public Street or Public Road until the same has been formally accepted by the City. The Road(s) shall be deemed formally accepted as a public street or roadway upon the occurrence of: 1) placement of the signature of either the Mayor or the City Manager of the city, set out below, or, 2) by the placement of the above described property as a Public Street or Public Road on the official Roads Registry for Villa Rica, Georgia.**

**This Deed of Dedication accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**

**By:**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_





Agenda Item: \_\_\_\_\_

# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Updated Utility Rates for FY23 – Water Volume Rate Increase  
**AGENDA DATE:** 10/04/2022

**DATE PREPARED:** 09/15/2022  
**PREPARED BY:** Jennifer Hallman, Finance Director

**AMOUNT:** n/a  
**GL ACCOUNT #:** n/a

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**PURPOSE:** To approve the updated Utility Rates to be effective January 1, 2023.

**BACKGROUND:** The FY23 budget included a water volume rate increase of 5%.

### **FY22 – CURRENT - Water Volume Rates**

| <b>RESIDENTIAL</b>                                                                                                                                                          |                  |               |                 |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|-----------------|---------------|
| <b>Water Rate Schedule per 1,000 gallons of usage per month</b>                                                                                                             |                  |               |                 |               |
|                                                                                                                                                                             | <b>Tier 1</b>    | <b>Tier 2</b> | <b>Tier 3**</b> | <b>Tier 4</b> |
| <i>Inside City Limits</i>                                                                                                                                                   | \$ 3.66          | \$ 4.47       | \$ 5.59         | \$ 8.93       |
| <i>Outside City Limits</i>                                                                                                                                                  | \$ 5.49          | \$ 6.70       | \$ 8.38         | \$ 13.38      |
| Senior (Low Income)                                                                                                                                                         | 0-2,000          | 2,001-10,000  | 10,001-20,000   | Over 20,000   |
| Residential 3/4 & 5/8                                                                                                                                                       | 0-2,000          | 2,001-10,000  | 10,001-20,000   | Over 20,000   |
| <b>NON-RESIDENTIAL</b>                                                                                                                                                      |                  |               |                 |               |
| <b>Water Rate Schedule per 1,000 gallons of usage per month</b>                                                                                                             |                  |               |                 |               |
|                                                                                                                                                                             | <b>Tier 1***</b> | <b>Tier 2</b> | <b>Tier 3**</b> |               |
| <i>Inside City Limits</i>                                                                                                                                                   | \$ 4.47          | \$ 5.59       | \$ 8.93         |               |
| <i>Outside City Limits</i>                                                                                                                                                  | \$ 6.70          | \$ 8.38       | \$ 13.38        |               |
| Commercial 3/4 & 5/8                                                                                                                                                        | 0-5,100          | 5,101-27,150K | Over 27,150K    |               |
| 1" or 1 1/2" water meter                                                                                                                                                    | 0-16,000         | 16,001-45K    | Over 45K        |               |
| 2" water meter                                                                                                                                                              | 0-40,000         | 40,001-100K   | Over 100K       |               |
| 3" or 4" water meter                                                                                                                                                        | 0-70,000         | 70,001-150K   | Over 150K       |               |
| 6" water meter                                                                                                                                                              | 0-500,000        | 500,001-750K  | Over 750K       |               |
| 8" water meter                                                                                                                                                              | 0-600,000        | 600,001-1.5m  | Over 1.5m       |               |
| ** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied.<br>(ORD-10-03-CCO 4-6-10) |                  |               |                 |               |
| ***All Industrial usage will be calculated at Tier 1 rates regardless of consumption<br>(ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)                    |                  |               |                 |               |

**FY23 – NEW - Water Volume Rates**

| <b>RESIDENTIAL</b>                                                                                                                                                                                                                                                                                                                                   |                  |               |                 |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|-----------------|---------------|
| <b>Water Rate Schedule per 1,000 gallons of usage per month</b>                                                                                                                                                                                                                                                                                      |                  |               |                 |               |
|                                                                                                                                                                                                                                                                                                                                                      | <u>Tier 1</u>    | <u>Tier 2</u> | <u>Tier 3**</u> | <u>Tier 4</u> |
| <i>Inside City Limits</i>                                                                                                                                                                                                                                                                                                                            | \$ 3.84          | \$ 4.69       | \$ 5.87         | \$ 9.37       |
| <i>Outside City Limits</i>                                                                                                                                                                                                                                                                                                                           | \$ 5.76          | \$ 7.03       | \$ 8.80         | \$ 14.05      |
| Senior (Low Income)                                                                                                                                                                                                                                                                                                                                  | 0-2,000          | 2,001-10,000  | 10,001-20,000   | Over 20,000   |
| Residential 3/4 & 5/8                                                                                                                                                                                                                                                                                                                                | 0-2,000          | 2,001-10,000  | 10,001-20,000   | Over 20,000   |
| <b>NON-RESIDENTIAL</b>                                                                                                                                                                                                                                                                                                                               |                  |               |                 |               |
| <b>Water Rate Schedule per 1,000 gallons of usage per month</b>                                                                                                                                                                                                                                                                                      |                  |               |                 |               |
|                                                                                                                                                                                                                                                                                                                                                      | <u>Tier 1***</u> | <u>Tier 2</u> | <u>Tier 3**</u> |               |
| <i>Inside City Limits</i>                                                                                                                                                                                                                                                                                                                            | \$ 4.69          | \$ 5.87       | \$ 9.37         |               |
| <i>Outside City Limits</i>                                                                                                                                                                                                                                                                                                                           | \$ 7.03          | \$ 8.80       | \$ 14.05        |               |
| Commercial 3/4 & 5/8                                                                                                                                                                                                                                                                                                                                 | 0-5,100          | 5,101-27,150K | Over 27,150K    |               |
| 1" or 1 1/2" water meter                                                                                                                                                                                                                                                                                                                             | 0-16,000         | 16,001-45K    | Over 45K        |               |
| 2" water meter                                                                                                                                                                                                                                                                                                                                       | 0-40,000         | 40,001-100K   | Over 100K       |               |
| 3" or 4" water meter                                                                                                                                                                                                                                                                                                                                 | 0-70,000         | 70,001-150K   | Over 150K       |               |
| 6" water meter                                                                                                                                                                                                                                                                                                                                       | 0-500,000        | 500,001-750K  | Over 750K       |               |
| 8" water meter                                                                                                                                                                                                                                                                                                                                       | 0-600,000        | 600,001-1.5m  | Over 1.5m       |               |
| <p>** All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied.<br/>(ORD-10-03-CCO 4-6-10)</p> <p>***All Industrial usage will be calculated at Tier 1 rates regardless of consumption<br/>(ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)</p> |                  |               |                 |               |

**STAFF RECOMMENDATION:** To approve the updated utility rates to be effective January 1, 2023, as presented with the 2023 fiscal year budget.

**MOTION:** I make a motion that we approve the updated Utility Rates, as presented, to be effective for all utility bills sent on or after January 1, 2023.





## City of Villa Rica

### Utility Rates

Effective 01-1-2023

#### WATER

| Base Fee            | Water     |             | Sewer     |             |
|---------------------|-----------|-------------|-----------|-------------|
| Meter Sizes         | Inside    | Outside     | Inside    | Outside     |
| Senior (Low Income) | \$ 5.50   | \$ 16.25    | \$ 6.00   | \$ 17.50    |
| 3/4 & 5/8           | \$ 13.00  | \$ 19.50    | \$ 14.00  | \$ 21.00    |
| 1"                  | \$ 21.71  | \$ 32.56    | \$ 23.38  | \$ 35.07    |
| 1 1/2"              | \$ 43.29  | \$ 64.93    | \$ 46.62  | \$ 69.93    |
| 2"                  | \$ 69.29  | \$ 103.93   | \$ 74.62  | \$ 111.92   |
| 3"                  | \$ 130.00 | \$ 194.99   | \$ 139.99 | \$ 209.99   |
| 4"                  | \$ 216.70 | \$ 325.05   | \$ 233.37 | \$ 350.05   |
| 6"                  | \$ 433.28 | \$ 649.92   | \$ 466.59 | \$ 699.89   |
| 8"                  | \$ 693.27 | \$ 1,039.90 | \$ 746.58 | \$ 1,119.87 |

#### RESIDENTIAL

| Water Rate Schedule per 1,000 gallons of usage per month |         |              |               |             |
|----------------------------------------------------------|---------|--------------|---------------|-------------|
|                                                          | Tier 1  | Tier 2       | Tier 3**      | Tier 4      |
| Inside City Limits                                       | \$ 3.84 | \$ 4.69      | \$ 5.87       | \$ 9.37     |
| Outside City Limits                                      | \$ 5.76 | \$ 7.03      | \$ 8.80       | \$ 14.05    |
| Senior (Low Income)                                      | 0-2,000 | 2,001-10,000 | 10,001-20,000 | Over 20,000 |
| Residential 3/4 & 5/8                                    | 0-2,000 | 2,001-10,000 | 10,001-20,000 | Over 20,000 |

#### NON-RESIDENTIAL

| Water Rate Schedule per 1,000 gallons of usage per month |           |               |              |
|----------------------------------------------------------|-----------|---------------|--------------|
|                                                          | Tier 1*** | Tier 2        | Tier 3**     |
| Inside City Limits                                       | \$ 4.69   | \$ 5.87       | \$ 9.37      |
| Outside City Limits                                      | \$ 7.03   | \$ 8.80       | \$ 14.05     |
| Commercial 3/4 & 5/8                                     | 0-5,100   | 5,101-27,150K | Over 27,150K |
| 1" or 1 1/2" water meter                                 | 0-16,000  | 16,001-45K    | Over 45K     |
| 2" water meter                                           | 0-40,000  | 40,001-100K   | Over 100K    |
| 3" or 4" water meter                                     | 0-70,000  | 70,001-150K   | Over 150K    |
| 6" water meter                                           | 0-500,000 | 500,001-750K  | Over 750K    |
| 8" water meter                                           | 0-600,000 | 600,001-1.5m  | Over 1.5m    |

\*\* All irrigation and hydrant meter usage will be calculated at Tier 3 rates regardless of consumption. No sewer charges or fees will be applied.

(ORD-10-03-CCO 4-6-10)

\*\*\*All Industrial usage will be calculated at Tier 1 rates regardless of consumption (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

#### SEWER

##### RESIDENTIAL & NON-RESIDENTIAL

| Sewer Rate Schedule per 1,000 gallons of usage per month |          |  |
|----------------------------------------------------------|----------|--|
| Inside City Limits                                       | \$ 8.96  |  |
| Outside City Limits                                      | \$ 13.26 |  |

#### SANITATION

##### RESIDENTIAL & NON-RESIDENTIAL

| Sanitation & Solid Waste    |          |  |  |
|-----------------------------|----------|--|--|
| Curbside/Solid Waste Pickup |          |  |  |
| Residential Customers       | \$ 7.50  |  |  |
|                             |          |  |  |
| Garbage                     |          |  |  |
| First Cart                  | \$ 16.73 |  |  |
| Each Additional Cart        | \$ 8.93  |  |  |
| Low-Income Senior           | \$ 12.55 |  |  |

#### UTILITY DEPOSITS

|                         |             |
|-------------------------|-------------|
| Deposit, Owner          | \$ 125.00   |
| Deposit, Renter         | \$ 175.00   |
| Deposit, Nonresidential | \$ 225.00   |
| Deposit, Landlord       | \$ 75.00    |
| Deposit, Hydrant        | \$ 1,250.00 |

Effective 04/01/18

#### TAP FEES

##### RESIDENTIAL

| TAP FEES    | Water    |          | Sewer*   |
|-------------|----------|----------|----------|
| Meter Sizes | Inside   | Outside  |          |
| Residential | \$ 1,500 | \$ 2,000 | \$ 4,000 |

##### NON-RESIDENTIAL

| TAP FEES     | Water     |           | Sewer*                                   |
|--------------|-----------|-----------|------------------------------------------|
| Meter Sizes  | Inside    | Outside   |                                          |
| 5/8 to 3/4 " | \$ 1,500  | \$ 2,000  | \$ 4,000                                 |
| 1 "          | \$ 2,800  | \$ 3,300  | \$ 8,250                                 |
| 1- 1/2"      | \$ 6,000  | \$ 6,000  | \$ 15,000                                |
| 2"           | \$ 10,000 | \$ 10,000 | \$ 25,000                                |
| 3"           | \$ 20,000 | \$ 20,000 | \$ 45,000                                |
| 4"           | \$ 30,000 | \$ 30,000 | \$ 75,000                                |
| 6"           | \$ 60,000 | \$ 60,000 | \$ 150,000                               |
| 8"           | \$ 90,000 | \$ 90,000 | \$ 250,000                               |
|              |           | Apartment | \$5,000 plus \$1200 each unit over three |
|              |           | Hotels    | \$5,000 plus \$600 each room over        |

Charges for Initial Water and Sewer Service: Each consumer subscribing to use the water and sewer service of the City of Villa Rica at a location which has not previously been served by those utilities shall pay a tapping fee unless otherwise specified. No new water or sewer lines will be run outside the City unless the entity requesting the tap-on agrees to be annexed.

\*Sewer Tap Fee Calculation: Sewer tap fees are determined based on water meter size.

#### FIRELINE

| Fireline Schedule |  |                |  |
|-------------------|--|----------------|--|
| Connection Size   |  | Monthly Charge |  |
| 4"                |  | \$ 7.17        |  |
| 6"                |  | \$ 20.83       |  |
| 8"                |  | \$ 44.40       |  |
| 10"               |  | \$ 79.85       |  |
| 12"               |  | \$ 128.94      |  |

For non-metered connections with booster fire pumps, the monthly charge shall be \$20.83 per 500 gpm of pump capacity or the charge based on connection size, whichever is greater. (ORD-12-10-CCO-12/4/2012 with effective date of January 1, 2013)

#### UTILITY FEES

|                                |           |
|--------------------------------|-----------|
| Administration Set-up          | \$ 25.00  |
| Transfer of Service            | \$ 25.00  |
| Temporary Svc (30 days)        | \$ 50.00  |
| 72 Hour Walk-thru              | \$ 50.00  |
| Reconnect Fee                  | \$ 50.00  |
| Return Check Fee               | \$ 25.00  |
| Weekly Rental, Hydrant         | \$ 20.00  |
| Customer Req Re-read           | \$ 25.00  |
| Meter Calibration, if no error | \$ 100.00 |

Effective 04/01/18



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Resolution of Support – Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant Application and Match Commitment

**AGENDA DATE:** October 4th, 2022

**DATE PREPARED:** September 23, 2022

**PREPARED BY:** Chris Montesinos, Director of Special Projects

**AMOUNT:** \$6,400,150

**GL ACCOUNT #:** TBD

**FUNDING SOURCE:** TBD

**BUDGETED ITEM?** No

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**PURPOSE:** Resolution of Support – Reconnecting Communities Pilot (RCP) Program Grant Application and Match Commitment - Villa Rica Transportation Reunification Program

**BACKGROUND:** The Georgia Office of Planning & Budget has released a Notice of Funding Availability for the Improving Neighborhood Outcomes in Disproportionally Impacted (INODIC) Communities Program Grant. The City of Villa Rica is applying for state funding to cover \$2,000,000 of the cost of the Mirror Lake Connector – Segment 1, which includes the infrastructure between Shoreline Parkway and Cleghorn Street.

The geography and socioeconomic demography of the project area lend to a very competitive grant opportunity. The area is classified by HUD as a Historically Disadvantage Community – which provides extra consideration in the INODIC Program. The application also hit a number of threshold criteria including safety, environmental sustainability, quality of life, community connectivity, economic opportunity, and innovation.

The Villa Rica Transportation Reunification Program (TRP) was established to reunify the roadway networks within and around the historically disadvantaged Cleghorn-Anderson neighborhood and the adjacent Mirror Lake Community and downtown Villa Rica. This new roadway network will include a direct link from Shoreline Drive/Mirror Lake Boulevard to Anderson, Cleghorn, and

Darden Streets, and link the neighborhood to downtown Villa Rica through a North Carol Road connector. The new roadway, currently identified as the Mirror Lake Connector would be built in the Complete Streets model, to include dedicated bike/pedestrian and separate golf cart paths linking into the rest of the city's pedestrian path system.

The Reunification Program will greatly enhance our crosstown transportation network, linking areas to the west in Carroll County to the eastern area of the city located in Douglas County. This upgraded roadway network will improve equity of access, reduce trip miles, and promote environmental resiliency.

Preliminary engineering and cost analysis have been conducted on the roadway improvement project. There is a Low-Income Housing Tax Credit (LIHTC) project under construction at the apex of Cleghorn and Anderson in the center of the project area, which will address some of the areas affordable housing needs. The Arbors at Villa Rica will be a 9% LIHTC multifamily development with 192 affordable housing units. This will add to the "at need" community that the Villa Rica Transportation Reunification Program is intended to address.

**The City is seeking a INODIC grant in the amount of \$2,000,000, with a City matching the balance of the project at \$4,400,150 – a 69% grant match commitment, for a total project cost of \$6,400,150.**

**STAFF RECOMMENDATION:** No public hearing is necessary for this agenda item, and staff recommendation is for adoption.

**IMPACT:** If successful, this grant will cover \$2,000,000 of the cost of the Mirror Lake Connector from Shoreline Drive to Cleghorn Street, an important infrastructure improvement project identified in the Eastside Tax Allocation District – that would be a tremendous savings in taxpayer dollars.

**MOTION:** I move to adopt the Resolution of Support for the 2022 Improving Neighborhood Outcomes in Disproportionally Impacted Communities (INODIC) Program Grant Application and Match Commitment for the Villa Rica Transportation Reunification Program.

STATE OF GEORGIA

COUNTY OF CARROLL

COUNTY OF DOUGLAS

CITY OF VILLA RICA

RESOLUTION R-\_\_\_\_\_-2022

**A RESOLUTION TO AUTHORIZE THE MAYOR OF THE CITY OF VILLA RICA, GEORGIA TO EXECUTE THE NECESSARY DOCUMENTS TO APPLY FOR AN IMPROVING NEIGHBORHOOD OUTCOMES IN DISPROPORTIONALLY IMPACTED COMMUNITIES PROGRAM GRANT FROM THE GEORGIA OFFICE OF PLANNING AND BUDGET FOR THE VILA RICA TRANSPORTATION REUNIFICATION PROGRAM.**

**WHEREAS:** State grant funds are available through the Georgia Office of Planning & Budget to assist local governments with planning and implementation of transportation improvements in their communities; and

**WHEREAS:** The City of Villa Rica, Georgia desires to make an application for these grant funds for Villa Rica Transportation Improvement Program – also known as Segment 1 of the Mirror Lake Connector; and

**WHEREAS:** The City of Villa Rica will request grant funds for \$2,000,000; and

**WHEREAS:** The City is committed to spending the balance of the project to be contributed as a grant match – for a total project cost of \$6,400,150 – a match of 69%;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Villa Rica, Georgia that the Mayor is hereby authorized to execute the necessary documents to make an application to acquire grant funds from the Georgia Office of Planning & Budget for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Program Grant;

**BE IT FURTHER RESOLVED THAT:**

In the event this federal grant is approved, the Mayor and Council hereby confirm that the matching funds will be made available in the appropriate fiscal year budget, and that these funds will be used to meet the terms of this grant.

**So Resolved**, this the 4th day of October, 2022

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Mayor

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Date

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Clerk

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Date



**Governor's Office of Planning and Budget**  
**Improving Neighborhood Outcomes in Disproportionally Impacted Communities**  
**CFDA 210.27 Coronavirus State Fiscal Recovery Funds**  
**Notice of Funding Opportunity**  
**August 24, 2022**

**DISCLAIMER**

**This Notice of Funding Opportunity ("NOFO") is intended to be a guide to the application process for prospective applicants applying for consideration of funding through the Improving Neighborhood Outcomes in Disproportionally Impacted Communities. This guidance is not exhaustive, binding, or final.**

**I. OVERVIEW**

Investments in neighborhood features, including parks, recreation facilities, sidewalks, and healthy food access, can work to improve physical and mental health outcomes. Allowing people access to nature, including parks, has been connected to decreased levels of mortality and illness and increased well-being. Urban park use during the COVID–19 pandemic may have declined among lower-income individuals. Encouraging physical activity can also play a role in health outcomes, as a sedentary lifestyle is a risk factor for chronic diseases and more severe COVID–19 outcomes. Parks, recreation facilities, and sidewalks can promote healthier living environments by allowing for safe and socially distanced recreation during the COVID– 19 pandemic.

The US Treasury final rule includes enumerated eligible uses in disproportionately impacted communities for developing neighborhood features that promote improved health and safety outcomes, such as parks, green spaces, recreational facilities, sidewalks, pedestrian safety features like crosswalks, projects that increase access to healthy foods, streetlights, neighborhood cleanup, and other projects to revitalize public spaces.

The final rule also recognizes that the public health impacts of the pandemic are broader than just the COVID–19 disease itself and include substantial impacts on mental health and public safety challenges like rates of violent crime, which are correlated with a neighborhood's-built environment and features.

**II. APPLICATION ASSISTANCE**

The primary program specialist for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program is Jasmine Esquilin ([jasmine.esquilin@opb.georgia.gov](mailto:jasmine.esquilin@opb.georgia.gov)). For general questions on our grant programs, applicants may also reach out to [grants@opb.georgia.gov](mailto:grants@opb.georgia.gov).

**III. FUNDING AVAILABLE FOR AWARD**

OPB anticipates that approximately \$250,000,000 million may be available under this NOFO, which may be increased or decreased at OPB's discretion. Awards may be made up to up to \$ 2,000,000 per project. OPB reserves the right to fund, in whole or in part, any, all, or none of the applications submitted in response to this NOFO.

#### IV. ELIGIBLE ACTIVITY

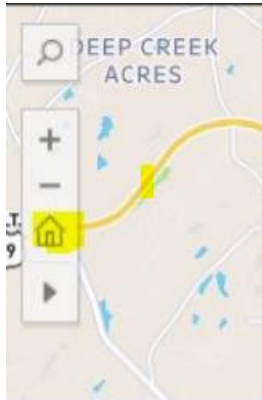
##### Program Categories:

1. Development of or improvements/maintenance to parks or recreational facilities in Qualified Census Tracts in Georgia.
2. Funding for increased repair or maintenance needs to respond to significantly greater use of public facilities during the pandemic (e.g., increased use of parks resulting in damage or increased need for maintenance).

Applicants must use the [Georgia QCT Tract Dashboard](#) to verify that the project proposed resides within a Qualified Census Tract (QCT) in the state. Applications received that are not within a QCT will not be eligible for review.

##### QCT Verification Steps

1. Go to the [QCT Dashboard](#)
2. Select County Name
3. Select Zip Code
4. Zoom in to view the QCT by street level to see if the proposed address falls within the QCT
5. Click Home to reset your map view if you want to start over



#### V. ELIGIBLE APPLICANTS

All ARPA applicants must have an organization, or subrecipient, that will serve as the fiduciary agent and assume overall responsibility for the grant. Eligible ARPA applicants include:

- A unit of local government
- County
- Non-profits
- The project must occur within a Qualified Census Tract
- Due to the timeframe of the grant preference will be given to projects focusing on revitalization and renovation.

#### VI. SCORING CRITERIA

The following criteria will be used by the committee to score applications for this Grant Program:

- Description of the Issue (30%)
- Project Design and Implementation (30%)

- Capabilities and Competencies (15%)
- Performance Measures (10%)
- Budget (15%)

## **VII. MATCHING FUNDS**

Match funding is encouraged but not required.

## **VIII. PERIOD OF PERFORMANCE**

All funds must be expended by October 31, 2026, which is the end of the period of performance. The awardee may use Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant funds to cover costs incurred beginning from the date of award approval by OPB through October 31, 2026.<sup>1</sup>

Only new projects that have not started at the time of the release of this NOFO are eligible for the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program.

## **IX. ELIGIBLE PROJECT COSTS**

Allowable costs are determined in accordance with the cost principles identified in 2 C.F.R. Part 200, Subpart E. Federal funds committed to an award may only be used to cover allowable costs incurred during the period of performance for eligible activity outlined by the program category allowable activity.

## **X. PAYMENT REQUESTS**

All payment requests for allowable activity will be paid using a reimbursement method.

## **XI. GRANT PROGRAM TIMELINE**

August 26, 2022: NOFO Release

September 1, 2022: [Application Period Begins](#)

September 6, 2022: Virtual Applicant Workshop

November 18, 2022: Application Window Closes. Applications due by 11:59 PM EST (OPB Staff will be available until 5pm for technical assistance)

November 19-December 19, 2022: Application Review

January 2023: Final Recommendations and Preliminary Awards Announced (Date is dependent upon the volume of applications received)

## **XII. APPLICATION**

The application link will be posted on the [Improving Neighborhood Outcomes in Disproportionally Impacted Communities](#) website on September 1, 2022. Applicants will be required to complete the application and associated tasks. Applicants will be asked for a detail budget breakdown to include a breakout of cost categories within their budget narrative for the following:

- Land and Structures
- Architectural and Engineering Fees
- Site Work

---

<sup>1</sup>Award approval requires an executed Terms and Conditions agreement, active UEI, vendor location on file, and approved budget. The award status will move from 'awarded' to 'approved' when the requirements are met.

- iv. Demolition and Removal
- v. Construction

Applicants will also be required to provide the following:

- Project Images and Photos: Photos should show current site conditions, immediate needs, surrounding environment, and planned areas of work
- Plan or Sketch of the Site Features and Improvements: Identifying the location of planned recreational improvements or other features such as where the public will access the site, parking, etc. Can also be a plan layout or design from a qualified architectural or design professional.
- Recreation Area Map: Map showing the location of the project and the surrounding vicinity within of the QCT.
- Identify the qualified firms the applicant intends to use, has used in the past, or has partnered together on for the project: General Contractors, maintenance contractors, fixture and equipment suppliers or firms, design, and engineering firms, etc.

### **XIII. APPLICATION REVIEW PROCESS**

- XIV.** All applications will be reviewed for eligibility and completeness, and then evaluated based the priorities and criteria identified herein. Recommendations will be made to the governor for final selection.

### **XV. APPLICATION AWARD AND NOTIFICATION**

All applications will be reviewed and evaluated according to the scoring criteria, priorities, and preferences outlined in this NOFO. All award results will be posted on OPB's website and applicants notified in writing.

### **XVI. GRANT AGREEMENT AND TERMS AND CONDITIONS**

An applicant selected for funding through the Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant Program that wishes to accept this award must execute the Grant Program Terms and Conditions within 60 days of award announcements. The State will not accept proposed changes or amendments to the Terms and Conditions. Failure or refusal to comply with this requirement will result in award funds being rescinded.

### **XVII. COMPLIANCE WITH OTHER REQUIREMENTS**

Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, including 2 C.F.R. Part 200 apply to the awarded projects, except for any provisions the Treasury may determine are inapplicable to an award. Each award is further subject to such exceptions as may be otherwise provided by Treasury. More information on applicable policy requirement can be found under the [21.027 assistance listing](#) for Coronavirus State and Local Fiscal Recovery Funds (CSLFRF), Coronavirus State Fiscal Recovery Fund (CSFRF) and Coronavirus Local Fiscal Recovery Fund (CLFRF).

### **XVIII. REPORTING**

Subrecipients awarded funding though the PSCVRS Grant Program will be subject to all reporting requirements as set forth by the State and Treasury.

### **XIX. OVERSIGHT**

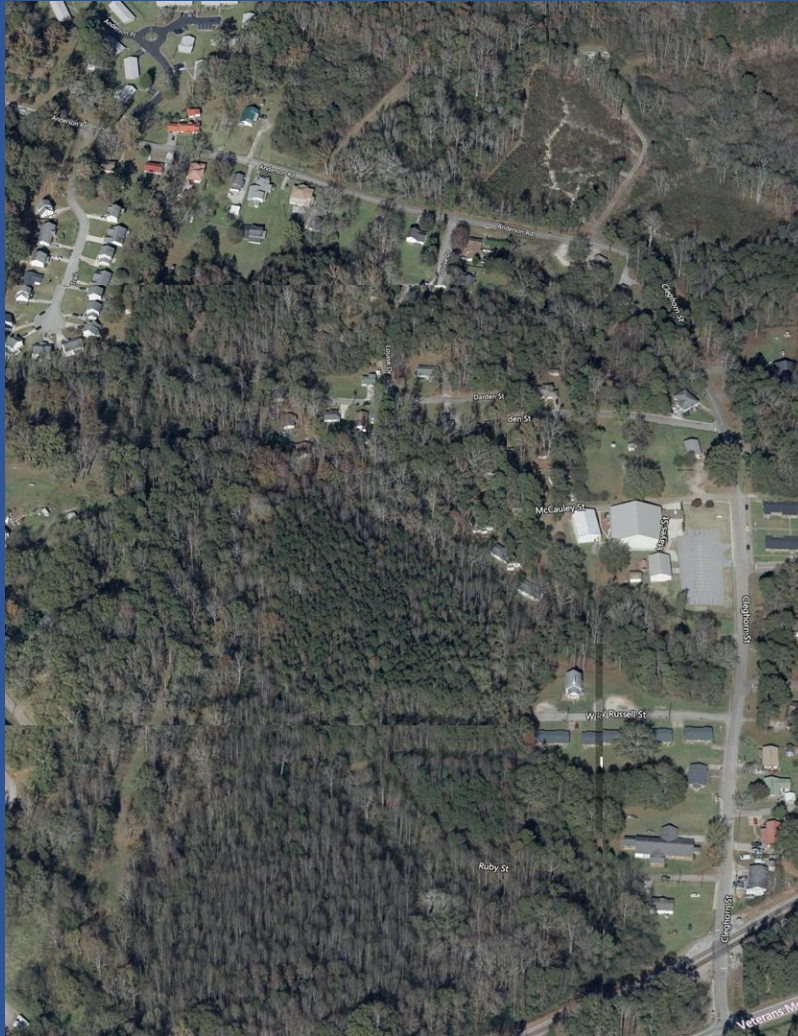
Subrecipients awarded funding through the PSCVRS Grant Program will be subject to audit or review by the Treasury Inspector General and Government Accountability Office. Additionally, all subrecipients will undergo a subrecipient monitoring program.





City of Villa Rica, Georgia

## TRANSPORTATION REUNIFICATION PROGRAM



**Improving Neighborhood Outcomes  
in Disproportionally Impacted Communities**  
Program Grant 2022

GA Department of Planning & Budget







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## Threads of the Past: Exploring Fullerville's Textile History



Villa Rica History 4th Building Room  
Courtesy of Today Williams.



## Self-Guided Tour



The Villa Rica Spur  
of  
The West Georgia Textile Heritage Trail





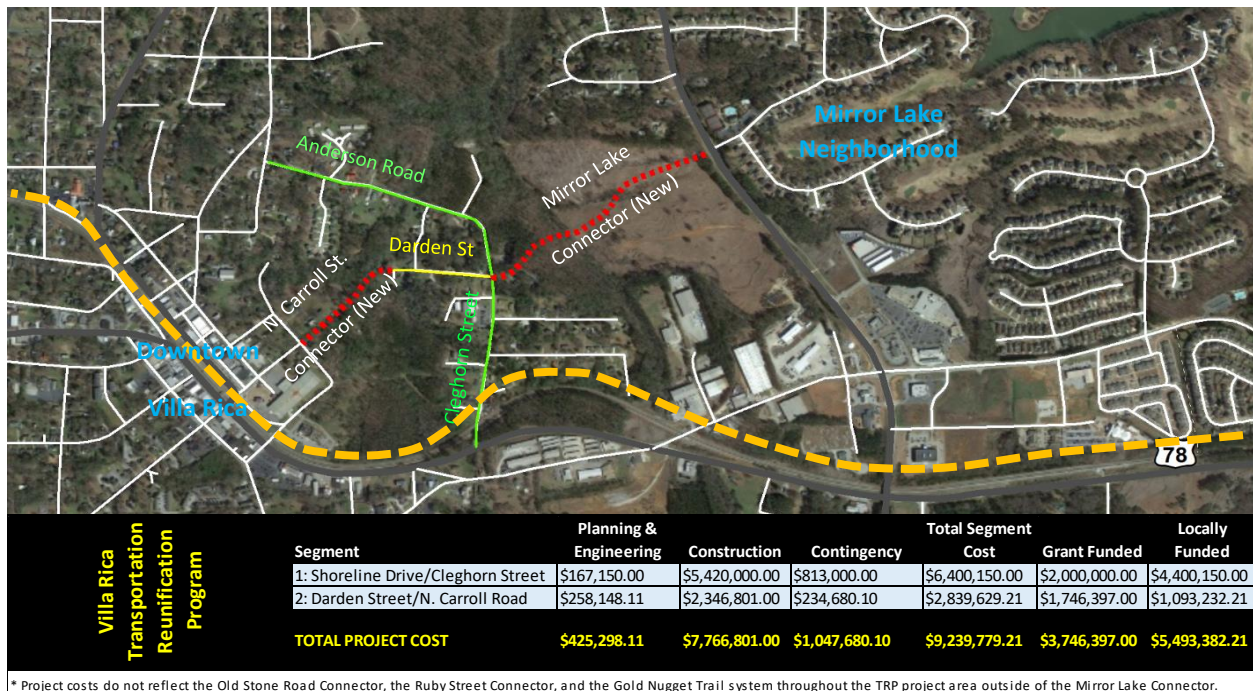


# Villa Rica Transportation Reunification Program

## I. PROJECT DESCRIPTION

The Villa Rica Transportation Reunification Program (TRP) was established to connect roadway networks between the Mirror Lake Community and downtown Villa Rica. The connector project will greatly benefit the residents of the Cleghorn-Anderson Community, a Historically Disadvantaged low-income minority neighborhood. This new roadway network will include a direct link from Shoreline Drive/Mirror Lake Boulevard to Anderson Road and Cleghorn/Darden Streets and link the neighborhood to downtown Villa Rica through a N. Carroll Road connector. The new roadway, currently identified as the Mirror Lake Connector will be built to the Complete Streets standard, to include dedicated bike/pedestrian and separate Personal Transportation Vehicle (PTV) facilities connecting into the rest of the city's bicycle/pedestrian path system.

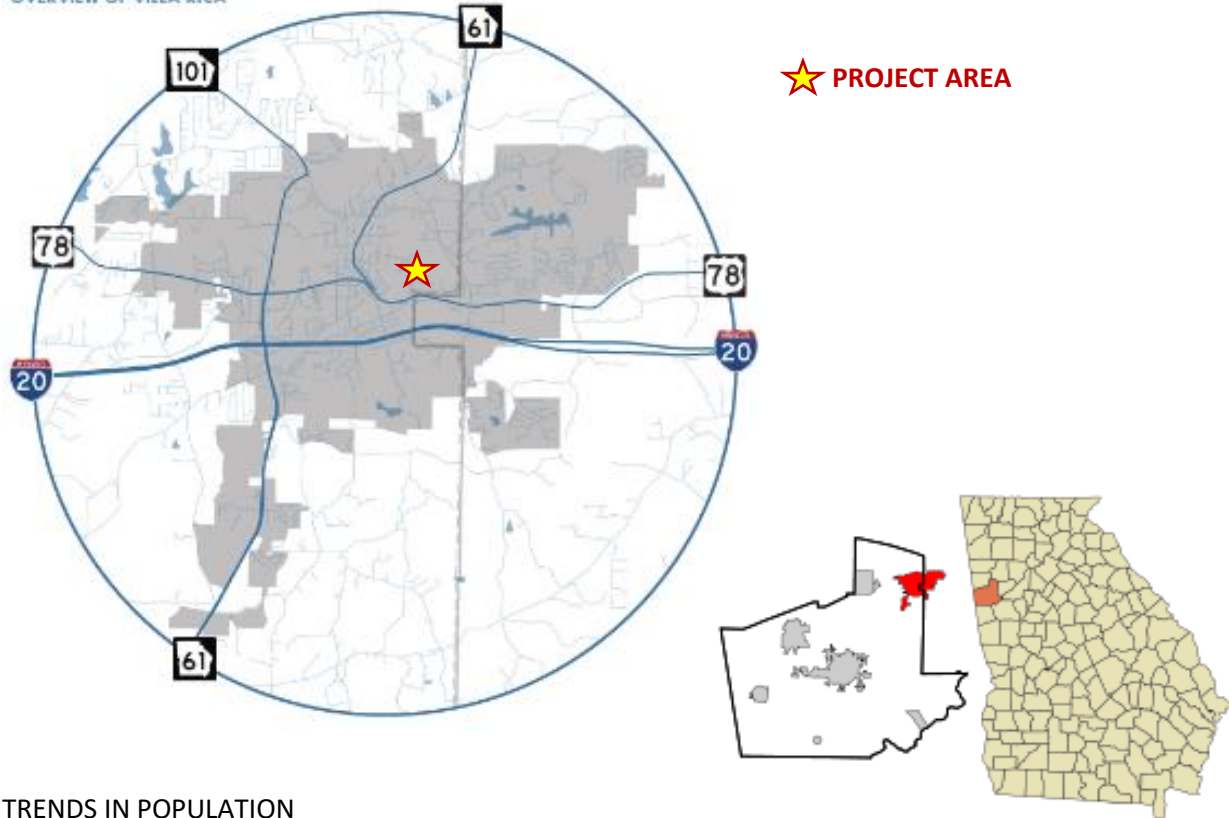
A new water line on Cleghorn and Anderson Streets, which is integrated in the roadway network upgrade, will dramatically improve water pressure in the central-north and east sides of the city – providing greatly enhanced fire protection for thousands of inner-city residents. The proposed water and roadway infrastructure improvements would directly benefit a historically disadvantaged area in the community by providing better access to employment opportunities and healthier food choices. The Transportation Reunification Program will greatly enhance our crosstown transportation network, linking areas to the west in Carroll County to the eastern area of the city located in Douglas County. This upgraded roadway network will improve equity of access, reduce trip miles, and promote environmental resiliency. The Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Grant Program will help construct Segment 1 of the Mirror Lake Connector, a project segment totaling \$6,400,150. The City is requesting \$2,000,000 and will be matching the balance of the project cost - \$4,400,150 – a **69% project match**.



# Villa Rica Transportation Reunification Program

## PROJECT LOCATION/COMMUNITY PROFILE

OVERVIEW OF VILLA RICA



## TRENDS IN POPULATION

HISTORIC POPULATION OF VILLA RICA, 1880-2018

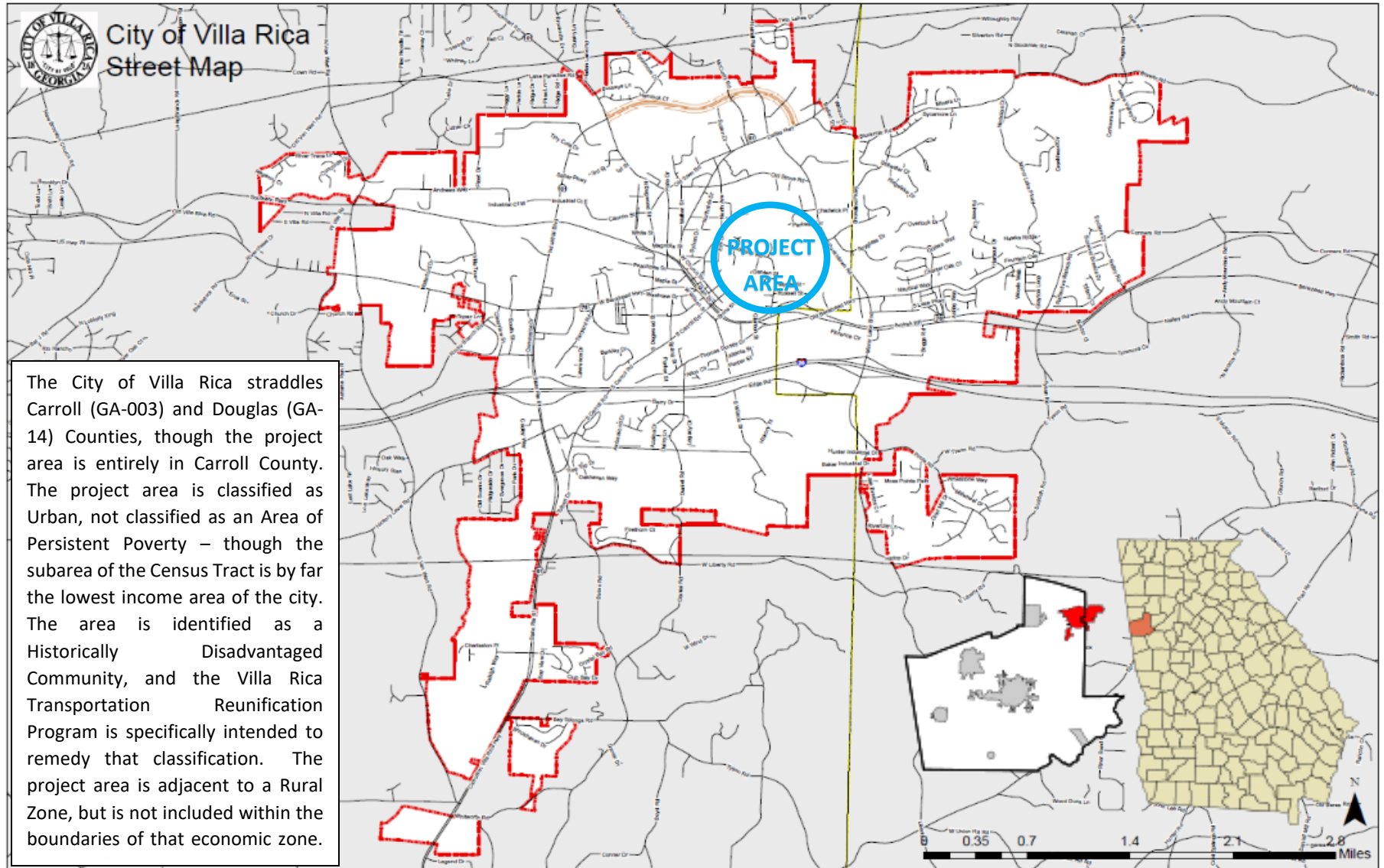


Villa Rica is a rapidly growing community. While the population stayed under 2,000 people through 1950, the period since then has seen quicker growth, especially in the last twenty years. In 1980, the U.S. Census reported that Villa Rica's population was 3,420 people. In 2018, the U.S. Census Bureau's American Community Survey (ACS) estimates the population was over 15,000 people, more than four times the population

less than forty years ago. Some of this population growth has occurred as a result of annexation, which brings people already living in the area into the city limits and thus into their population count, but much of the growth can be attributed to an overall increase in the residential population of the area. The Mirror Lake subdivision alone, which began construction in the late 1990s, will include thousands of homes upon completion, attracting new residents to Villa Rica.

## Villa Rica Transportation Reunification Program

### II. PROJECT LOCATION/COMMUNITY PROFILE

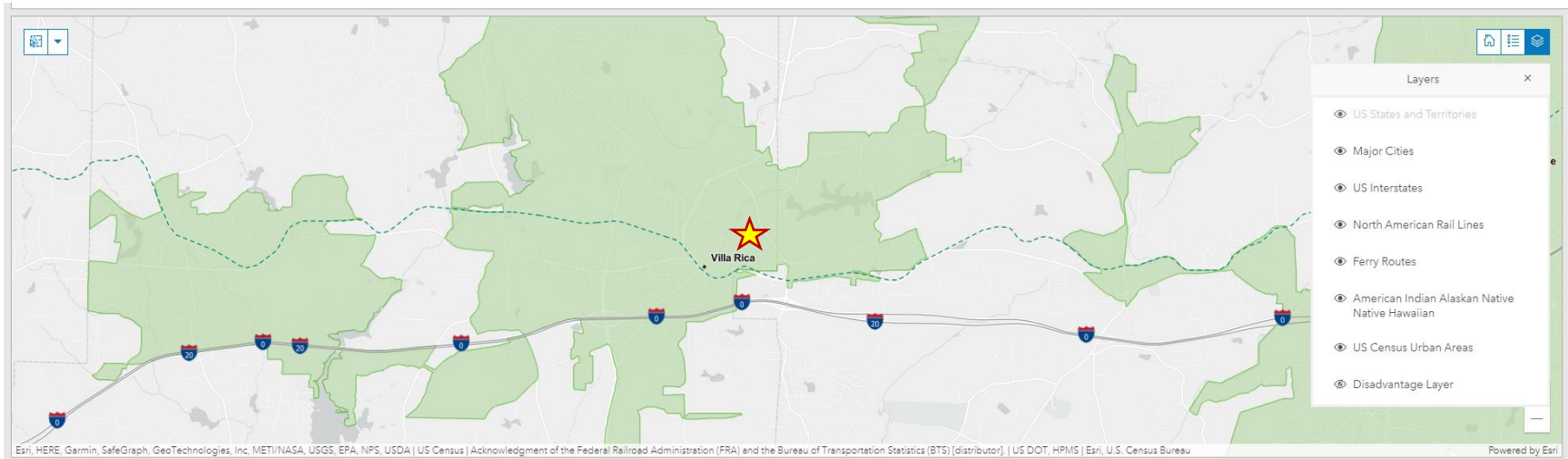




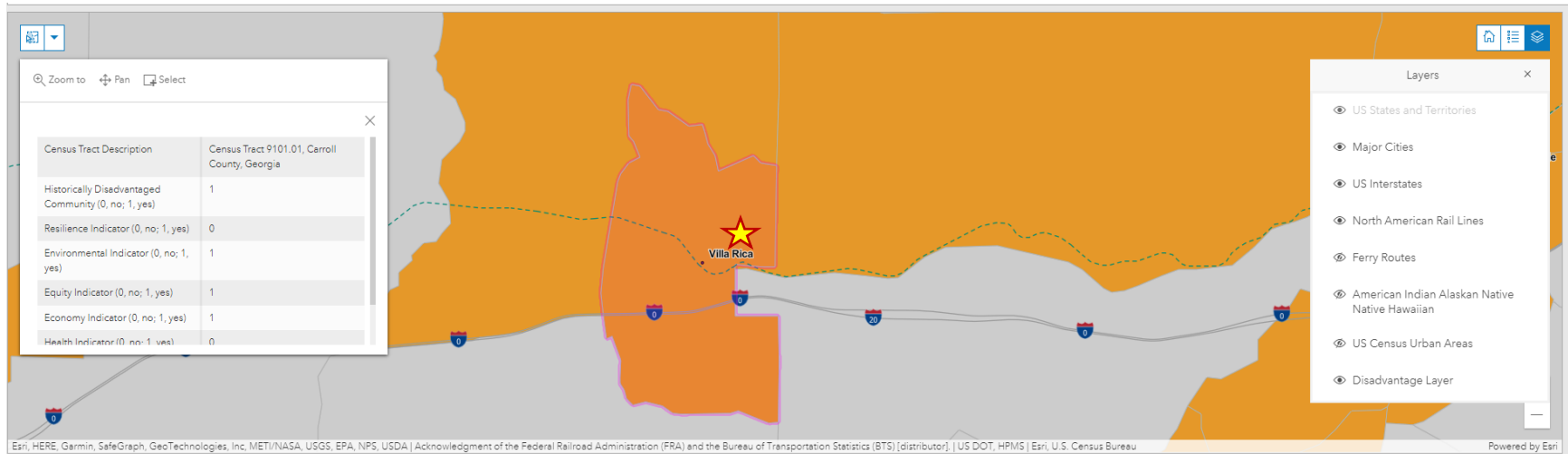
# Villa Rica Transportation Reunification Program

## PROJECT LOCATION/COMMUNITY PROFILE

### Urban or Rural



### Historically Disadvantaged Community



Beneficiaries within and around the project area live in the highest concentration of poverty in the city – 26.2% - and are designated as a Qualified Census Tract for CDBG, and fall under the category of **Historically Disadvantaged Community** under US Department of Transportation guidelines. The project is also classified by USDOT as an **Urbanized Area**.

# Villa Rica Transportation Reunification Program

## III. GRANT FUNDS, SOURCES AND USES OF PROJECT FUNDS

### BACKGROUND

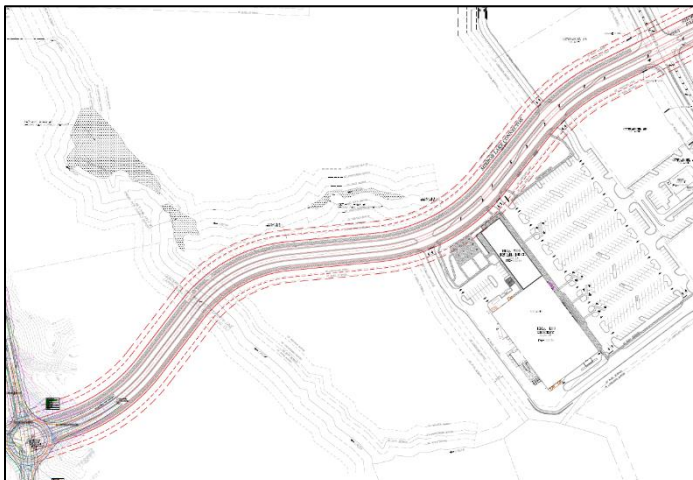
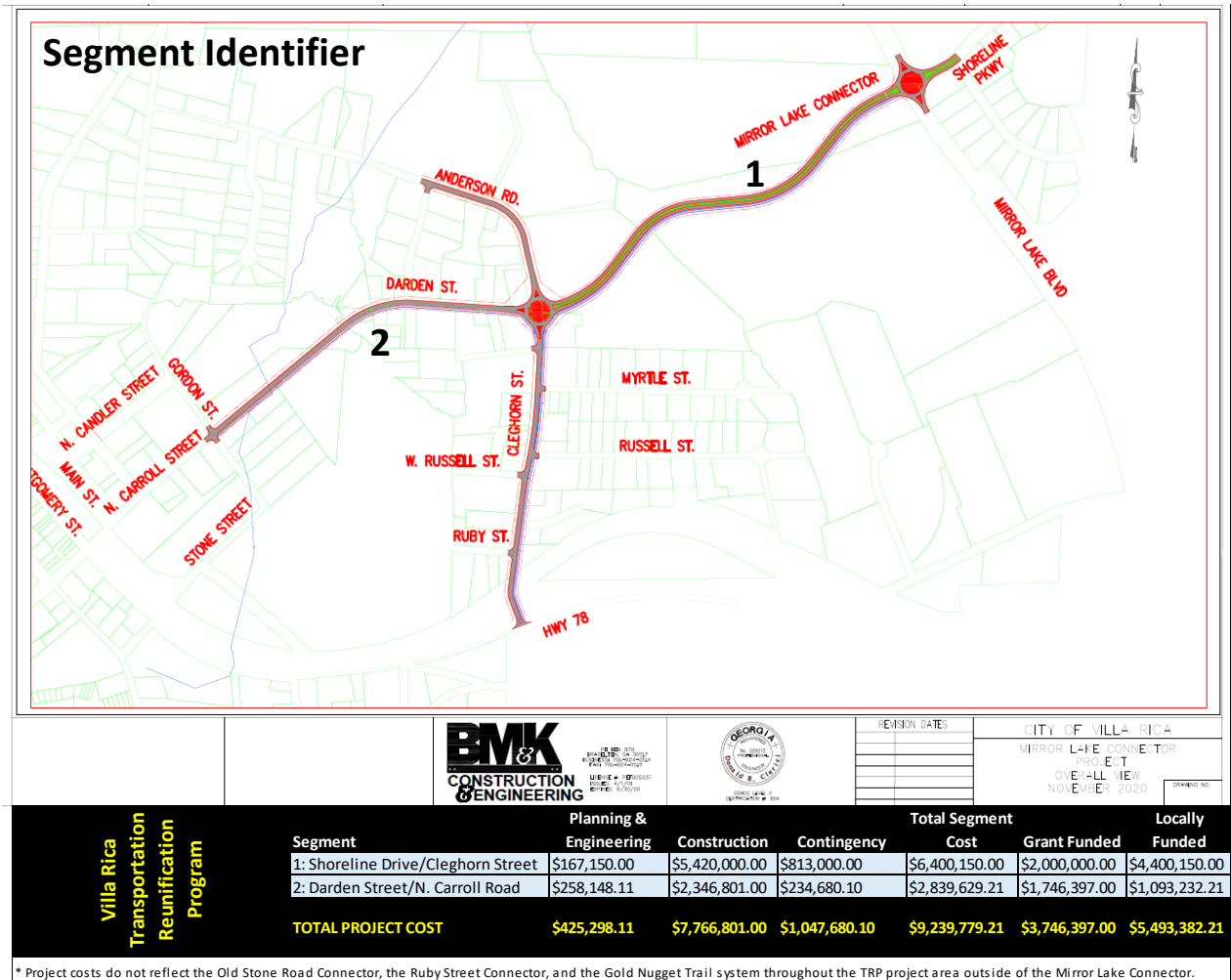
The **Transportation Reunification Program (TRP)** includes upgrades to Cleghorn Street, Anderson Road, Darden Street, and new Mirror Lake Connector. In this section, we will address each of the roadway segments by scope, project cost, and source and allocation of funding for each. First, we look at the overall project location.



The southern access to the Anderson/Cleghorn neighborhood via Hwy.78 is across the Norfolk Southern (yellow dashed line) railroad crossing. The rail line is extremely active and sees trains passing roughly every 20 minutes during peak hours. The proximity of the neighborhood to retail, commercial, and healthcare services in the commercial developments outside of the Mirror Lake Neighborhood, as well as small businesses and restaurants in downtown Villa Rica are frequently blocked for residents of this traditionally lower-income minority neighborhood. A 4% Low-Income Housing Tax Credit (LIHTC) multifamily development is currently under construction on the northeast side of Cleghorn/Anderson, north of the proposed Mirror Lake Connector.

It is a high priority for the city to improve access to this neighborhood and open it up to Mirror Lake and downtown Villa Rica, providing this Disproportionally Impacted Community enhanced access to employment opportunities, healthier food options, and urgent healthcare. The Villa Rica Transportation Reunification Program addresses equity and social justice, while promoting environmental resiliency by reducing trip times and improving access within the surrounding area. Lastly, as a part of the Anderson Road upgrades, a new 10" waterline will be installed, which will greatly improve water pressure for thousands of residents in the project area and in nearby neighborhoods to the north and east – enhancing public fire safety protection.

There are two segments to this project – 1) Shoreline Drive to Cleghorn Street and 2) Darden Street/N. Carroll Street Connector. Concepts and cost estimates were developed in April 2022 and are up to date for project costs. A 15% contingency has been budgeted to account for inflation and supply chain issues. **Segments 1 and 2 make up the Mirror Lake Connector, a new roadway connecting the Mirror Lake Community with Downtown Villa Rica – the INODIC Grant Proposal is only for Segment 1.**





# Villa Rica Transportation Reunification Program

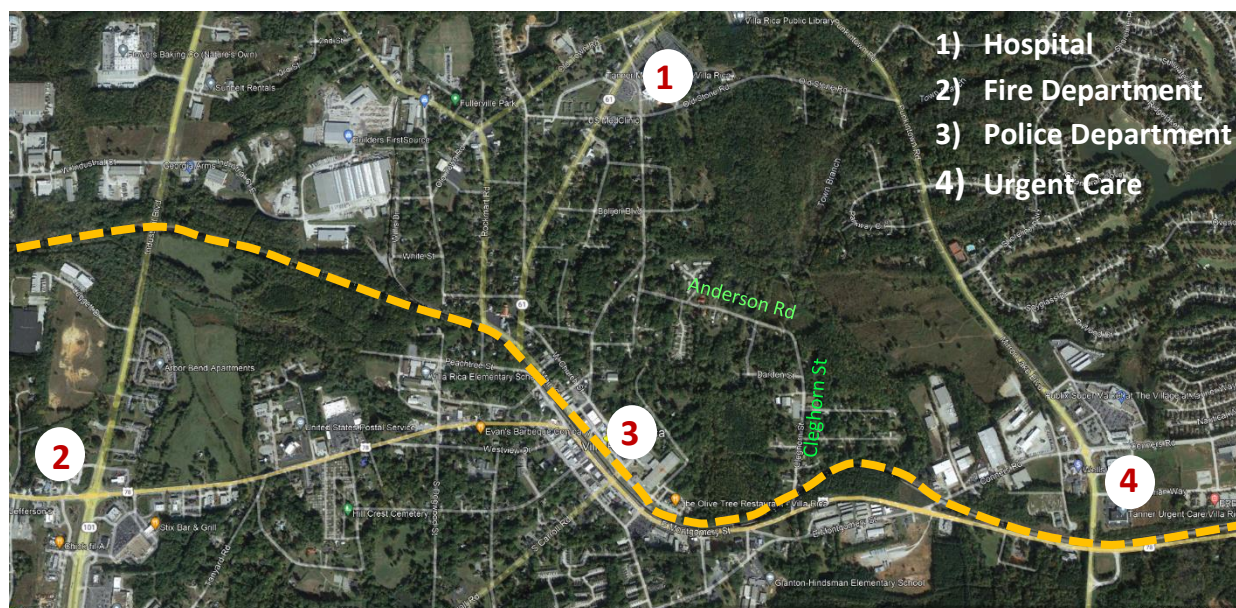
## IV. MERIT CRITERIA

### SAFETY

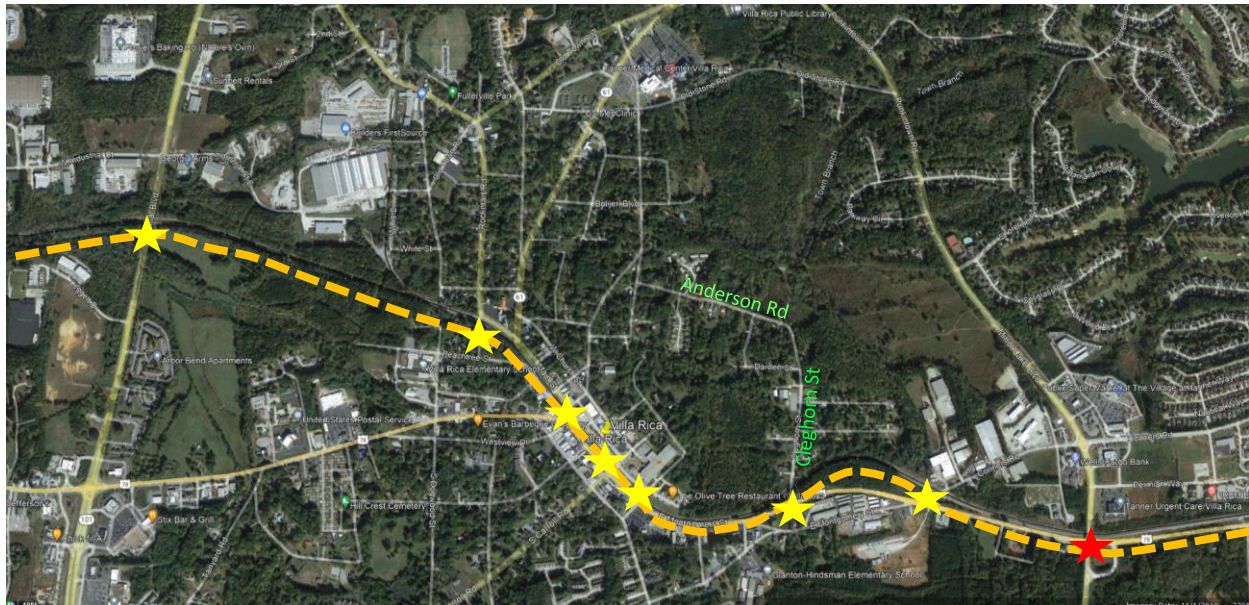
Public safety is a major tenet to the Villa Rica Transportation Reunification Program. There are numerous safety benefits to the program including alternative access by police, fire, and EMT, intersection and roadway upgrades, the addition of dedicated facilities for pedestrians and cyclists, greatly enhanced water pressure for fire hydrants for thousands of residents, and improved transportation networks to disperse concentrations of vehicular traffic.



(yellow dashed line is Norfolk Southern railroad)







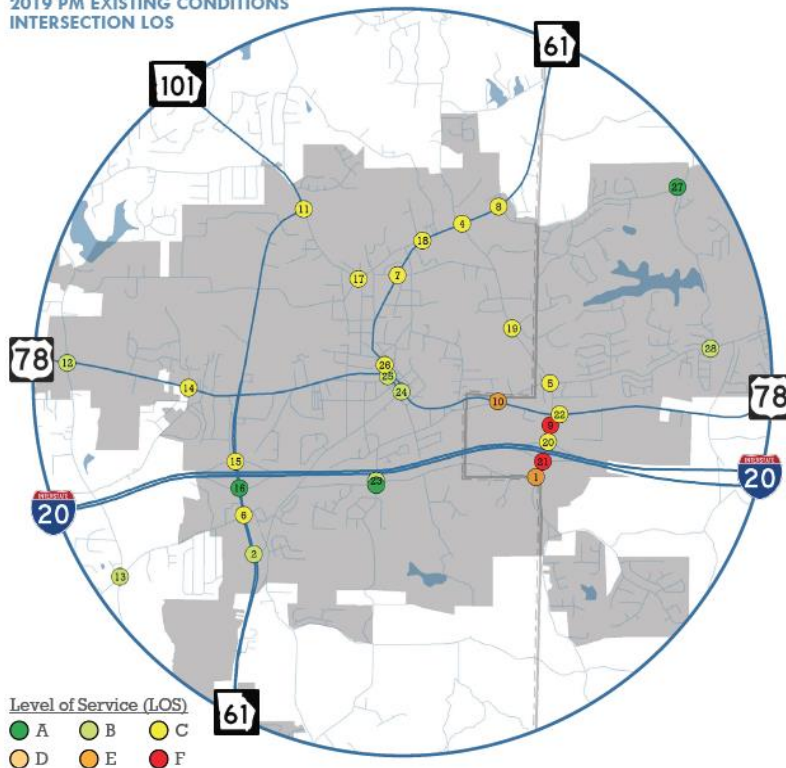
(yellow stars indicate at-grade RR crossings; red star indicated RR overpass)

The Cleghorn-Anderson neighborhood has only two points on ingress/egress – at Hwy. 78 and North Avenue. There is no direct access from downtown or from the Mirror Lake community. The Norfolk Southern railroad bifurcates the city north and south, and there is only one railroad overpass located at Mirror Lake Boulevard. At grade crossings include Industrial Boulevard, Jones Street, Cheeves Street, N. Carroll Road, Stone Street, Cleghorn Street, and Conners Road. The rail line is heavily trafficked as the sole rail link between Atlanta, Birmingham, and points west. Freight and passenger trains pass roughly every 20 minutes, and Villa Rica is used as a stopping point to transfer Georgia and Alabama engine crews. As such, there are constant delays and disruptions in our transportation network, which often result in delays for first responders, and headaches for local motorists.

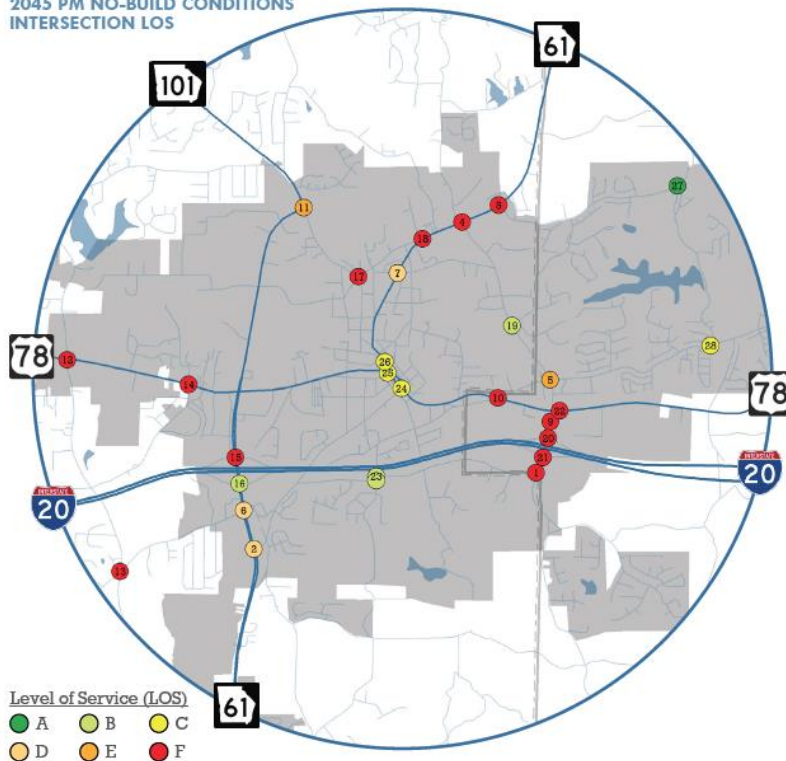
Cleghorn-Anderson benefits from being located on the north side of the railroad tracks relative to EMT and police access. However, in the case of fire protection, if any or multiple crossings are blocked, it could result in significant reduction in response time, and uncertain redirecting. To the same point, the police and hospital being located on the north side of the railroad means that train traffic also creates delays in responding to emergencies south of the railroad corridor. Conversely, the Fire Department is located close to the intersection of Hwy.78 and Industrial Boulevard, south of the railroad tracks, although good for “Southsiders,” can lead to significant reductions in response times for residents’ north of the railroad.

The construction of the Mirror Lake Connector will greatly increase emergency response times and improve the transportation network between the northeast and southwest parts of the city. The rebuilding of Cleghorn Street, Darden Street, and Anderson Road to include sidewalks, curb, gutter, and stormwater facilities, will provide a level of pedestrian safety not currently available. The construction of the Complete Streets model along the Mirror Lake Connector, which will include separate dedicated Personal Transport Vehicle (PTV) and bicycle/pedestrian paths, providing additional safety and alternative transportation options to help reduce emissions and greatly improve local air quality standards.

2019 PM EXISTING CONDITIONS  
INTERSECTION LOS



2045 PM NO-BUILD CONDITIONS  
INTERSECTION LOS

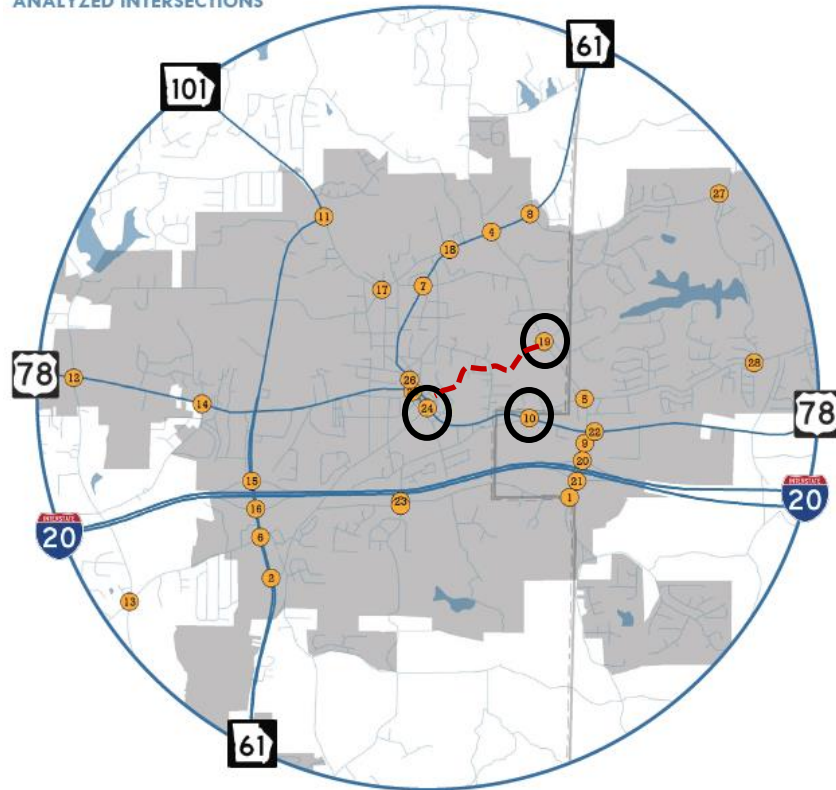


As mentioned in the previous section, the Transitory Beneficiaries are quantified by the number of vehicle trips surrounding the project area. The Villa Rica Transportation Master Plan measured traffic counts for numerous points throughout the city.

The Transitory Beneficiaries could be calculated at 35,324 vehicles passing through the project area each day (based on GDOT AADT data). Already, the Level of Service (LOS) at key intersections in the project area range from Level B through E (A being best, F being worst). Depending on the time of day, the LOS for three specific intersections in our project area, vary significantly.

Based on a no-build scenario, the lack of transportation improvement projects would result in a cascading failure in the LOS conditions at the majority of intersections throughout the city. The illustrations to the left show the LOS for existing conditions, and the LOS with no roadway improvements being made. Two major projects are critical to this outcome – the Highway 61 Bypass, and the Mirror Lake Connector. The former has already been funded and program by GDOT, and will; begin construction in 2023.

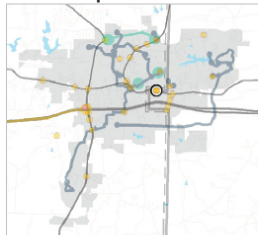
## ANALYZED INTERSECTIONS



# 10 Conners Road at Veterans Memorial Highway



### Project Location



### Description

- Signalize
- Alternative consideration: Roundabout

### Crash History

|                                      | Total | Perc. |
|--------------------------------------|-------|-------|
| Total Crashes                        | 31    | 1     |
| Angle                                | 11    | 35%   |
| Head On                              | 0     | 0%    |
| Rear End                             | 17    | 55%   |
| Sideswipe - Same Direction           | 0     | 0%    |
| Sideswipe - Opposite Direction       | 1     | 3%    |
| Not a Collision with a Motor Vehicle | 2     | 6%    |
| Unknown                              | 0     | 0%    |
| Fatality Crashes                     | 0     | 0%    |
| Injury Crashes                       | 2     | 6%    |
| Property Damage Only Crashes         | 29    | 94%   |

### Performance

| Scenario, Year | Period | Level of Service | Delay* |
|----------------|--------|------------------|--------|
| Existing, 2019 | AM     | C                | 20     |
|                | PM     | E                | 41     |
| No-Build, 2045 | AM     | F                | 218    |
|                | PM     | F                | **     |
| Build, 2045    | AM     | B                | 16     |
|                | PM     | E                | 60     |

### Prioritization Scores

|                 |          |
|-----------------|----------|
| Goals Score     | 6.7      |
| Public Score    | 0        |
| Technical Score | 4.8      |
| Total Score     | 11.5     |
| Project Rank    | 27 of 42 |

### Planning-Level Cost Estimate

|                         |           |
|-------------------------|-----------|
| Preliminary Engineering | \$37,500  |
| Right of Way            | \$0       |
| Utilities               | \$37,500  |
| Construction            | \$250,000 |
| Contingency             | \$65,000  |
| Total                   | \$390,000 |

Intersection 10 – Conners Road @ Veterans Memorial Drive (Hwy.78) has an AM Los of C, and a PM LOS of E. A no-build scenario has the intersection rated at LOS F for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 31 crashes between the years of 2014 to 2018, with 0 fatalities, and 2 injuries.



# 19 Punkintown Road at Shoreline Pkwy



| Project Location |  |  |  | Description                        |  | Crash History                        |       |       |
|------------------|--|--|--|------------------------------------|--|--------------------------------------|-------|-------|
|                  |  |  |  | • Install westbound right turn bay |  |                                      | Total | Perc. |
|                  |  |  |  |                                    |  | Total Crashes                        | 29    | 1     |
|                  |  |  |  |                                    |  | Angle                                | 9     | 31%   |
|                  |  |  |  |                                    |  | Head On                              | 2     | 7%    |
|                  |  |  |  |                                    |  | Rear End                             | 9     | 31%   |
|                  |  |  |  |                                    |  | Sideswipe - Same Direction           | 5     | 17%   |
|                  |  |  |  |                                    |  | Sideswipe - Opposite Direction       | 0     | 0%    |
|                  |  |  |  |                                    |  | Not a Collision with a Motor Vehicle | 3     | 10%   |
|                  |  |  |  |                                    |  | Unknown                              | 1     | 3%    |
|                  |  |  |  |                                    |  | Fatality Crashes                     | 0     | 0%    |
|                  |  |  |  |                                    |  | Injury Crashes                       | 6     | 21%   |
|                  |  |  |  |                                    |  | Property Damage Only Crashes         | 23    | 79%   |

| Performance    |        |                  |        | Prioritization Scores |          | Planning-Level Cost Estimate |          |
|----------------|--------|------------------|--------|-----------------------|----------|------------------------------|----------|
| Scenario, Year | Period | Level of Service | Delay* | Goals Score           | 1.6      | Preliminary Engineering      | \$7,500  |
| Existing, 2019 | AM     | A                | 10     | Public Score          | 5        | Right of Way                 | \$0      |
|                | PM     | C                | 22     | Technical Score       | 2.9      | Utilities                    | \$7,500  |
| No-Build, 2045 | AM     | B                | 19     | Total Score           | 9.5      | Construction                 | \$50,000 |
|                | PM     | B                | 16     | Project Rank          | 31 of 42 | Contingency                  | \$13,000 |
| Build, 2045    | AM     | B                | 17     |                       |          | Total                        | \$78,000 |
|                | PM     | B                | 16     |                       |          |                              |          |

Intersection 19 – Punkintown Road (Mirror Lake Boulevard) @ Shoreline Parkway (Drive) has an AM Los of A, and a PM LOS of C. A no-build scenario has the intersection rated at LOS B for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 28 crashes between the years of 2014 to 2018, with 0 fatalities, and 8 injuries.

# 24 Highway 78 at South Carroll Road



| Project Location |  |  |  | Description                         |  | Crash History                        |       |       |
|------------------|--|--|--|-------------------------------------|--|--------------------------------------|-------|-------|
|                  |  |  |  | • Install southbound right turn bay |  |                                      | Total | Perc. |
|                  |  |  |  |                                     |  | Total Crashes                        | 164   | 1     |
|                  |  |  |  |                                     |  | Angle                                | 73    | 45%   |
|                  |  |  |  |                                     |  | Head On                              | 4     | 2%    |
|                  |  |  |  |                                     |  | Rear End                             | 41    | 25%   |
|                  |  |  |  |                                     |  | Sideswipe - Same Direction           | 12    | 7%    |
|                  |  |  |  |                                     |  | Sideswipe - Opposite Direction       | 7     | 4%    |
|                  |  |  |  |                                     |  | Not a Collision with a Motor Vehicle | 15    | 9%    |
|                  |  |  |  |                                     |  | Unknown                              | 12    | 7%    |
|                  |  |  |  |                                     |  | Fatality Crashes                     | 0     | 0%    |
|                  |  |  |  |                                     |  | Injury Crashes                       | 9     | 5%    |
|                  |  |  |  |                                     |  | Property Damage Only Crashes         | 155   | 95%   |

| Performance    |        |                  |        | Prioritization Scores |          | Planning-Level Cost Estimate |          |
|----------------|--------|------------------|--------|-----------------------|----------|------------------------------|----------|
| Scenario, Year | Period | Level of Service | Delay* | Goals Score           | 3.3      | Preliminary Engineering      | \$7,500  |
| Existing, 2019 | AM     | B                | 12     | Public Score          | 6.6      | Right of Way                 | \$0      |
|                | PM     | B                | 11     | Technical Score       | 4        | Utilities                    | \$7,500  |
| No-Build, 2045 | AM     | C                | 28     | Total Score           | 13.9     | Construction                 | \$50,000 |
|                | PM     | C                | 31     | Project Rank          | 24 of 42 | Contingency                  | \$13,000 |
| Build, 2045    | AM     | B                | 18     |                       |          | Total                        | \$78,000 |
|                | PM     | B                | 20     |                       |          |                              |          |

Intersection 24 – Highway 78 (E. Montgomery Street) @ S. Carroll Road (N. Carroll Road) has an AM Los of B, and a PM LOS of B. A no-build scenario has the intersection rated at LOS C for both AM and PM hours by 2045. Additionally, the crash history for this intersection shows 164 crashes between the years of 2014 to 2018, with 0 fatalities, and 9 injuries.



### Safety Merit Criteria Snapshot

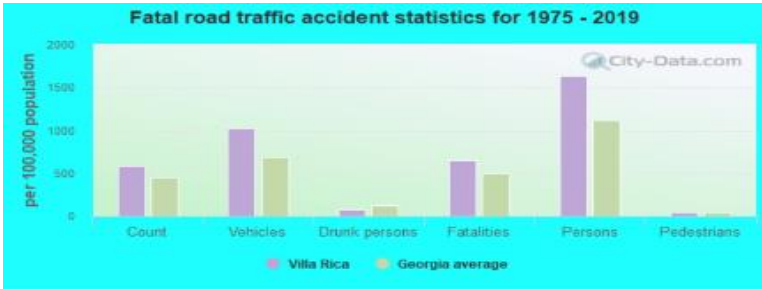
- New Sidewalks
- Dedicated bike/pedestrian paths
- Intersection improvements
- Enhanced fire safety protection
- More efficient access for police, fire, EMT (trains blocking access)
- Health and safety risk reduction
- Vehicle/Bicycle/Pedestrian accident safety at points entering the project area

#### Number of Beneficiaries:

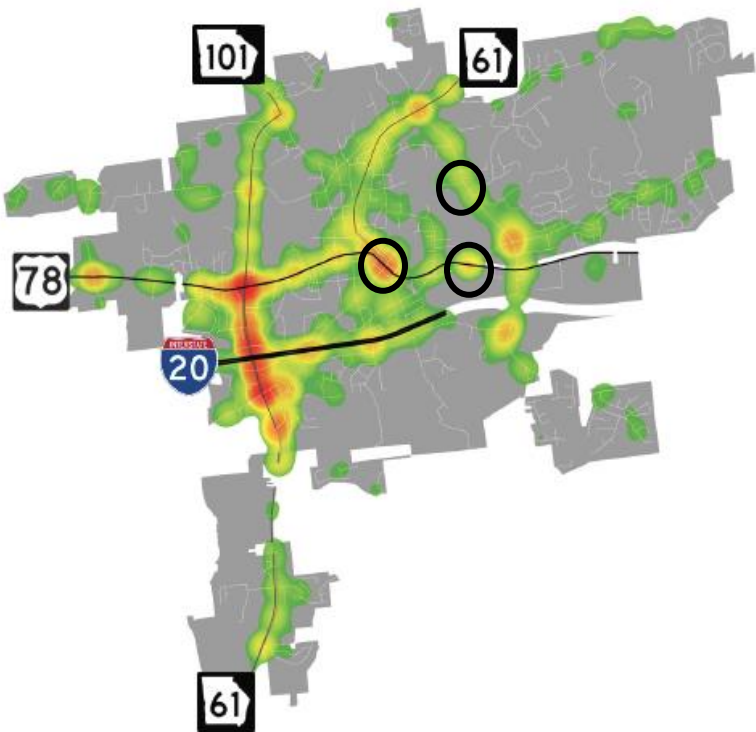
- **Direct:** 3,817
- **Adjacent:** 5,405
- **Transitory:** 27,626
- **Occasional:** 42,941
- **Annual:** 10,135,653



**VILLA RICA, Ga.** - Emergency and utility crews in Villa Rica had a busy night after a tractor-trailer that got stuck on the tracks in front of the police department was destroyed by a passing train. The entire incident was caught on camera.



#### HEATMAP OF VILLA RICA CRASH HISTORY

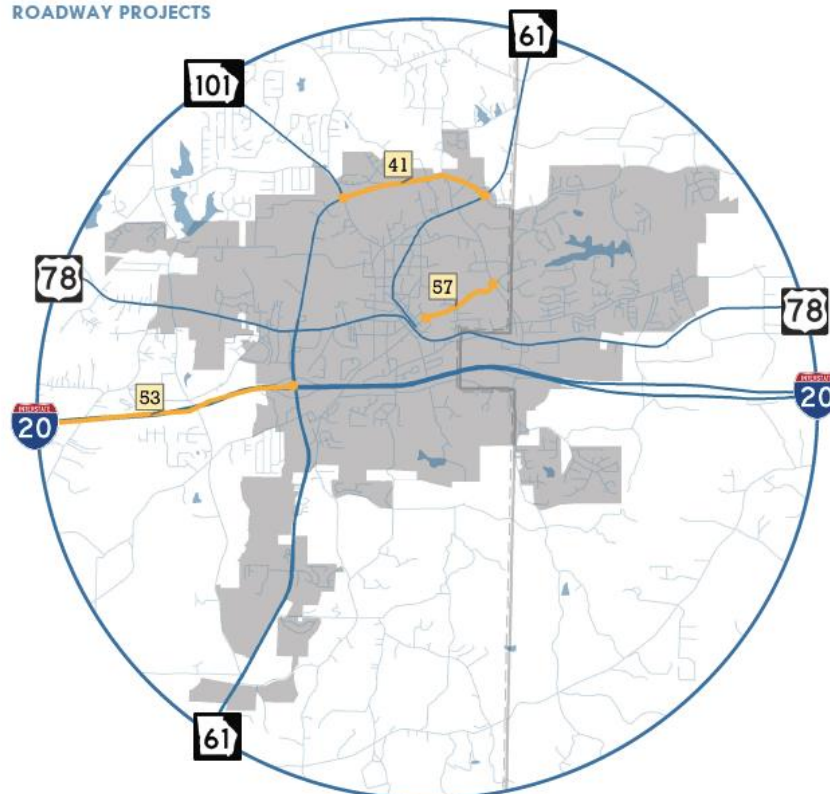


#### CRASH ANALYSIS

Vehicle crash history from the years 2014-2018 was collected for the affected area of each project using GEARS.

| INTERSECTION ID | CRASHES | EXISTING WEIGHTED CONGESTION | NO BUILD WEIGHTED CONGESTION | BUILD WEIGHTED CONGESTION | VEHICLES SERVED |
|-----------------|---------|------------------------------|------------------------------|---------------------------|-----------------|
| 41              | 125     | 6,046                        | 10,653                       | 9,393                     | 49,769          |
| 53              | 348     | 124,982                      | 213,414                      | 173,545                   | 707,014         |
| 57              | 230     | 5,268                        | 8,537                        | 8,213                     | 39,187          |

#### ROADWAY PROJECTS



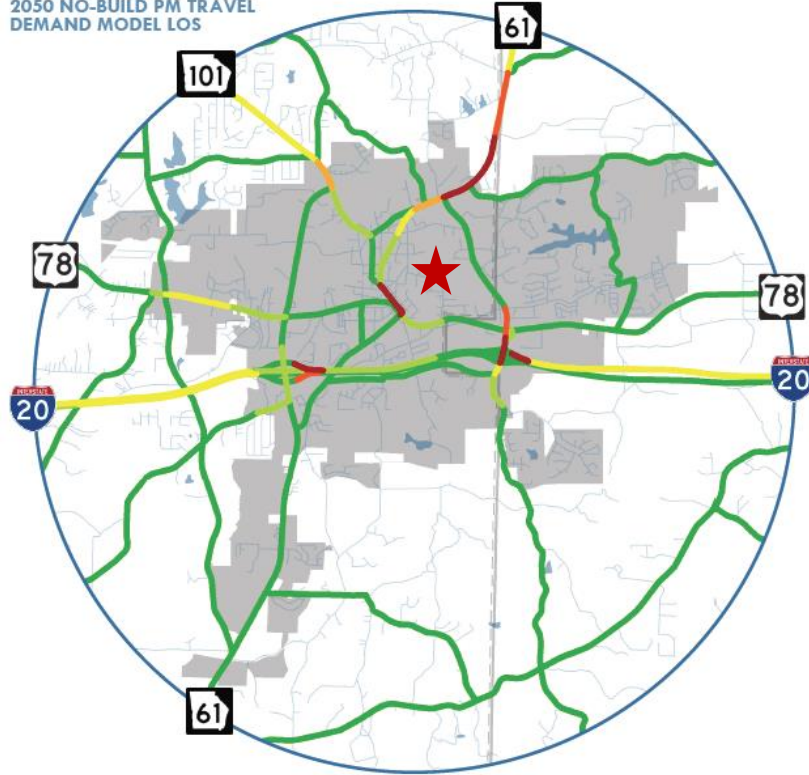
#### LOCAL ROADWAY PROJECTS

These projects consist of widening and new location projects that are currently not programmed by GDOT. They are expected to improve mobility, connectivity, and safety for vehicles.

| PROJECT ID | PROJECT             | TOTAL SCORE | RANK | PRIORITY |
|------------|---------------------|-------------|------|----------|
| 57         | Shoreline Connector | 21.1        | 1    | High     |

Roadway improvement projects identified in the Villa Rica Transportation Master Plan include the Mirror Lake Connector as the City's #1 transportation project priority. Crash data associated with the Connector project currently number around 58 crashes per year – or 230 between the 2014-2018 reporting cycle. This could be mitigated through a variety of factors. First, the Villa Rica Transportation Reunification Program would dilute traffic from other key intersections, and along with intersection improvements will reduce the prevalence of vehicle crashes, and help reduce vehicle trip miles by provide more direct access on crosstown commutes. This reduction in trip times and distances will also result in decreased CO<sub>2</sub> emissions, and promote environmental resiliency.

2050 NO-BUILD PM TRAVEL DEMAND MODEL LOS

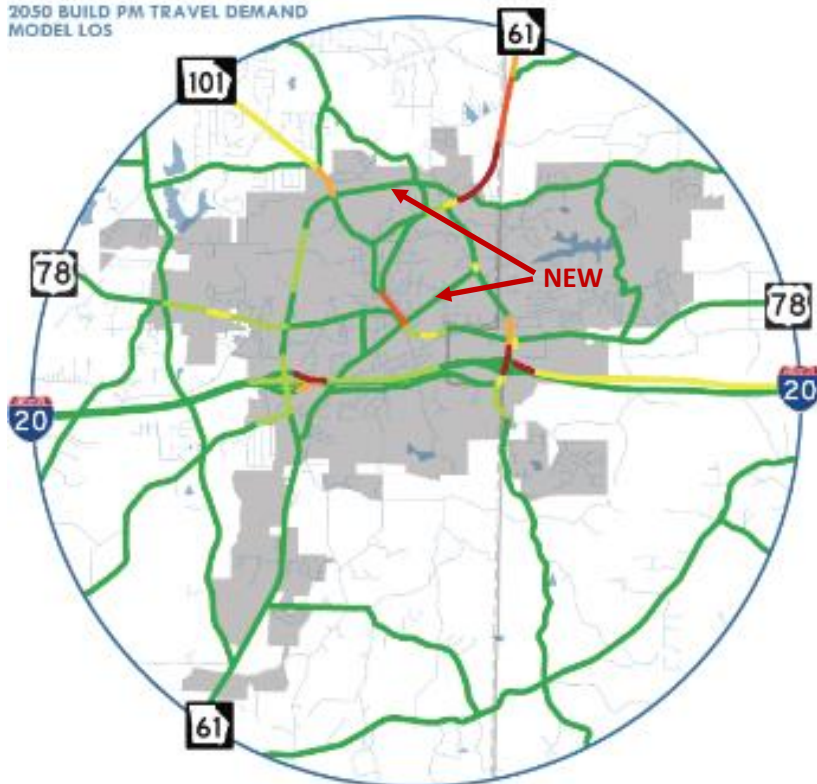


Level of Service (LOS)



★ Villa Rica Transportation Reunification Program (TRP)

2050 BUILD PM TRAVEL DEMAND MODEL LOS



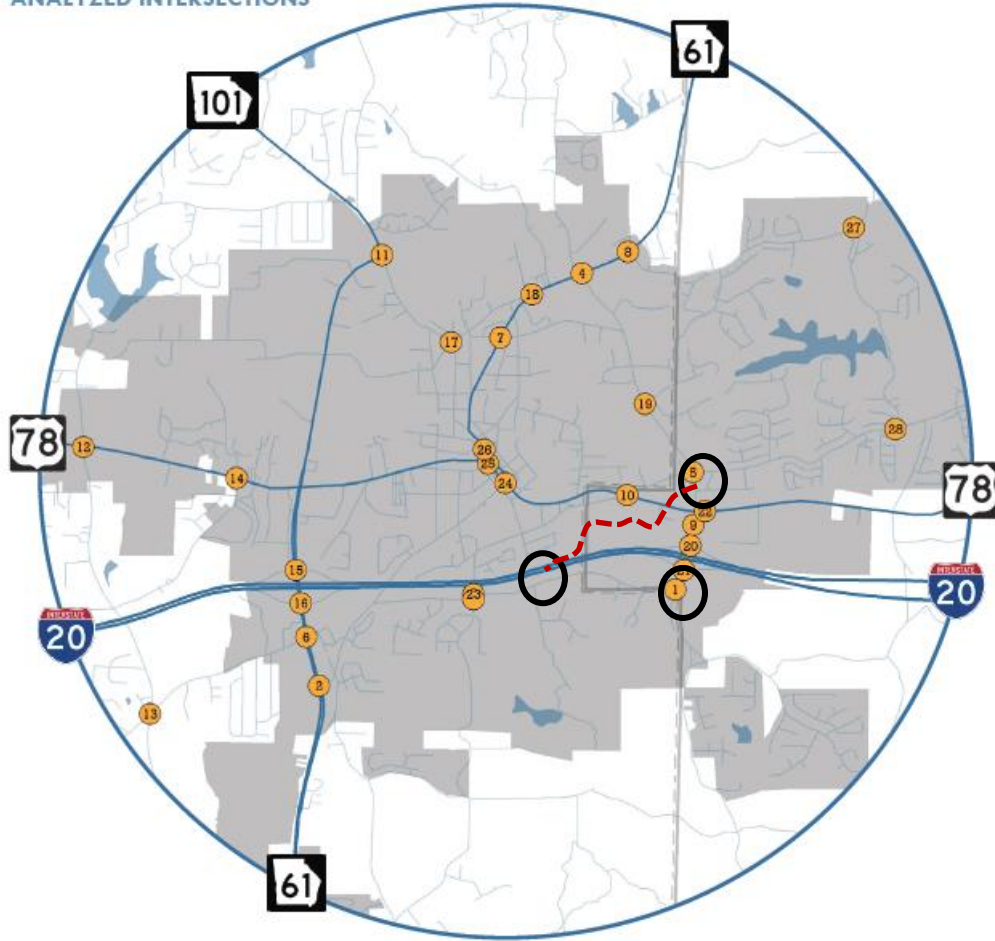
The current roadway network circumvents the project area, and impacts the efficiency and Level of Service (LOS) of surrounding intersections. This is especially evident with the LOS to the north, west and southeast of the TRP project area. The top illustration depicts the current issues with traffic and congestion. The lower illustration shows the impact on LOS with the expansion of the area's roadway network, including the Hwy 61 bypass (a GDOT project expected to begin construction in 2023) and the Shoreline Connector being submitted in the current Reconnecting Communities Pilot (RCP) Program Grant application.

You can see the beneficial impact on LOS for the street network around the perimeter of the TRP project area. The buildout of the Hwy 61 connector will push back traffic congestion away (north) of Punkintown Road, slightly decreasing the congestion at Mirror Lake Boulevard at Connors Road (south), and reducing the impact of traffic at Hwy 78 at S. Carroll Road in the heart of downtown Villa Rica. The difference between the two illustrations demonstrates the consequences of not building the TRP connector and other roadway enhancement projects.

**A "NO BUILD" OPTION WOULD HAVE LONG LASTING NEGATIVE ENVIRONMENTAL AND SOCIOECONOMIC IMPACTS**



#### ANALYZED INTERSECTIONS



#### ENVIRONMENTAL SUSTAINABILITY

The Villa Rica Transportation Reunification Program includes a number of elements that promote environmental sustainability and resiliency. According to data found in the Villa Rica Transportation Master Plan (2020), the roadway network surrounding the project area, specifically intersections 10, 19, and 24, is experiencing roughly 27,626 vehicle trips per day for data collected around the TRP project area.

To get from station 19 – Shoreline Drive at Mirror Lake Boulevard to station 24 – N./S. Carroll Road at Hwy 78, one would need to drive 1.65 miles on the eastern route – 2.11 miles if the railroad tracks are blocked. On the western route, one would drive 2.01 miles to get to the same point. A direct connection between points 19 and 24 would be 0.91 miles – as proposed in the TRP – an average reduction of 1.92 miles.

From the standpoint of vehicle trip reduction and decline in carbon emissions, we calculate the average daily trip level, multiplied by the difference between the current configuration with the TRP's introduction of the Mirror Lake Connector – the total is 1.92 miles (current configuration) minus 0.91 miles (TRP configuration), multiplied by the projected roadway utilization. This is the equivalent of 39,187 vehicle trips per day, not driving the extra 1.92 miles between the two points – that's a savings of 75,239 miles per day – 27,462,250 vehicle miles each year.



## CARBON OFFSETS

Per the website [www.epa.gov](http://www.epa.gov), A typical passenger vehicle emits about 4.6 metric tons of carbon dioxide per year. This assumes the average gasoline vehicle on the road today has a fuel economy of about 22.0 miles per gallon and drives around 11,500 miles per year. Every gallon of gasoline burned creates about 8,887 grams of CO<sub>2</sub>.

**Scenario A – Shoreline to Downtown Connector (Point A to Point B) – 0.91 miles**

**Scenario B – Point A to Point B with No Connector – 1.92 miles**

22 miles per gallon - one gallon of gas produces 8,887 grams of CO<sub>2</sub> . . .  $8,887/22 = 403.96$  g/mile

**Scenario A –  $0.91 \times 403.96 = 367.6$ g per vehicle trip X 39,187 vehicle trips per day = 14,405,141g/day**

**Scenario B –  $1.92 \times 403.96 = 775.6$ g per vehicle trip X 39,187 vehicle trips per day = 30,393,437g/day**

1-gram X 1,000 = 1 kilogram = 0.001 Metric Tons

**Scenario A – 14,405 metric tons of CO<sub>2</sub> emitted each day = 5,257,825 metric tons of CO<sub>2</sub> annual output.**

**Scenario B – 30,393 metric tons of CO<sub>2</sub> emitted each day = 11,093,445 metric tons of CO<sub>2</sub> annual output.**

**The difference between current and buildout (Scenario B and A) is a reduction of 15,998 metric tons of CO<sub>2</sub> per day, or 5,835,620 metric tons of CO<sub>2</sub> emissions each year. The TRP, if implemented, would REDUCE LOCAL AREA CARBON OUTPUTS BY OVER 77%.**

## EQUITY AND ENVIRONMENTAL JUSTICE

The Villa Rica Transportation Reunification Program (TRP) introduces safe pedestrian infrastructure to a Historically Disadvantaged Community dominated by lower-income households. The new Mirror Lake Connector would link the Cleghorn-Anderson neighborhood with the downtown Villa Rica and Mirror Lake commercial districts, and provide greater equity and access to employment opportunities, healthcare, and healthier food options.

The Mirror Lake Connector is planned in a Complete Streets Model, with separate and dedicated bicycle/pedestrian path on one side of the roadway and Personal Transport Vehicle (PTV) path on the other. This provides an alternative form of transit, promoting exercise, and alternatives to higher emission producing modes of travel. The implementation of the TRP would allow people to access the downtown events and festivals by foot, bike, or PTV. Further, the dedicated pedestrian facilities are part of a larger city path program – the Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program would help us with our second implementation segment. The TRP would offer a multimodal approach to crosstown mobility while promoting to use of lower carbon travel modes.

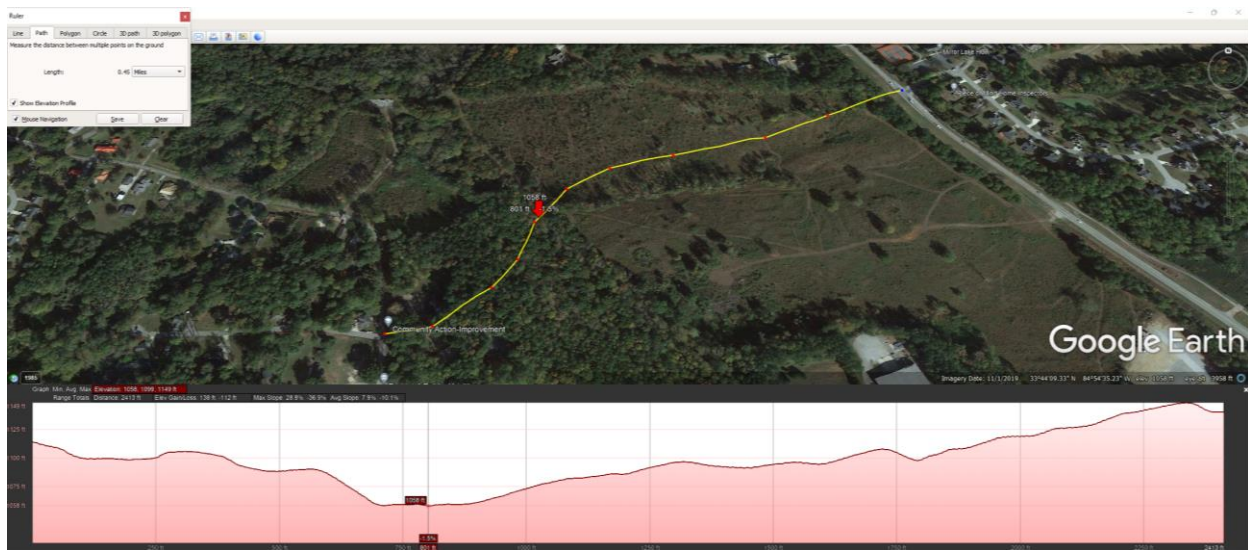
## ENVIRONMENTAL PROTECTION

The TRP does not encroach into sensitive environments but does cross one or two dry streambeds. With that in mind, the design of the connector and roadway network enhancements will encourage the preservation of the natural environment, and introduce smaller parks throughout the project area for the protection of areas with significant slope, rock, or other natural features.

The new roadway system will be designed to accommodate local stormwater retention without adding to flood risks in the area or further down the watershed. This will help to reduce risk while ensuring natural groundwater quality. Also, the network will utilize, where practicable, bioswells and pervious surfaces in and around the new multimodal path system.

### Mirror Lake Connector – Segments 1 and 2 – Duration and Elevation Profile

Segment 1 – 0.45 Miles/2,400 Linear Feet – Elevation Differential 1,058 to 1,149 (91 Feet In Elevation Change)



Segment 2 – 0.45 Miles/2,400 Linear Feet – Elevation Differential 1,140 to 1,065 (75 Feet In Elevation Change)



## **QUALITY OF LIFE**

The impact on quality of life can be categorized into several points: connecting a historically lower-income minority neighborhood to employment opportunities and goods and services, greatly enhanced public safety, improved mobility options, and significant decrease on local environmental impacts.

The current roadway network isolates the Cleghorn-Anderson neighborhood from the more thriving parts of the city, including downtown Villa Rica and the Mirror Lake commercial districts. This disconnect has limited the neighborhood's access to local employment opportunities, and efficient access to healthcare and healthy food options. The TRP would create a direct conduit to these amenities and help improve the quality of life for residents of this community.

Public safety is also a contributor to quality of life. The roadway network enhancements included in the TRP will increase response times for police, fire and EMTs – potentially lifesaving for residents in need. The waterline upgrades associated with the TRP will greatly improve water pressure to roughly a third of the city's population and make fire prevention and protection more effective.

The TRP includes installation of sidewalks, curb, and gutter along Cleghorn Street and Anderson Road where none currently exist. This will greatly impact the safety of families in the neighborhood. Further, the development of the new Mirror Lake Connector will provide dedicated bicycle and pedestrian paths to link residents to downtown Villa Rica, and the Mirror Lake shopping district.

The investment brought by the TRP will contribute to the development of 192 low-income apartments, 75,000sf of commercial retail, 5 outparcels, 255 townhouses, and 208 multifamily units. This will add roughly 1,673 new residents to the area, attract new jobs, and provide additional goods and services not presently available.

Finally, the TRP will greatly reduce the impact on the local micro climate by reducing the impacts of CO<sub>2</sub> emissions by as much as 77%. The new Mirror Lake Connector will make the city's roadway network more efficient, reduce congestion and improve Levels of Service at key intersections throughout the city, improve mobility options, and lessen the local climate impacts from excessive vehicle CO<sub>2</sub> emissions.

## **IMPROVES MOBILITY AND COMMUNITY CONNECTIVITY**

The Villa Rica Transportation Reunification Program is the essence of mobility and connectivity. The entire premise of the TRP is connecting the east and west sides of the city in a more efficient transportation network, which will result in the reunification of the Douglas County side of the city with the western side and downtown Villa Rica. In the process, the historically disadvantaged Cleghorn-Anderson Community will achieve greater access to employment, services and healthcare in the adjoining two commercial districts. This enhanced transportation connection will also benefit the residents of both Carroll and Douglas Counties facilitating crosstown mobility and relieving local traffic and congestion at existing network intersections.

The Transportation Reunification Program will be developed in compliance with the Complete Streets Model. Plans for the Mirror Lake Connector (Mirror Lake to downtown Villa Rica) are to have two opposing travel lanes with a center landscaped median. The roadway will be flanked on each side with

separate Personal Transport Vehicle (PTV) and bicycle/pedestrian paths. The bike/ped path will be one of two segments which have been applied for implementation and will make up part of a larger citywide Gold Nugget Trail system – which will be discussed later in greater detail.

The TRP includes a priority segment of the Gold Nugget Trail system, connecting Shoreline Drive to downtown Villa Rica (Segment 57). The Gold Nugget Trail, identified in City’s trails master plan, Comprehensive Plan, and downtown planning study, have the endorsement of the Atlanta Regional Commission, and remain a priority of the City Council. The City is currently undergoing a plan implementation phase for three segments of the trail network. Once complete, the 22.6-mile network will add to the mobility options for residents and visitors alike, and provide a zero-emission transit alternative to driving.

## GOLD NUGGET TRAIL

The Gold Nugget Trail Master Plan details a 22.6-mile network of multiuse trails that can be developed in the City of Villa Rica. Identifying trail opportunities in the city was particularly challenging due to the limited access across the busy rail corridor that bisects the city and the intense car and truck traffic that dominates the downtown commercial district.

Most of the corridors recommended for trail construction involve reconfiguring existing public rights-of-way to include trails. Several miles of pristine greenway trail opportunities are identified and suggested as candidates for development within the next five years.

### BICYCLE AND PEDESTRIAN PROJECTS

| PROJECT ID | PROJECT                                  | CRASH SCORE | POPULATION DENSITY SCORE | EMPLOYMENT DENSITY SCORE | HH W/ NO VEHICLE SCORE | DOWNTOWN CONNECTION SCORE | TECHNICAL SCORE |
|------------|------------------------------------------|-------------|--------------------------|--------------------------|------------------------|---------------------------|-----------------|
| 30         | Downtown Connector Trail                 | 1           | 2                        | 2                        | 2                      | 2                         | 9.3             |
| 32         | Cleghorn to Old Stone Rd Trail           | 0           | 1                        | 2                        | 2                      | 0                         | 5.3             |
| 33         | Tanner to Fullerville Trail              | 0.9         | 1.6                      | 1.8                      | 1.9                    | 0                         | 6.3             |
| 34         | Downtown to Fullerville Trail            | 0           | 1.7                      | 1.3                      | 1.9                    | 2                         | 7               |
| 35         | Gold Dust Park Connector Trail           | 0.7         | 1.1                      | 1.5                      | 1.8                    | 0                         | 5               |
| 36         | Fullerville to Reid Plantation Trail     | 0           | 1.6                      | 0.7                      | 1.9                    | 0                         | 4.2             |
| 37         | Mirror Lake Loop Trail                   | 0           | 1.7                      | 0.8                      | 0.7                    | 0                         | 3.1             |
| 38         | Connors Rd Park Trail                    | 0           | 1.7                      | 0.4                      | 0                      | 0                         | 2.1             |
| 39         | Tyson Rd Corridor Trail                  | 0           | 1.8                      | 0.3                      | 1.3                    | 0                         | 3.3             |
| 40         | South Connector Trail                    | 2           | 1.7                      | 1.3                      | 1.4                    | 2                         | 8.4             |
| 47         | Seniors Trail                            | 0           | 1.3                      | 0.7                      | 1.1                    | 0                         | 3.1             |
| 57         | Shoreline Connector                      | 1           | 2                        | 2                        | 2                      | 2                         | 8.7             |
| 59         | Downtown Grade-Separated Ped RR Crossing | 1.3         | 2                        | 2                        | 2                      | 2                         | 9.3             |

The Gold Nugget Trail System is divided into segments with length, destinations, special features, and estimated cost shown for each segment. The report also proposes an order for construction which is presented as a five-year development plan. The five-year plan includes 3.3 miles of trail with an estimated cost of \$6.3 million dollars.

The Mirror Lake Connector (57) ranks in the top three priority projects for the Gold Nugget Trail implementation program and is an integral part of the Complete Streets Model for the Villa Rica Transportation Reunification Program.



## **ECONOMIC COMPETITIVENESS AND OPPORTUNITY**

The Villa Rica Transportation Reunification Program (TRP) provides numerous community benefits that increase economic competitiveness and opportunity. Firstly, the residents of the Cleghorn-Anderson neighborhood, a Historically Disadvantaged Community, who have been isolated from the major commercial and employment districts, will, under the TRP, have direct access to downtown Villa Rica (0.35 miles) and the Mirror Lake commercial corridor (0.40 miles). The neighborhood currently has two points of ingress and egress, one being traversed by a very busy Norfolk Southern rail corridor, which limits access, and makes alternative routes to the same destinations take over 2 miles.

The creation of the Mirror Lake Connector will create a new roadway network between the Mirror Lake Community – with roughly 2,000 single-family homes, and the southwest side of the city linking downtown Villa Rica, and the Highway 61 and Mirror Lake commercial corridors. A halo effect of the TRP will be the development of 400 multifamily and 255 townhouse units, 75,000sf of retail, and 5 separate commercial outparcels.

The beneficiaries of the project are 3,817 in the immediate project area, 5,405 in areas immediately adjacent to the project area, and another 27,626 who drive through the project area each day – a total annual benefit to 52,163 persons, and 10,083,490 vehicle trips per year. The Mirror Lake Connector will relieve congestion of surround transportation corridors resulting in shorter trips times, improved Level of Service at key area intersections, improve the distribution of good and services, while reducing local carbon emissions. In concert with the Highway 61 Bypass, a GDOT project starting construction in 2023, the Mirror Lake Connector will further advance the top priority transportation infrastructure projects identified in the city's Transportation Master Plan.

The convergence of the Connector and the Bypass is expected to provide long-term benefits to the efficiency and functionality of this critical transportation system. The two projects are gateways to and from U.S. Interstate 20, and sees significant through traffic each day. On the following map, the red dashes represent the north Hwy.61 Bypass, and the Mirror Lake Connector – both proposed new roads. The green is Darden Street, Cleghorn Street and Anderson Road – existing/upgraded under the TRP. The orange arrows signify the majority of traffic flow AM/PM. Although the Villa Rica Transportation Master Plan identifies the usage of the Mirror Lake Connector will be at 39,187 trips per day. The inflow and outflow of traffic along the key corridors identified total up to 73,400 vehicle trips around the project area per day – a tally of the red encircled areas on the map where major inflows of traffic are located. These corridors are critical conduits for freight traffic, and the TRP improvements will make these corridors improve and/or retain their functional Level of Services well into the mid-21<sup>st</sup> Century.

Lastly, but none the less important, the Mirror Lake Connector will link the Mirror Lake Community, a planned neighborhood with over 1,982 existing homes, and another 1,307 platted and remaining to be built, to downtown Villa Rica. This long-absent connection will help bring thousands of residents into the greater downtown community, and help foster economic development and main street revitalization. The Connector is critical to our downtown revitalization and the mixed-income residential developments that have been approved along Cleghorn Street and Anderson Road, and along the Connector fronting Mirror Lake Boulevard.



## **STATE OF GOOD REPAIR**

The Villa Rica Transportation Reunification Program (TRP) will include upgrades to Cleghorn Street, Darden Street, Anderson Road, and a completely new road linking Shoreline Drive at Mirror Lake Boulevard to Darden Street, and then continue from the dead-end of Darden Street to downtown Villa Rica at N. Carroll Road. This Mirror Lake Connector will be developed to the Complete Streets model and will provide separate dedicated bicycle/pedestrian and Personal Transit Vehicle (PTV) paths.

As mentioned, the majority of the existing street network within the TRP project area are lacking curb, gutter, and pedestrian facilities. This will change with the implementation of the TRP. The new Mirror Lake Connector will unify downtown and Mirror Lake through the Cleghorn-Anderson neighborhood, bringing this historically isolated community into the surrounding commercial and residential districts. The Connector, being built to the Complete Streets model, will provide dedicated bicycle/pedestrian and PVT paths. All of the new infrastructure will be maintained by the City in accordance with our Service Delivery Strategy and Capital Improvement Programs. With proper maintenance, the life of the waterline project is expected to last 40-60 years before replacement, and the road and path systems would be on a schedule rotation for resurfacing as needed.

## **PARTNERSHIP AND COLLABORATION**

Over the past several years, the City has embarked on a number of public engagement campaigns – seeking input on community improvement projects. This started with the Villa Rica Renaissance Plan (RSVP) in 2018, the Villa Rica Transportation Master Plan in 2020, and the Livable Center Initiative (LCI) Study in 2021. RSVP was a great planning study for the downtown district, but was not associated with any implementation funding. The Transportation Master Plan also had a lot of community input related to access and the circulatory network throughout the city – which resulted in several immediate improvements by GDOT. The Livable Centers Initiative (LCI) Study – funded through a grant from the Atlanta Regional Commission – included extensive community engagement. The Mirror Lake Connector was identified as a high priority in all these planning efforts.

The Cleghorn-Anderson community was heavily engaged last year during the rezoning process for the Arbours at Villa Rica LIHTC multifamily development, and the adjacent Fuqua mixed-use project – townhomes, apartments, and commercial retail. The community has also been very supportive of the proposed waterline and street upgrades. The City is going through extensive efforts to reunite the Cleghorn-Anderson community with the surrounding commercial districts. The Anderson to Old Stone Road and the Ruby to E. Church Street Connectors – one linking to downtown and the other linking to the local hospital, are all part of the area revitalization plan, although those two projects are not a part of the INODIC Grant application (because we have not gotten beyond the initial concept phase for those segments).

Other partnerships in this effort have been between the City and private developers. The developer for the Arbours at Villa Rica on Cleghorn Street and Anderson Road, a 192-unit Low-Income Housing Tax Credit project, would not have been possible without a land swap between the developer and the City. The

developer's property was bifurcated by a city lift station, and an underutilized park on the project's south side. The City swapped the park for the developer's land west of the lift station to give the development the space they needed for the development. The neighborhood park will be rebuilt about a block west.

The City has also worked with Fuqua – a private sector developer of 205 townhouses, 198 apartments, 75,000sf of commercial retail, and 5 commercial outparcels with the understanding that both parties would cooperate in the construction of the Mirror Lake Connector – however, there is a caveat. The Mirror Lake Connector was to be funded by the issuance of funds through a Tax Allocation District (or Tax Increment Financing – TIF) which would have to be approved by the County and School Board. However, the School Board does not appear interested in participating at this time since the mixed-use development would increase the number of students enrolled in an area, where the schools are already nearing capacity. The Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program Grant would keep the project on track and maintain our objective of reunifying Mirror Lake, Cleghorn-Anderson, and the downtown district, while greatly improving the city's transportation network and all other benefits outlined in the Benefit/Cost Analysis.

## **INNOVATION (TECHNOLOGIES, PROJECT DELIVERY, FINANCING)**

Our entire approach to the Villa Rica Transportation Reunification Program embodies innovation. The Program seeks to upgrade existing transportation infrastructure to improve safety and quality of life for Disproportionately Impacted Communities, by upgrading streets, sidewalks, and water infrastructure. The Program promotes social justice and equity by opening new transportation corridors and providing efficient access to employment opportunities and healthy food choices. The Program promotes environmental resiliency by providing new access corridors for crosstown commutes, and reducing carbon emission by as much as 77% in and around the project area.

The program enhances public safety for pedestrians through the adoption of Complete Streets innovation. Improves flow and congestion through the use of roundabout intersections – which also helps to reduce CO<sub>2</sub> emissions. New water lines associated with the road upgrades on Cleghorn Street and Anderson Road will provide adequate pressure for consumption and fire control to a quarter of the city's population. The new Mirror Lake Connector will improve crosstown mobility, provide dedicated bicycle, pedestrian, and PTV paths, and promote climate and resilience. All of the design elements in the Transportation Resilience Program will be designed to the standards of the NHTSA, FMCSA, FMVSS, and the FMCSR.

Innovation in financing can be demonstrated by the City's adoption of a Tax Allocation District (TAD) – also called Tax Increment Financing (TIF) in other states. In this form of financing, the City, County, and School Board agree to freeze property taxes at the current level for parcels located only within the TAD boundaries. As development occurs, and property values rise, the difference – or incremental increase – from the frozen baseline are used to pay off infrastructure bonds that were issued for the TAD. It reduces the upfront cost to the City and developers to attract investment. TAD's typically last up to 25 years, but can be paid off much sooner depending on the extent of infrastructure improvements needed. We are



applying for the INODIC Grant to help reduce our overall TAD project expenses and to ensure that new investment materializes and that our community’s social and environmental justice goals are met.

We are requesting a Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) Program Grant in the amount of \$2,000,000, with a local match of \$4,400,150, for a total project segment cost of \$6,400,150 – **a roughly 69% match on the part of the City.** The Villa Rica Transportation Reunification Program (TRP) – Segments 1 & 2 – are expected to surpass \$9,239, 779 in cost. The INODIC grant comprises 21.6% of the Transportation Reunification Program – the remainder will be funded by state and local contributions, which have already been allocated.

The TRP is only a fraction of the infrastructure investments that are being planned for the TAD – which also include the Ruby/E. Church Connector, and Louise/Old Stone Connector, and two segments of our citywide Gold Nugget Trail system – Downtown to Mirror lake Boulevard and Cleghorn Street Park to Old Stone Road. The entire public infrastructure investment within the Tax Allocation District is expected to cost \$18-20 million dollars. This reflects the City’s willingness to leverage local funds with federal funds though the INODIC Grant program.

| Villa Rica<br>Transportation<br>Reunification<br>Program | Segment                            | Planning &<br>Engineering | Construction          | Contingency           | Total Segment<br>Cost | Grant Funded          | Locally<br>Funded     |
|----------------------------------------------------------|------------------------------------|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
|                                                          | 1: Shoreline Drive/Cleghorn Street | \$167,150.00              | \$5,420,000.00        | \$813,000.00          | \$6,400,150.00        | \$2,000,000.00        | \$4,400,150.00        |
|                                                          | 2: Darden Street/N. Carroll Road   | \$258,148.11              | \$2,346,801.00        | \$234,680.10          | \$2,839,629.21        | \$1,746,397.00        | \$1,093,232.21        |
|                                                          | <b>TOTAL PROJECT COST</b>          | <b>\$425,298.11</b>       | <b>\$7,766,801.00</b> | <b>\$1,047,680.10</b> | <b>\$9,239,779.21</b> | <b>\$3,746,397.00</b> | <b>\$5,493,382.21</b> |

\* Project costs do not reflect the Old Stone Road Connector, the Ruby Street Connector, and the Gold Nugget Trail system throughout the TRP project area outside of the Mirror Lake Connector.

# **Villa Rica Transportation Reunification Program**

## **V. PROJECT READINESS**

The Mirror Lake Connector of the Villa Rica Transportation Reunification Program was conceived as far back as the City's Comprehensive Plan, drafted in 2013. The initial goal was the unification of downtown Villa Rica with residents of the master planned Mirror Lake Community, a neighborhood with roughly 2,000 homes, and the capacity for another 1,300 at final buildout. Villa Rica is split between Douglas and Carroll Counties, and Mirror Lake is in Douglas, and residents there tend to associate themselves as being separate from the Villa Rica community. The Mirror Lake Community makes up one-third of the city population and is not directly connected to downtown Villa Rica.

The project was revisited last year with the announcement of a significant residential-commercial mixed-use development just east of the project area which would include 205 townhouses, 198 apartments, 75,000sf of commercial retail, and 5 commercial outparcels. With this development online the Mirror Lake Connector took on renewed importance to connect Mirror Lake and the Fuqua Development, the Cleghorn-Anderson Community, and downtown Villa Rica.

Conceptual plans were developed and a budget for the project was established. The new 0.91-mile roadway, currently identified as the Mirror Lake Connector, will be constructed in the Complete Streets model, to include dedicated bike/pedestrian and separate PTV paths linking into the rest of the city's pedestrian path system. Our projections identify plans for the construction and/or reconstruction of these streets will be completed by June 2022 and ready for the right of way acquisition process. We expect permitting and necessary state and federal approvals will take another 2 months, and construction to last for approximately 8 months. This project is considered shovel ready and could be completed by the summer of 2024.

### **Environmental Risk:**

The City of Villa Rica anticipates minimal or no environmental risks on the project. One portion of the portion from Anderson Road/Cleghorn Street to North Carroll Street crosses approximately 0.64 acres of floodplain adjacent to Darden Street. All applicable permits will be obtained for this crossing. Environmental Phase I Assessments shall be conducted as part of the property acquisition process, however we do not anticipate any environmental issues.

### **Required Approvals:**

All required permits and approvals shall be obtained prior to April 2023. This timeline will be confirmed as part of the Project Schedule with engineers. All current and proposed infrastructure upgrades will be local and maintained by the City of Villa Rica. The project does cross state waters, and all reviews and approvals will be sought after through the Georgia Environmental Protection Department.

## Project Schedule:

| Anderson Road and Cleghorn Street Improvements |          |          |         |          |         |         |         |         |         |         |  |
|------------------------------------------------|----------|----------|---------|----------|---------|---------|---------|---------|---------|---------|--|
| Activities                                     | June 22' | July 22' | Aug 22' | Sept 22' | Oct 22' | Nov 22' | Dec 22' | Jan 23' | Feb 23' | Mar 23' |  |
| Mobilization                                   |          |          |         |          |         |         |         |         |         |         |  |
| Traffic Control                                |          |          |         |          |         |         |         |         |         |         |  |
| Erosion Control                                |          |          |         |          |         |         |         |         |         |         |  |
| Demo, Clearing and Grubbing                    |          |          |         |          |         |         |         |         |         |         |  |
| Utility Relocation                             |          |          |         |          |         |         |         |         |         |         |  |
| Earthwork                                      |          |          |         |          |         |         |         |         |         |         |  |
| Drainage                                       |          |          |         |          |         |         |         |         |         |         |  |
| Roadway Construction                           |          |          |         |          |         |         |         |         |         |         |  |
| Signing and Marking                            |          |          |         |          |         |         |         |         |         |         |  |
| Final Stabilization and Grassing               |          |          |         |          |         |         |         |         |         |         |  |
| Erosion Control Removal                        |          |          |         |          |         |         |         |         |         |         |  |

## Assessment of Project Risks and Mitigation Strategies:

We do not anticipate any risks at this point of the project – all project improvements will be on local roads, so, State DOT approval will not be necessary.

The Villa Rica Transportation Reunification Program has been in the planning and conceptualization stage for several years. During that time, the City has completed three major studies in support of the TRP – the Transportation Master Plan, greater downtown Livable Centers Initiative (LCI) Study, and the Renaissance Strategic Visioning and Plans (RSVP). All three plans included extensive community engagement and support for the identified projects.

We will ensure that any environmental risks – be they water, slope, or rock – will be sensitively designed during the engineering phase of the project. Further, we will ensure that disruptions to quality of life in the project area are best addressed during the construction phase. The project as conceptualized anticipates the acquisition of public right-of-way, and possibly to homes at the end of Darden Street where the connector will meet up with N. Carroll Road at Gordon Street – these two homes are located in a flood zone, so demolition of these structures will mitigate any current impacts to the watershed basin.

The National Environmental Policy Act (NEPA) process begins when a federal agency develops a proposal to take a major federal action. These actions are defined at 40 CFR 1508.1 on the EPA website. The environmental review under NEPA can involve three different levels of analysis:

- Categorical Exclusion determination (CATEX)
- Environmental Assessment/Finding of No Significant Impact (EA/FONSI)
- Environmental Impact Statement (EIS)

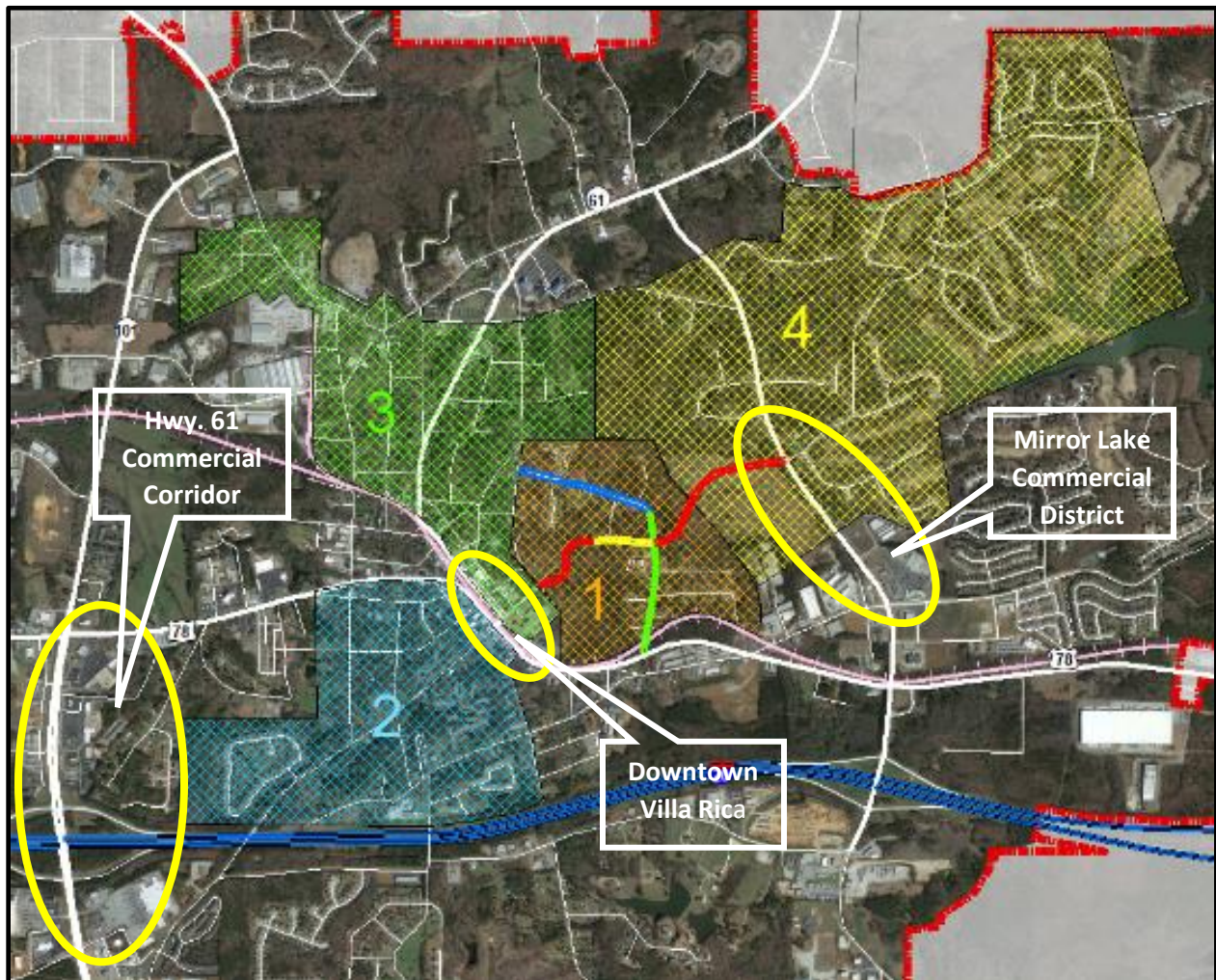
NEPA is only applicable to federal actions, including projects and programs entirely or partially financed by federal agencies and that require a federal permit or other regulatory decision. Activities that do not require a commitment of federal funds, such as approvals of access controls (e.g., a new interchange) or approval of an airport layout plan, are also federal actions. NEPA does not apply when actions by a state or local government or private entity do not require federal review. The City shall comply with all state and federal laws, where applicable.

# Villa Rica Transportation Reunification Program

## VI. BENEFIT COST ANALYSIS (BCA)

### PROJECT AREA

In order to articulate the benefit/cost of the proposed project, it's important to look at the immediate and surrounding geography of the Transportation Reunification Program (TRP) project area. We can fairly accurately assess the resident impact based on US Census data provided by the Georgia State Redistricting Office which provides population on the neighborhood block level. We can make some assumptions on Transitory impacts on vehicles circumnavigating the perimeter of the project area – this gives us an idea of who may benefit, and how traffic patterns may be affected by the proposed Transportation Reunification Program (TRP). Here's how we look at the personal impacts based on the following map – Sectors 1-2-3-4.



Much of the benefit/cost analysis is linked to the Merit Criteria section of this application – which speaks to benefits in terms of project outcomes. The following section looks at the individuals, households, and commuter trips calculated into TRP beneficiaries.



## **SECTION 1**

Section 1 is the Cleghorn-Anderson community, which is the direct beneficiary of most of the roadway improvement projects. The neighborhood accounts for 640 persons, primarily low-income minority households. Within Section 1, the green line is Cleghorn Street, the blue is Anderson Road, and the yellow is Darden Street. The red lines to the east and west of this network are two new connector roads that do not currently exist – Shoreline Drive Connector to the east, and N. Carroll Road Connector to the west. A new Low-Income Housing Tax Credit (LIHTC) has been approved on Cleghorn Street and Anderson Road which will attract 192 new households of predominantly lower-income residents. Based on statistics provided on occupancy by the Atlanta Regional Commission, the new multifamily development will add an additional 382 persons to the neighborhood, bringing the total number of Direct Beneficiaries in Section 1 to 1,022.

## **SECTION 2**

Section 2 is the residential neighborhoods southwest of the TRP project corridor. This section houses the Adjacent Beneficiaries of the new roadway linkage with the Mirror Lake subdivision (within Section 4). The benefit to the new connection is more direct access to the Mirror Lake and the surrounding commercial and healthcare businesses. The population in Section 2 is 1,908 persons, based on US Census data.

## **SECTION 3**

Both Sections 1 and 3 are direct beneficiaries of the new 10" water main planned for Anderson Road associated with the TRP upgrades. The increase of water availability will relieve pressure on an existing residential area with aged infrastructure and provide enhanced flow-through capacity for the city's fire hydrants and for residential consumption in those two sectors. The beneficiaries of the upgraded water infrastructure are 1,932 persons.

## **SECTION 4**

Section 4 comprises the residential areas of Mirror Lake with direct ingress and egress from Shoreline Drive. Shoreline is the terminus for the new/proposed Mirror Lake Connector, which will provide more efficient access to downtown Villa Rica and the Hwy.61 commercial corridor. The new Mirror Lake Connector will be constructed through an area that has been approved for a substantial mixed-use residential/commercial development adjacent to Section 1, which will include 75,000sf of commercial retail, 5 outparcels, 255 townhouses, and 208 multifamily units. According to occupancy statistics created by the Atlanta Regional Commission, these two additional housing developments will generate an additional 1,503 persons directly benefiting from the construction of the Shoreline Drive Connector. According to data, Section 4 contains 1,503 Direct Beneficiaries, and 3,497 Adjacent Beneficiaries, gaining more efficient access to downtown Villa Rica and the Hwy.61 commercial corridor.

## BENEFICIARIES OVERVIEW

The beneficiary analysis was done based on population by block provided by the Georgia Office of Redistricting, and was generated by the US Census Bureau from 2020, so it is fairly current data. Additionally, analysis provided by the Atlanta Regional Commission (ARC) identified the average household size based on development type, as follows:

ARC data originates from the US Census American Community Survey conducted in 2019. Based on this analysis, we classify beneficiaries into three separate categories: Immediate Beneficiaries, Adjacent Beneficiaries, and Transitory Beneficiaries – the latter we will explore in a little more detail later. Immediate Beneficiaries are described as being within the Villa Rica Transportation Reunification Program (TRP) project area – within the network of roadway improvements, or in the water service delivery area for the new 10” water main.

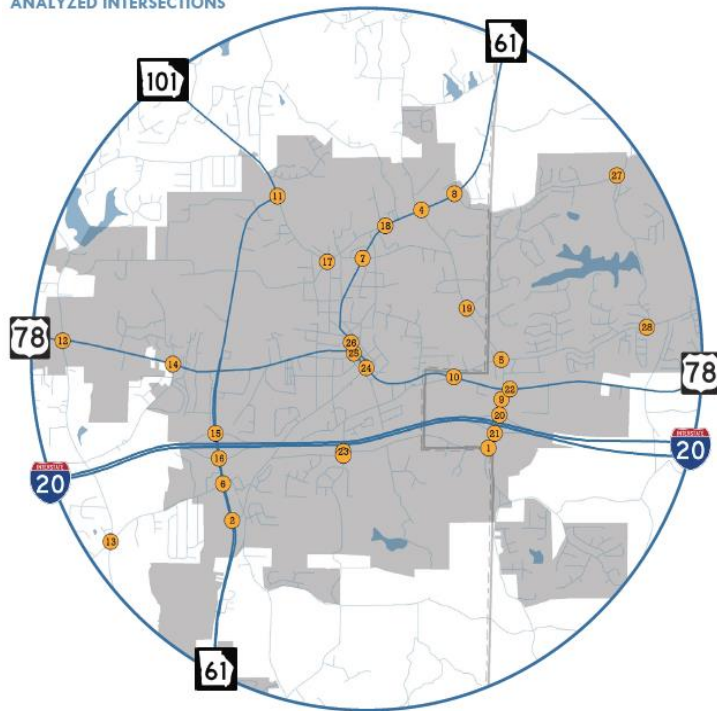
**The total number of Direct Beneficiaries is calculated at 4,457 persons.**

The Adjacent beneficiaries are defined geographically to the project area – specifically residents whose direct access points connect with the project area – via N./S. Carroll Connector and the Mirror Lake Connector – that don’t have a convenient alternative route to access a crosstown destination. Those persons are identified in Sectors 2 and 4. Sector 2 includes all of the residences who would connect to Mirror Lake via the new roadway network. Sector 4 includes all the residences in the Mirror lake subdivision whose main point of ingress and egress is Shoreline Drive – opposite the terminus of the Mirror Lake Connector – who would use the new roadway network to access goods and services in downtown Villa Rica or the Hwy. 61 commercial corridor.

**The total number of Adjacent Beneficiaries is calculated at 5,405 persons.**

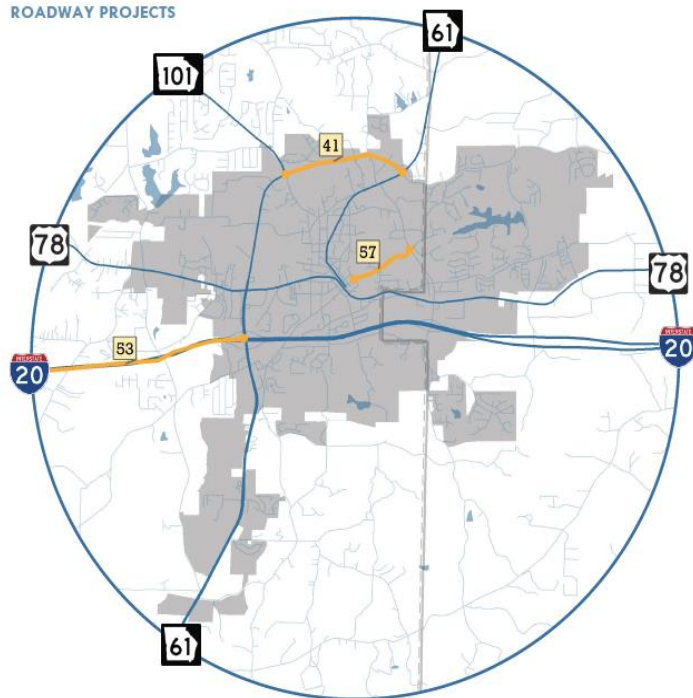
The third category would be classified as Transitory Beneficiaries, meaning, persons who may utilize the Villa Rica Transportation Reunification Program roadway network. This segment is a little more difficult to quantify. However, we can look at traffic counts to see where vehicles are traveling within the city at various points surrounding the TRP roadway network project. We look at key access points, based on data collected for the Villa Rica Transportation Master Plan conducted in 2020 – a fairly current resource for modeling. Within the data, we look at key access points, including Shoreline Drive at Mirror Lake Parkway, Conners Road at Hwy.78, and N./S. Carroll Road at W. Montgomery and Main Streets, in relative proximity to the TRP project area. These intersections are the current touchpoints of the Transportation Reunification Program network. Specifically, we look at data collected at checkpoints 10, 19, and 24 identified in the Transportation Master Plan. Based on data collected at these specific locations, the Annual Average Daily Traffic (AADT) was 8,232 (10), 10,950 (19), and 8,444 (24) – a total of 27,626 daily trips measured from direct access point around the project area.

#### ANALYZED INTERSECTIONS



The Villa Rica Transportation Master Plan identified the Mirror Lake Connector as the #1 priority transportation project. According to statistics cited in the Plan, the new connector road would accommodate an estimated 39,187 vehicles trips per day, but the true benefit would be the resulting condensed trip times and travel distances, resulting in reduced local carbon emissions. Further, the new connector would alleviate the congestion on other intersections around the TRP project area by diffusing some of the volume experienced at those points, contributing to a slower decay in the Level of Service (LOS) for the larger area network – this will be explored later in the Benefit/Cost Analysis.

#### ROADWAY PROJECTS



Estimates for vehicles traversing intersections (10, 19, and 24) adjoining the project area bear this out, and the average between the two serves as our calculated Transitory Beneficiaries for the Villa Rica Transportation reunification Project. The analysis also considers the difference between build and non-build scenarios with respect to vehicle trip distances and carbon emissions.

**The Transitory Beneficiaries are calculated at 39,187 vehicles projected to use the Mirror Lake Connector EACH DAY, and up to 42,941 people who attend our downtown event series each year (according to reports to the Georgia Department of Community Affairs).**

**In total, the number of beneficiaries of the Villa Rica Transportation Reunification Program (TRP) is estimated at 52,803 persons, and 14,303,255 vehicle trips within the TRP project area PER YEAR.**



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Creation of escrow account for Development Agreement with Fuqua Acquisitions

**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** October 3, 2022

**PREPARED BY:** C. David Mecklin, Jr., City Attorney

**AMOUNT:** N/A

**GL ACCOUNT #:** N/A

**FUNDING SOURCE:** N/A

**BUDGETED ITEM?** N/A

---

**PURPOSE:** The City of Villa Rica will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a road known as The Mirror Lake Connector Road. The terms of said Agreement provide that the City will reimburse Fuqua for contributions that Fuqua makes towards the construction of the road through the contemplated development which is also a part of the Eastside TAD project. As a part of the Development Agreement, the City has agreed to set aside \$7,208,947 to pay for the expected cost of the reimbursements to Fuqua for its contribution to the construction of the Mirror Lake Connector Road. The City has agreed to set aside funds in that amount to ensure that the funds will be present to reimburse Fuqua for its contribution to the construction of the Mirror Lake Connector Road.

The City contemplates that it will transfer existing funds on hand into a dedicated account with Synovus Bank in the sum set forth above in order to demonstrate to Fuqua and/or its lender that the funds are available for reimbursement on the construction of the road as it occurs. It is contemplated that City staff will transfer existing funds from other City accounts into the designated escrow fund for use in paying expenses pursuant to the Fuqua Development Agreement as it may accrue. The account will be established so that Fuqua and/or its lenders will have the ability to review the account and monitor what expenditures are made therefrom.

**STAFF RECOMMENDATION:** Staff recommends that the Council approve the creation of a designated account with Synovus Bank for the purposes of fulfilling the City's obligation to create an escrow account to comply with the terms of the Development Agreement with Fuqua.

**MOTION:** I move to authorize the City Manager to establish an account with Synovus Bank and to deposit the sum of \$7,208,947 in said account to serve as an escrow fund to pay costs incurred pursuant to the City's Development Agreement with Fuqua Acquisitions II, LLC.



## DEVELOPMENT AGREEMENT

This Development Agreement dated this \_\_\_\_ day of\_\_\_\_, 2022 (referenced herein as the “Agreement” or the “Development Agreement”) is made by and between the City of Villa Rica, a municipal corporation of the State of Georgia, acting by and through its duly elected Mayor and Council (hereinafter referred to as "Villa Rica" or the "City") and Fuqua Acquisitions II, LLC, a Georgia limited liability company (hereinafter referred to as "Developer").

### WITNESSETH:

WHEREAS Developer is or will be the owner of a tract of land located in the City limits of Villa Rica including ,for purposes hereof, the right of way property described and depicted as “Future Right of Way” in **Exhibit “A”** attached hereto (the "Subject Property"); and

WHEREAS Developer intends to construct certain improvements to the Subject Property for the benefit of a mixed-use development on Developer’s adjacent land known as the "Development"; and

WHEREAS Developer will provide certain infrastructure for the Development, specifically including a portion of a road on the Subject Property commonly known as the Mirror Lake Connector Road (the “Connector”) from Mirror Lake Boulevard to Cleghorn Street (the “Developer’s Work”) within the City of Villa Rica as shown on **Exhibit “B”** attached hereto; and

WHEREAS, pursuant to Paragraph 5 below, the City currently has plans to construct the “Roundabout” at Cleghorn Street as depicted on **Exhibit “B”** , improve its road infrastructure in the general area of the Subject Property, particularly along Punkintown Road, and extend the Connector from the Roundabout to Veterans Memorial Highway, all to provide

transportation benefits to the citizens of the City of Villa Rica ; and

WHEREAS the parties have agreed on a plan to jointly move forward on the planning, design, construction and installation of the Developer's Work as described above and as shown on **Exhibit "B,"** which is attached hereto.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. The Developer has been authorized pursuant to the codes and ordinances of the City of Villa Rica to begin the Development. As a part of the Development , a road commonly known as the Connector will be built as shown in **Exhibit "B"** attached hereto. Upon the completion of the Connector, the Connector shall be a public street as a part of the road system of the City of Villa Rica. In order to advance the Development, Developer has agreed to and does hereby contract to design and construct that portion of the Connector which will traverse a portion of the Subject Property and which is defined above as Developer's Work. In connection therewith, Developer will expend funds for the design and construction of the Connector from Mirror Lake Boulevard to Cleghorn Street. Those costs will include, but not be limited to, the following:

**Design Phase (Soft Cost):**

Survey and Topo

Geotechnical

Environmental Phase I and II

Civil Engineering to include clearing, grading, drainage, utilities, road plans, paving, striping, landscape, site lighting, site electrical, signage, and all other amenities required by the City. Plans detailing the foregoing and the other cost items below shall be referenced herein as the "Site Construction Documents" and shall, upon completion and approval by both parties<sub>2</sub> hereto, be specifically referenced

in **Exhibit “C”** attached hereto.

Environmental Engineering to prepare and submit an application for a stream crossing, buffer variance and wetland impacts. Plans detailing the foregoing shall be included in the Site Construction Documents Exhibit.

Any and all impact fees, permitting fees or applications

Stream Wetland mitigation fees (listed here but not part of the projected cost below. Payment of such fees shall be the responsibility of the City outside of the costs to be reimbursed to Developer as provided below)

Costs for As-built surveys and ROW and road dedication documents /Financing Costs (if any)Traffic Analysis/Engineering

Fees related to Development Services

Fees related to Construction Management Services

Legal fees to prepare Documents (i.e., Development Agreement, invoices, pay apps)

**Construction Phase:**

Permitting and Bid

*Site Improvement Work -Hard Costs (As modified by Change Orders):*

Site Construction Work as per the Site Construction Documents, the Construction Schedule, and the Budget

Payment and Performance Bonds

Temporary Charges for items such as power for construction lighting, staging areas, barricades, fencing, inspections and materials testing

Construction Administration

Construction Management

Assurances Regarding City's Funding; Payment of Costs:

Pay Apps delivered monthly by Developer to the City to be paid on a monthly basis

Source of funds for the Project to be set aside in City escrow fund

The projected costs for the goods and services listed above is

SEVEN MILLION, TWO HUNDRED EIGHT THOUSAND, NINE HUNDRED FORTY-SEVEN AND 00/100 DOLLARS (\$7,208, 947.00)

2. The City shall reimburse Developer for any costs incurred for the design and construction of Developer's Work as set forth in Paragraph 1 above.

3. The City shall place funds for Developer's Work in the amount of no less than SEVEN MILLION, TWO HUNDRED EIGHT THOUSAND, NINE HUNDRED FORTY-SEVEN AND 00/100 DOLLARS (\$7,208, 947.00) in an escrow with Synovus Bank to be used only to reimburse Developer for Developer's Work.

4. On a monthly basis, the Developer may submit to the City requests for reimbursement for any and all costs expended by it for the design and/or construction of Developer's Work. With the first such request, Developer shall include in such submittal reasonable evidence that (i) Developer has obtained a construction loan for the Development other than the Developer's work described herein (for example, a copy of the Deed to Secure Debt granted by Developer to its lender) and (ii) Developer has entered into a lease agreement with a regional or national anchor tenant (for example, a copy of the fully executed signature page of such lease agreement). Developer shall submit to the City all invoices and other required documentation for review and approval by the City, and the City shall have a period of no more than fifteen (15) calendar days after receipt to review and approve in writing the reimbursement request. It is understood and agreed that, provided that the portion of Developer's Work for which such reimbursement is requested has been completed in accordance with the Site Construction Documents, the City's approval shall not be withheld or delayed. Upon such approval, the City shall make payment to the Developer within fifteen (15) days. Both Developer and the City shall maintain records to document any expenditure and reimbursement towards Developer's Work.



5. The City shall construct the Roundabout, the Connector from the Roundabout to Veterans Memorial Highway and certain improvements within the Punkintown Road right of way abutting the Development, to include modification of the existing traffic signal at the Shoreline Parkway intersection, roadway modifications (including roadway realignment and widening, turn lanes) and sidewalks (collectively, the “City’s Work”). The City’s Work shall be coordinated, designed and constructed concurrently with the coordination, design and construction by Developer of the Developer’s Work. The City will use 2021 Carroll County SPLOST Funds to fund only that portion of the City’s Work described above as improvements within the Punkintown Road right of way. The City shall use other funds for design and construction of the Roundabout and the Connector from the Roundabout to Veterans Memorial Highway.

6. Obligations to Run With the Land.

The City and Developer agree in covenant that the terms and conditions of this Agreement shall run with the land and shall bind and inure to the benefit of the heirs, executors, successors in title and assigns of Developer’s fee simple interest in the Subject Property. Notwithstanding anything in this Agreement to the contrary, Developer may collaterally assign its rights hereunder to its lender, and no breach of this Agreement shall defeat or render invalid the lien of any mortgage, deed of trust or other similar instrument made in good faith and for value secured by the Subject Property; however, this Agreement shall be binding upon and effective against any record holder of fee simple title to the Subject Property, whose title is acquired by foreclosure, trustee sale, deed, or conveyance in lieu of foreclosure or otherwise.

7. Developer shall perform Developer’s Work, and City shall perform the City’s Work, in compliance with all applicable laws, regulations, codes, and ordinances.

8. Expenses of Agreement.

Except as expressly provided in Paragraphs 1, 2, 3 and 4 above with respect to

Developer's reimbursement, each party hereto shall pay its own expenses incident to the negotiation, preparation, and consummation of this Agreement and all other agreements executed and delivered by it hereunder or in connection herewith including all fees and expenses of its or their respective counsel and accountants.

9. To the extent permitted by Georgia law, each of the City and Developer hereby indemnify and hold each other harmless from any loss, cost, damage or expense (including, without limitation, court costs and attorneys' fees) arising from, out of or in any manner connected with the acts or omissions of the indemnifying party in exercising the rights and/or performing obligations granted and set forth herein. Notwithstanding the foregoing, the City agrees that there shall be no personal liability of Developer (or its members, managers, partners, officers, employees or directors) in respect to any of the terms of this Agreement. The City shall look solely to the equity interest of Developer in the Subject Property for the satisfaction of the remedies in this Paragraph 9, and in no event sue Developer for consequential, special, punitive or treble damages.

10. City hereby grants to Developer a temporary, non-exclusive, construction and access easement over that portion of the Connector owned by the City and reasonably necessary to enable Developer to perform Developer's Work, including but not limited to that portion of the Connector from the creek as depicted on **Exhibit "B"** to Cleghorn Street.

11. Entire Agreement

This Agreement sets forth the entire understanding of the parties with respect to the subject matter hereof, supersedes all existing agreements among them concerning such subject matter, and may be modified only by written instrument duly executed by each party hereto.

12. Miscellaneous.

- a) No amendment to this Agreement shall be effective unless it is in writing and signed by duly authorized representatives of both parties.

- b) This Agreement is solely for the benefit of the parties hereto, and creates no rights, benefits, or causes of action for any individual or entity not a party hereto; provided, however, [ENTITY TBD] (“Residential Developer”), and its successors and assigns, shall be a third-party beneficiary of this Agreement, and, pursuant to that certain Post-Closing Agreement by and between Developer and Residential Developer of even date herewith in the event of a failure by Developer to timely complete its portion of the Connector, Residential Developer shall have the right, upon at least thirty (30) prior notice to Developer and the City, to complete Developer’s portion of the Connector pursuant to the terms hereof and the Site Construction Documents and receive reimbursement from the City for Residential Developer’s costs in the same manner as Developer hereunder.
- c) This Agreement shall be interpreted and construed under the laws of the State of Georgia.
- d) This Agreement may be simultaneously executed in two (2) counterparts each of which shall be an original and all of which shall constitute but one and the same instrument. Counterpart signatures in pdf format are acceptable as originals.
- e) Time shall be of the essence with respect to the performance of each and every covenant and obligation, and the giving of all notices, under this Agreement;

provided, no delay or failure to exercise a right under this Agreement shall impair such party's right to enforce said right.

f) Any notice required or permitted to be given under this Agreement must be in writing and shall be deemed to be given (i) upon transmission if sent by email, (ii) one (1) business day after pickup by any nationally recognized overnight express service, or (iii) upon receipt if delivered by local messenger, in any case, to the address set forth below (or such other address provided by the applicable party in writing to the other party in accordance with this paragraph):

Developer:

Fuqua Acquisitions II, LLC  
Fifteen Piedmont Center  
3575 Piedmont Road NE, Suite 800  
Atlanta, GA 30305  
Attention: Jeffrey S. Fuqua  
Email: [jeff.fuqua@fuquadev.com](mailto:jeff.fuqua@fuquadev.com)

With a copy to:

Fuqua Acquisitions II, LLC  
Fifteen Piedmont Center  
3575 Piedmont Road NE, Suite 800  
Atlanta, GA 30305  
Attention: Heather Correa  
Email: [heather.correa@fuquadev.com](mailto:heather.correa@fuquadev.com)

The City:

Villa Rica City Hall  
571 W. Bankhead Hwy  
Villa Rica, GA 30180  
Attention: Tom Barber  
City Manager  
[tbarber@villarica.org](mailto:tbarber@villarica.org)

With a copy to:

Tisinger Vance PC  
100 Wagon Yard Plaza  
Carrollton, GA 30117  
Attention: C. David Mecklin, Esq.  
[dmecklin@tisingervance.com](mailto:dmecklin@tisingervance.com)



g) Each party hereto warrants that (i) it has full power and authority to execute, deliver, perform and fulfill its obligations under this Agreement, (ii) no consent of any third party is required for such party to enter into this Agreement and perform its obligations hereunder, and (iii) the execution, delivery and performance of this Agreement has not and will not constitute a breach of or default under such party's organizational documents or any other contract, agreement, law or court order under which such party is a party or may be bound.

[The immediately following two pages are the signature pages.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed under seal and delivered by their respective authorized representatives on the day and year first above written.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(NOTARY SEAL)

**DEVELOPER:**

**FUQUA ACQUISITIONS II, LLC**, a Georgia limited liability company

By:

\_\_\_\_\_  
Print Name: Jeff Fuqua  
Title: Manager

Signed, sealed and delivered in the  
presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(NOTARY SEAL)

**VILLA RICA:**

**THE CITY OF VILLA RICA,**  
a municipal corporation of the  
State of Georgia

By:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT “A”**

LEGAL DESCRIPTION OF SUBJECT PROPERTY TO BE ATTACHED PRIOR TO  
EXECUTION OF THIS AGREEMENT





## DEPICTION OF CONNECTOR ROAD FROM MIRROR LAKE BOULEVARD TO CLEGHORN STREET



**EXHIBIT “C”**

SITE CONSTRUCTION DOCUMENTS

[TO BE LATER SPECIFICALLY REFERENCED PURSUANT TO SECTION 1 OF THIS  
DEVELOPMENT AGREEMENT]



# CITY OF VILLA RICA

## City Council Meeting Agenda Item Cover Sheet

**SUBJECT:** Creation of escrow account for Development Agreement with Fuqua Acquisitions

**AGENDA DATE:** October 4, 2022

**DATE PREPARED:** October 3, 2022

**PREPARED BY:** C. David Mecklin, Jr., City Attorney

**AMOUNT:** N/A

**GL ACCOUNT #:** N/A

**FUNDING SOURCE:** N/A

**BUDGETED ITEM?** N/A

---

**PURPOSE:** The City of Villa Rica will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a road known as The Mirror Lake Connector Road. The terms of said Agreement provide that the City will reimburse Fuqua for contributions that Fuqua makes towards the construction of the road through the contemplated development which is also a part of the Eastside TAD project. As a part of the Development Agreement, the City has agreed to set aside \$7,208,947 to pay for the expected cost of the reimbursements to Fuqua for its contribution to the construction of the Mirror Lake Connector Road. The City has agreed to set aside funds in that amount to ensure that the funds will be present to reimburse Fuqua for its contribution to the construction of the Mirror Lake Connector Road.

The City contemplates that it will transfer existing funds on hand into a dedicated account with Synovus Bank in the sum set forth above in order to demonstrate to Fuqua and/or its lender that the funds are available for reimbursement on the construction of the road as it occurs. It is contemplated that City staff will transfer existing funds from other City accounts into the designated escrow fund for use in paying expenses pursuant to the Fuqua Development Agreement as it may accrue. The account will be established so that Fuqua and/or its lenders will have the ability to review the account and monitor what expenditures are made therefrom.

**STAFF RECOMMENDATION:** Staff recommends that the Council approve the creation of a designated account with Synovus Bank for the purposes of fulfilling the City's obligation to create an escrow account to comply with the terms of the Development Agreement with Fuqua.

**MOTION:** I move to authorize the City Manager to establish an account with Synovus Bank and to deposit the sum of \$7,208,947 in said account to serve as an escrow fund to pay costs incurred pursuant to the City's Development Agreement with Fuqua Acquisitions II, LLC.

## **RESOLUTION**

WHEREAS, the City has or will enter into a Development Agreement with Fuqua Acquisitions II, LLC for the purpose of constructing a public road known as the Mirror Lake Connector Road; and

WHEREAS, the said Development Agreement provides that the City will set aside a dedicated escrow account from which to pay reimbursement to Fuqua for any costs incurred by Fuqua in the construction of said Mirror Lake Connector; and

WHEREAS, the City does desire to create a dedicated escrow account at Synovus Bank for said purpose.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the City Manager and City Financial Officer is authorized and directed to establish a dedicated escrow account with Synovus Bank and to deposit the sum of \$7,208,947 in said account for the stated purposes. The account may be created in such a way that Fuqua Acquisitions and/or its lenders may have the ability to review the status of the account in order to observe the integrity of the account.

IT IS SO RESOLVED on this \_\_\_\_\_ day of October, 2022.

\_\_\_\_\_  
Gil McDougal, Mayor

Attest:

\_\_\_\_\_  
Alisa Doyal, City Clerk

949438



CITY COUNCIL  
GIL MCDOUGAL, MAYOR  
MATTHEW MONTAHAN, MAYOR PRO TEM  
SHIRLEY MARCHMAN  
DANNY CARTER  
LESLIE MCPHERSON  
ANNA MCCOY

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## SPECIAL CALLED COUNCIL MEETING & PUBLIC HEARING #2 MILLAGE RATE MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street  
Tuesday, August 23, 2022 | 6:00 pm

### Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

**Present:** Mayor Gil McDougal, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson and Councilwoman Anna McCoy. Mayor Pro Tem Matthew Momtahan was absent.

### Adoption of Agenda (Mayor Gil McDougal)

Councilwoman Shirley Marchman moved to adopt the agenda.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>          |
| <b>MOVER:</b>    | Shirley Marchman, Councilwoman      |
| <b>SECONDER:</b> | Danny Carter, Councilman            |
| <b>AYES:</b>     | Marchman, Carter, McCoy, McPherson, |

**Public Comment:** No one came to make a public comment.

### A. Governing Body (Mayor Gil McDougal)

#### 1. Intergovernmental Agreement with Carroll County Regarding Eastside TAD

**Motion:** Councilman Danny Carter moved to approve the proposed attached agreement between the City of Villa Rica and Carroll County supporting the proposed Eastside TAD. I further move to authorize the Mayor and City Clerk to execute the agreement at the appropriate time.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>         |
| <b>MOVER:</b>    | Danny Carter, Councilman           |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman     |
| <b>AYES:</b>     | Carter, Marchman, McPherson, McCoy |

### B. Finance (Jennifer Hallman, Director)

#### 1. Millage Rate Presentation

Finance Director Jennifer Hallman gave a Millage Rate Presentation.

2. Public Hearing – Millage Rate #2

Three citizens spoke regarding the proposed millage rate.

One citizen spoke on other matters.

**Adjournment:** Councilman Danny Carter moved to adjourn, seconded by Councilwoman Leslie McPherson. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

---

Mayor Gil McDougal

---

City Clerk Alisa Doyal

CITY COUNCIL  
GIL MCDOUGAL, MAYOR  
MATTHEW MONTAHAN, MAYOR PRO TEM  
SHIRLEY MARCHMAN  
DANNY CARTER  
LESLIE MCPHERSON  
ANNA MCCOY

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## **SPECIAL CALLED COUNCIL MEETING, 2023 BUDGET WORKSHOP, PUBLIC HEARNG BUDGET #1, PUBLIC HEARING #3 MILLAGE AND ADOPTION OF MILLAGE RATE - MEETING MINUTES**

Holt-Bishop Justice Center, 101 Main Street  
Tuesday, August 30, 2022 | 6:00 pm

### **Meeting Call to Order** (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

**Present:** Mayor Gil McDougal, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson, Councilwoman Anna McCoy, and Mayor Pro Matthew Momtahan

### **A. Adoption of Agenda** (Mayor Gil McDougal)

Councilwoman Shirley Marchman moved to adopt the agenda.

|                  |                                     |
|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>          |
| <b>MOVER:</b>    | Shirley Marchman, Councilwoman      |
| <b>SECONDER:</b> | Danny Carter, Councilman            |
| <b>AYES:</b>     | Marchman, Carter, McCoy, McPherson, |

### **B. Public Comment** (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

No one came forward to make a public comment.

### **C. Finance** (Jennifer Hallman, Director)

#### 1. Public Hearing #3 – Millage Rate Presentation

Finance Director Jennifer Hallman gave the Millage Rate Presentation.

Public Hearing #3 was held on the Millage Rate. One citizen spoke during the Public Hearing.

#### 2. Adoption of the Millage Rate

Staff's Proposed Millage Rate of 6.25.

#### **Motion #1:**

Councilman Danny Carter moved to set the Millage Rate at 6.0.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (FAILED – VOTE 2-3)</b> |
| <b>MOVER:</b>    | Danny Carter, Councilman           |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman     |
| <b>AYES:</b>     | Carter, McPherson                  |
| <b>NAYS:</b>     | Momtahan, Marchman, McCoy          |

**Motion #2:**

Councilman Matthew Momtahan moved to adopt the Millage Rate at 6.25.

|                  |                              |
|------------------|------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (VOTE: 3-2)</b>   |
| <b>MOVER:</b>    | Matthew Momtahan, Councilman |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman     |
| <b>AYES:</b>     | Momtahan, McCoy, Marchman    |
| <b>NAYS:</b>     | McPherson, Carter            |

3. 2023 Budget Workshop

Finance Director Jennifer Hollman gave a 2023 Budget Presentation. The Council continued to discuss the proposed 2023 Budget.

4. Public Hearing #1 – 2023 Budget

The Public Hearing #1 for the 2023 Proposed Budget was held. One citizen spoke during the Public Hearing.

**D. Governing Body (Mayor Gil McDougal)**

1. Intergovernmental Agreement with Carroll County for TAD

City Attorney David Mecklin presented the agreement with Carroll County for the Tax Allocation District that is the entire document with Exhibit “B” combined with the body. The only change is in section #5.11.

**Motion:**

Councilman Danny Carter moved to approve the Intergovernmental Agreement relating to Eastside Tax Allocation District with Carroll County as attached hereto. I further move to authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman               |
| <b>AYES:</b>     | Carter, McPherson, Marchman, Momtahan, McCoy |

**Adjournment:** Councilwoman Shirley Marchman moved to adjourn, seconded by Councilwoman Anna McCoy. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

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Mayor Gil McDougal

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City Clerk Alisa Doyal

CITY COUNCIL  
GIL MCDOUGAL, MAYOR  
MATTHEW MOMTAHAN, MAYOR PRO TEM  
SHIRLEY MARCHMAN  
DANNY CARTER  
LESLIE MCPHERSON  
ANNA MCCOY

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## CITY COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street  
Tuesday, September 13, 2022 | 6:00 pm

### Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

**Present:** Mayor Gil McDougal, Mayor Pro Tem Matthew Momtahan, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson, and Councilwoman Anna McCoy.

**Invocation:** Pastor James E. Potts, Mt. Prospect Baptist Church

**Pledge of Allegiance:** Officer Jason Miller, Villa Rica Police Department

### Adoption of the Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda as presented.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman               |
| <b>AYES:</b>     | Carter, Marchman, McPherson, Momtahan, McCoy |

### Ceremonial Presentations:

- Recognized Anthony Keith Dollar for 5 Years of Service with the Villa Rica Police Department
- Recognized James David Morris for 5 Years of Service with Water Treatment Plant
- Recognized Deborah N. Eidson for 5 Years of Service with the Villa Rica Public Library
- Mayor Gil McDougal presented a Proclamation of National Recovery Month and a Proclamation for Constitution Week

**Public Comment** (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

Two citizens came forward to speak. Human Resources Director Lena Taylor spoke on the upcoming Job Fair that will be held on September 20 from 9 am to 2 pm at V-Plex. Courtney Schnoebelen with Wildwood Apartments asked staff to do a traffic study at the intersection of S. Carroll Road, and the back entrance to Walmart due to the number of accidents at that location.

### Council Updates (Subjects of General Interest and Concern)

Councilwoman Leslie McPherson spoke on today's housing cost.



**A. Public Hearing #2 for 2023 Budget** (Jennifer Hallman, Finance Director)

Finance Director Jennifer Hallman gave the Proposed 2023 Budget presentation. No one came forward to speak during the Public Hearing.

**B. Consent Agenda** (Mayor Gil McDougal)

1. Amendment to Special Requirements for Packaged Distilled Spirits Licenses
2. Intergovernmental Agreement for Special Local Option Sales Tax Distribution – Douglas County
3. Modification of Allied Plan Document
4. South Dogwood Street Sidewalk Project
5. Electronic Message Boards for Mirror Lake Boulevard and Punkintown
6. Considerations of Adding Speed Humps as Traffic Calming Devices on Cleghorn Street and South Dogwood Street (South of Hwy 78)
7. Upgrade All Existing SCADA units in the Distribution System to Cellular Service
8. West Plant Station Pump Repair
9. Lift Station Supervisory Control and Data Acquisition (SCADA) Upgrade
10. Low Income Household Water Assistance Program Agreement
11. FY22 Budget Amendments #305 - #311
12. Temporary Signage for “A Taste of Villa Rica” Event
13. Set Dates for 2022 Cleanup Week
14. Resolution of Support – Reconnecting Communities Pilot (RCP) Program Grant Application and 20% Match Commitment
15. Resolution of Support – Railroad Crossing Elimination (RCE) Grant Application and 20% Match Commitment.

**Motion:** Councilman Danny Carter moved to adopt the Consent Agenda.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman               |
| <b>AYES:</b>     | Carter, McPherson, Marchman, Momtahan, McCoy |

**C. Governing Body** (Mayor Gil McDougal)

1. Approval of May 10, 2022, Council Meeting Minutes

**Motion:** Councilwoman Shirley Marchman moved to approve the Council Meeting Minutes of May 10, 2022.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Shirley Marchman, Councilwoman               |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman                     |
| <b>AYES:</b>     | Marchman, McCoy, Carter, McPherson, Momtahan |

2. Approval of August 9, 2022, Council Meeting Minutes

**Motion:** Councilwoman Shirley Marchman moved to approve the Council Meeting Minutes of August 9, 2022.

**RESULT:** **ADOPTED (UNAMIOUS)**  
**MOVER:** Shirley Marchman, Councilwoman  
**SECONDER:** Anna McCoy, Councilwoman  
**AYES:** Marchman, McCoy, Carter, McPherson, Momtahan

3. Amendment to Article 3 – Heavy Motor Vehicles, Routes – Code of Ordinances  
To amend Section 12-60 of the Code of Ordinances to better enforce the Heavy Truck Ordinance.

**Motion:** Councilman Danny Carter moved to approve the amendment of Section 12-60 of the Code of Ordinances of the City of Villa Rica as attached to this cover sheet effective immediately.

**RESULT:** **ADOPTED (UNANIMOUS)**  
**MOVER:** Danny Carter, Councilman  
**SECONDER:** Shirley Marchman, Councilwoman  
**AYES:** Carter, Marchman, McPherson, Momtahan, McCoy

#### **D. Community Development (Tracy Jarvis, Director)**

1. ALT-01-22 – Extension of Rezoning for 55 and 63 Goldworth Road – Avemore (RA-06-18) and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)  
Jay Davis of Winchester Real Estate Investment Company requested an extension of the rezoning for Avemore from Rural Development (RD) to Planned Development (PD) and its successor zone, Planned Unit Development (PUD).

**Public Hearing:** No one came forward to speak.

**Motion:** Councilman Danny Carter moved to approve the extension to the Avemore rezoning for another year.

**RESULT:** **ADOPTED (UNANIMOUS)**  
**MOVER:** Danny Carter, Councilman  
**SECONDER:** Matthew Momtahan, Councilman  
**AYES:** Carter, Momtahan, Marchman, McPherson, McCoy

2. VA-12-22 – 105 West Church Street – Variance to Permit Residential Units on the Ground Level in the Commercial Mixed-Use Zone and Public Hearing (Ronald Johnson, Planning and Zoning Specialist)  
Jay Davis of GD Construction & Development, LLC requested a variance from Section 3.11(4) of the City of Villa Rica Zoning Ordinance to permit residential units on the ground level within the Commercial Mixed (CMU) Zone for 105 West Church Street, Villa Rica.

**Public Hearing:** No one came forward to speak.

**Motion:** Councilman Danny Carter moved to approve the variance request by Jay Davis from Section 3.11(4) *Transitional Uses in Mixed-Use Districts*.

**RESULT:** **ADOPTED (UNANIMOUS)**  
**MOVER:** Danny Carter, Councilman  
**SECONDER:** Leslie McPherson, Councilwoman  
**AYES:** Carter, McPherson, Marchman, Momtahan, McCoy

## **E. Public Works (Bobby Elliott, Director)**

1. Purchase of 3 New 2023 Trucks for Water Distribution and Wastewater Treatment Plant Use (Charles Davis, Deputy Director of Public Works)  
To replace three 18+ year old work trucks that have become very expensive to keep on the road.

**Motion:** Councilman Danny Carter moved to approve the purchase of the 3 each 2023-year model trucks equipped as specified and requested. One with a F550 cab and chassis only for WWTP, one F450 Cab and chassis with a service body for Distribution and Collection, and one F450 with a dump body for Distribution and Collection. Conditioned upon the inclusion of the funds in the 2023 Budget, I further move that the trucks be purchased for a sum not to exceed \$222,876.00 as listed in this document. These prices include the existing crane body transfer to the new F550 and all related purchase and installation parts and labor costs for the dump body and service body to be mounted on the two F450 trucks.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Leslie McPherson, Councilwoman               |
| <b>AYES:</b>     | Carter, McPherson, Marchman, Momtahan, McCoy |

## **F. Finance (Jennifer Hallman, Finance Director)**

Finance Director Jennifer Hallman presented a Financial Update of July 2022.

## **G. City Manager (Tom Barber)**

1. Discussion of the Limitations on Annexation and Future Development Due to Sewer System's Collection Capacity  
Discussion only. No action taken.
2. Agreement with Carroll County on the Eastside Tax Allocation District  
To consider an Intergovernmental Agreement (IGA) with Carroll County detailing their participation in the Eastside Tax Allocation District (TAD).

**Motion:** Councilman Danny Carter moved to reject the attached Intergovernmental Agreement, dated September 6, between Carroll County and the City of Villa Rica. Further, the Mayor and staff are authorized to submit a draft version of an IGA to the school board for their consideration as soon as is practical.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Anna McCoy, Councilwoman                     |
| <b>AYES:</b>     | Carter, McCoy, Marchman, McPherson, Momtahan |

**Adjournment:** Councilwoman Anna McCoy moved to adjourn, seconded by Councilwoman Shirley Marchman. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

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Mayor Gil McDougal

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City Clerk Alisa Doyal

CITY COUNCIL  
GIL MCDOUGAL, MAYOR  
MATTHEW MOMTAHAN, MAYOR PRO TEM  
SHIRLEY MARCHMAN  
DANNY CARTER  
LESLIE MCPHERSON  
ANNA MCCOY

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

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VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

## SPECIAL CALLED COUNCIL MEETING MINUTES

Holt-Bishop Justice Center, 101 Main Street  
Tuesday, September 20, 2022 | 6:00 pm

### Meeting Call to Order (Mayor Gil McDougal)

Mayor Gil McDougal called the meeting to order at 6 pm.

**Present:** Mayor Gil McDougal, Mayor Pro Tem Matthew Momtahan, Councilwoman Shirley Marchman, Councilman Danny Carter, Councilwoman Leslie McPherson and Councilwoman Anna McCoy.

**Public Comment:** No one came to make a public comment.

### Adoption of Agenda (Mayor Gil McDougal)

Councilman Danny Carter moved to adopt the agenda.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman               |
| <b>AYES:</b>     | Carter, Marchman, McPherson, Momtahan, McCoy |

### A. Finance (Jennifer Hallman, Director)

#### 1. Adoption of the 2023 Budget

**Motion:** Councilman Danny Carter moved to adopt the 2023 Budget as presented.

|                  |                                              |
|------------------|----------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED (UNANIMOUS)</b>                   |
| <b>MOVER:</b>    | Danny Carter, Councilman                     |
| <b>SECONDER:</b> | Shirley Marchman, Councilwoman               |
| <b>AYES:</b>     | Carter, Marchman, McPherson, Momtahan, McCoy |

**Adjournment:** Councilwoman Shirley Marchman moved to adjourn, seconded by Councilman Danny Carter. The vote was unanimous. Mayor Gil McDougal adjourned the meeting.

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Mayor Gil McDougal

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City Clerk Alisa Doyal



# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** VA-13-22 – 395 West Bankhead Highway –Stream Buffer Variance

**CITY COUNCIL AGENDA DATE:** October 4<sup>th</sup>, 2022

**DATE:** September 27, 2022

**PREPARED BY:** Ronald Johnson, Planning and Zoning Specialist

**FISCAL IMPACT:** N/A

**PUBLIC HEARING REQUIRED:** Yes

---

**PURPOSE:** MQSK, LLC of Villa Rica, GA is requesting a variance for an encroachment of 9,235 square feet into the 75' stream buffer and 2,552 square feet within the 50' stream buffer in order to construct a 1,300 square foot Little Caesar's restaurant, a gasoline service station with a canopy, and a 3,250 sq. ft. convenience store.

**BACKGROUND:** The applicant proposes to construct a gasoline station, restaurant and convenience store, which are all permitted uses in the Commercial Low-Density (C1) Zone. The applicant states that the purpose of the request is because the encroachment will allow the site to be developed as proposed and will address stormwater quality and control through on-site improvements.

**STAFF RECOMMENDATION: DENIAL**

Reasons: The applicant's plans to increase impervious coverage and impact the stream buffers is significant. The applicant's request covers approximately 22.5% of the total site area, which is one of the highest, if not the highest, percentages of total site area approved in a variance application concerning stream buffers. This calculation does not include the state's 25' buffer. The precedent set for such a large variation is met with concern by staff until a water quality system and stormwater plans are reviewed in detail.

**PLANNING COMMISSION:** N/A

**MOTION:**

- (1) I move to approve the variance request by MQSK, LLC of Villa Rica, GA to encroach into the city's 75' stream buffer by 9,235 square feet.
- (2) I move to approve the variance request by MQSK, LLC of Villa Rica, GA to encroach into the city's 50' stream buffer by 2,552 square feet.





**Date:** August 11, 2022

**To:** City of Villa Rica  
Zoning Department

**Subject:** 395 West Bankhead Highway  
Villa Rica, Georgia  
Stream Buffer Variance Request  
Carroll County

To Whom it May Concern,

We are providing this letter of explanation to support our request for a Stream Buffer Variance for the property located at 395 West Bankhead Highway in the City of Villa Rica, Georgia. This property is located in the Village Residential District, and it is currently developed with an existing vacant building and partially demolished structure where the slab is still intact. The site is predominately paved with asphalt. We are proposing to redevelop the 1.2-acre lot with a new 3,250 square-foot convenience store and new fuel pumps as shown on our provided site plan.

This parcel is triangular and has a stream that is located along the north and west property lines. A storm conveyance system located at the northeast corner of the lot outfalls into this stream. The site is in poor condition and has multiple utilities that need stabilization and repair. There are currently no water quality or water quantity mitigation measures for this site in place and the stream buffers are significantly impacted by the existing structures and pavement.

The existing encroachment into the 25-foot state buffer is approximately 1,855 square feet. We propose to reduce the encroachment to 213 square feet. The existing 50-foot buffer encroachment is approximately 8,945 square-feet and the proposed encroachment is reduced to approximately 2,552 square-feet. The 75-foot buffer is completely paved in the exiting condition. The existing 75 square feet encroachment is 10,880 square feet and we propose to reduce the encroachment to 9,235 square feet. Please refer below to the table below:

| BUFFER ENCROACHMENT |                          |          |                 |
|---------------------|--------------------------|----------|-----------------|
| BUFFER              | ENCROACHMENT AREA (S.F.) |          |                 |
|                     | EXISTING                 | PROPOSED | TOTAL REDUCTION |
| 25-FOOT             | 1855                     | 213      | 1642            |
| 50-FOOT             | 8945                     | 2552     | 6393            |
| 75-FOOT             | 10880                    | 9235     | 1645            |



Without relief from the 50-foot and 75-foot stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.

If the requested variance is granted, improved landscaping and stormwater management mitigation can be achieved with improvements via an underground water quality system and by providing enhanced landscaping strips and buffer areas.

The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exist and will allow for discharge mitigation that is not currently in place.

If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,

Amanda Kathleen Woodruff, P.E.





## APPLICATION FOR VARIANCE/APPEAL

☐ APPEAL ☒ VARIANCE

The procedure for requesting a Variance or filing an Appeal is set forth in Section 2.03.J and 2.03.K respectively, of the Unified Development Code (UDC). Generally, the amendment process involves review by the Community Development Manager and City Council.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: 07/29/2022

### APPLICANT

Applicant Name: MQSK LLC

Address: 395 West Bankhead Hwy City: Villa Rica State: GA Zip: 30180

Phone: ( 404-610-6630 ) Fax: ( ) - Email: office@ataiconstruction.com

Agent Name: Rohail Hada

Address: 1400 Indian Trail Lilburn Road City: Norcross State: GA Zip: 30093

Phone: ( 404-610-6630 ) Fax: ( ) - Email: hadarohail@gmail.com

Owner Name (If different from applicant): \_\_\_\_\_

Address: 395 West Bankhead Hwy City: Villa Rica State: GA Zip: 30180

Phone: ( ) - Fax: ( ) - Email: \_\_\_\_\_

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

### VARIANCE OR APPEAL INFORMATION

Address of Variance or Appeal Location: 401 West Bankhead Hwy, Villa Rica, GA, 30180

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, MQSK LLC, hereby state that all of the above statements and statements contained in the documents submitted with this application are true. I hereby request processing of this application.

Signature of Applicant

08/12/2022

Date



CASE # \_\_\_\_\_  
VARIANCE/APPEAL

### **Required Materials to Accompany the Application**

*The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.*

#### **Variance:**

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
2. A site plan demonstrating the requested variance, showing the affected property, adjacent property, zoning and existing land use;
3. A statement of why the variance is necessary;
4. A statement as to how the applicant's request satisfies each required finding;
5. A listing of the owners of property within 250 feet of the subject property and the mailing addresses for said owners on file with the County Assessor; and
6. Any other exhibits as may be required by the Community Development Manager.

#### **Appeals from Staff Determinations:**

1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment;
2. A statement as to why the applicant believes the Staff's determination is contrary to the intent and requirements of the Code; and
3. Any other exhibits as may be required by the Community Development Manager.

**Return Form to:**  
**Planning & Zoning**  
**Office of Community Development**  
**City of Villa Rica**  
**571 West Bankhead**  
**Villa Rica, GA 30180**

**678.785.1004 (T)**  
**770.459.7003 (F)**

#### **For Department Use Only**

Case No: \_\_\_\_\_

Filing Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_

Pre-Application Conf: \_\_\_\_\_

Staff Comments/Findings: \_\_\_\_\_

Action and Date: \_\_\_\_\_

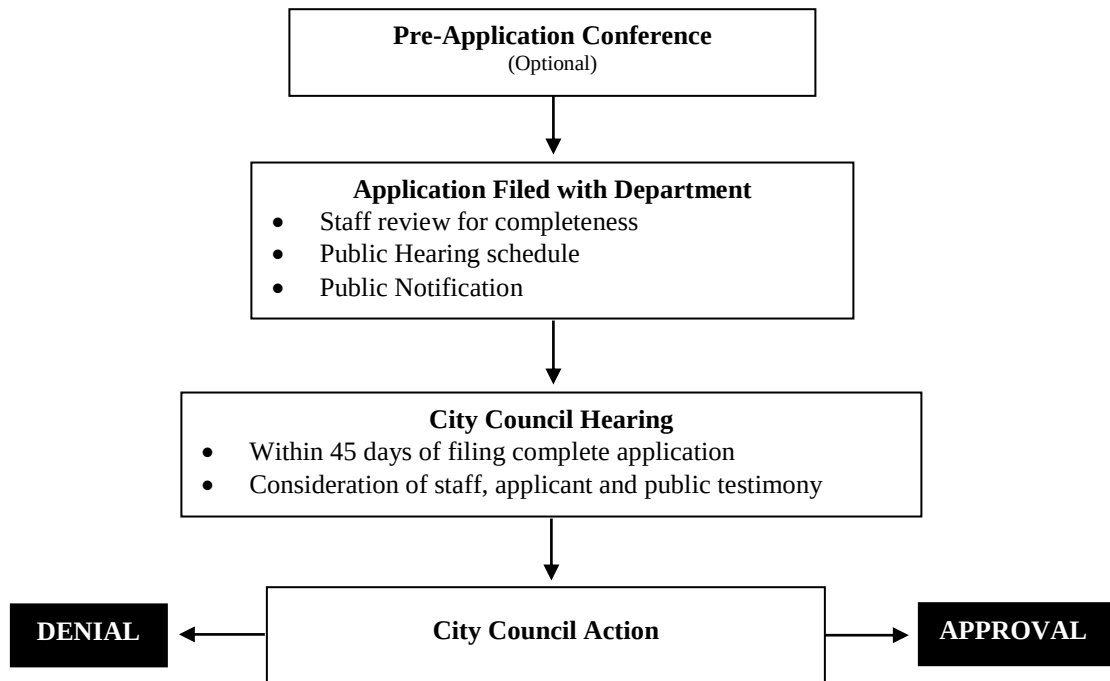




CASE # \_\_\_\_\_  
VARIANCE/APPEAL

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## PROCESS



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STATE OF GEORGIA

COUNTY OF Dallas

AFTER RECORDING RETURN TO  
ROBERT L. LANEY, ESQ. (2644.22-3)  
SLUTZKY, WOLFE AND BAILEY, LLP  
2255 CUMBERLAND PARKWAY  
BUILDING 1300  
ATLANTA, GEORGIA 30339-4517

LIMITED WARRANTY DEED

THIS DEED made this 26<sup>th</sup> day of February 2018, between L. Sherman Strickland ("Grantor") and MQSK, LLC, a Georgia limited liability company ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

SEE THE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO those matters of title described on the attached EXHIBIT "B" if any, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims by, under or through Grantor, but not otherwise.

SIGNATURES APPEAR ON FOLLOWING PAGE

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

GRANTOR

Gregory D. Strickland

L. Sherman Strickland

by Gregory D. Strickland his attorney in fact  
pursuant to General Power of Attorney  
attached hereto as Exhibit "C"

Dana P. Segoni  
UNOFFICIAL WITNESS

[SEAL]

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

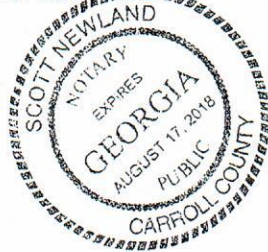


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 162 of the 9th District of Carroll County, Georgia, and being more particularly described as follows: -- BEGIN-  
NING at the intersection of the westerly right of way line of North Dogwood Street  
(50 ft. right of way) and the northerly right of way line of West Bankhead Highway  
(60 ft. right of way); thence along the northerly right of way line of West Bankhead  
Highway south 73 degrees 39 minutes west 378.7 feet to an iron pin found; thence north  
16 degrees 0 minutes west 251 feet to a point; thence to a point in the center of a stream;  
thence in a southeasterly direction following the meanderings of the center of said stream  
to the point of intersection of the center line of said stream and the west right of way  
line of North Dogwood Street; thence along said right of way line of North Dogwood  
Street south 1 degree 27 minutes east 36.2 feet to the point of beginning.



EXHIBIT "B"

1. Taxes and assessments for the year 2018 and subsequent years not yet due and payable.
2. Easement from L. Sherman Strickland to Georgia Power Company, dated September 3, 1993, recorded at Deed Book 803, page 542, Records of the Clerk of the Superior Court of Carroll County, Georgia.
3. Right of Way Easement from B.P. Neal and W.N. Tillman to State Highway Department of Georgia dated November 3, 1960, recorded at Deed Book 129, page 234, Records of the Clerk of the Superior Court of Carrol County, Georgia.



EXHIBIT "C"

General Power of Attorney



STATE OF GEORGIA

COUNTY OF DOUGLAS

GENERAL POWER OF ATTORNEY

I, LOUIE SHERMAN STRICKLAND, residing at 9685 Highway 166, Winston Georgia 30187, hereby appoint GREGORY D. STRICKLAND as my Attorney-in-Fact ("Agent").

If my Agent is unable to serve for any reason, I designate ANGELA STRICKLAND BOWEN as my Successor Agent.

I revoke any and all general powers of attorney that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited in, the power to do the following:

1. **BANK AND CREDIT UNION TRANSACTIONS:** To make, receive, sign, endorse, execute, acknowledge, deliver and possess checks, drafts, bills of exchange, letters of credit, notes, stock certificates, withdrawal receipts and deposit instruments relating to but not limited to, (i) accounts or deposits; (ii) individual retirement accounts (IRA's), annuities, investment accounts; (iii) certificates of deposit of banks, savings and loans, credit unions, or other institutions or associations; or (iv) money market accounts.

2. **PAYMENT TRANSACTIONS:** To pay all sums of money, at any time or times, that may hereafter be owing by me upon any account, bill of exchange, check, draft, purchase, contract, note, or trade acceptance made, executed, endorsed, accepted, and delivered by me or for me in my name, by my Agent.

3. **REAL PROPERTY TRANSACTIONS:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any interest in real property whatsoever, on such terms and conditions, and under such covenants, as my Agent shall deem proper, and to maintain, repair, tear down, alter, rebuild, improve manage, insure, move, rent, lease, sell, convey, subject to liens, mortgages, and security deeds, and in any way or manner deal with all or any part of any interest in real property whatsoever, including specifically, but without limitation, real property lying and being situated in the State of Georgia, under such terms and conditions, and under such covenants, as my Agent shall deem proper and may for all deferred payments accept purchase money notes payable to me and secured by mortgages or deeds to secure debt, and may from time to time collect and cancel any of said notes, mortgages, security interests, or deeds to secure debt. The Agent is specifically authorized to exercise the aforesaid powers with respect to any real property

Initial LS



which I own or in which I have an interest, including, but not limited to, any real property which may be identified on Exhibit "A" attached hereto and by reference made a part hereof.

4. **PERSONAL PROPERTY TRANSACTIONS:** To lease, sell, mortgage, purchase, exchange, and acquire, and to agree, bargain, and contract for the lease, sale, purchase, exchange, and acquisition of, and to accept, take, receive, and possess any personal property whatsoever, tangible or intangible, or interest thereto, on such terms and conditions, and under such covenants, as my Agent shall deem proper; and to maintain, repair, improve, manage, insure, rent, lease, sell, convey, subject to liens or mortgages, or to take any other security interests in said property which are recognized under the Uniform Commercial Code as adopted at that time under the laws of Georgia or any applicable state, or otherwise hypothecate (pledge), and in any way or manner deal with all or any part of any real or personal property whatsoever, tangible or intangible, or any interest therein, that I own at the time of execution or may thereafter acquire, under such terms and conditions, and under such covenants, as my Agent shall deem proper.
5. **STOCK AND BOND TRANSACTIONS:** To purchase, sell, exchange, surrender, assign, redeem, vote at any meeting, or otherwise transfer any and all shares of stock, bonds, or other securities in any business, association, corporation, partnership, or other legal entity, whether private or public, now or hereafter belonging to me.
6. **SAFE DEPOSITS:** To have free access at any time or times to any safe deposit box or vault to which I might have access.
7. **BORROWING:** To borrow from time to time such sums of money as my Agent may deem proper and execute promissory notes, security deeds or agreements, financing statements, or other security instruments in such form as the lender may request and renew said notes and security instruments from time to time in whole or in part.
8. **BUSINESS OPERATING TRANSACTIONS:** To conduct, engage in, and otherwise transact the affairs of any and all lawful business ventures of whatever nature or kind that I may now or hereafter be involved in.
9. **INSURANCE TRANSACTIONS:** To exercise or perform any act, power, duty, right, or obligation, in regard to any contract of life, accident, health, disability, liability, or other type of insurance or any combination of insurance; and to procure new or additional contracts of insurance for me and to designate the beneficiary of same; provided, however, that my Agent cannot designate himself or herself as beneficiary of any such insurance contracts.
10. **DISPUTES AND PROCEEDINGS:** To commence, prosecute, discontinue, or defend all actions or other legal proceedings touching my property, real or personal, or any part thereof, or touching any matter in which I or my property, real or personal, may be in any way concerned. To defend, settle, adjust, make allowances, compound, submit to arbitration, and compromise all accounts, reckonings, claims, and demands whatsoever that now are, or hereafter shall be, pending between me and any person, firm, corporation, or other legal entity, in such manner and in all respects as my Agent shall deem proper.



11. **MAKING GIFTS:** To make gifts to members of my family and to such other persons or charitable organizations, including churches, with whom I have an established pattern of giving.
12. **BROAD POWERS:** Without, in any way, limiting the foregoing, I authorize my Agent generally to do, execute, and perform any other act, deed, matter, or thing whatsoever, that should be done, executed, or performed, including, but not limited to, powers conferred by O.C.G.A. § 53-12-261, or that in the opinion of my Agent, should be done, executed, or performed, for my benefit or the benefit of my property, real or personal, and in my name of every nature and kind whatsoever, as fully and effectually as I could do if personally present. In additions, my Agent shall have the right to establish and fund a Supplemental Needs Trust (a.k.a. Special needs Trust) on my behalf. However, my Agent shall not have the power to waive my right to a jury trial in favor of binding arbitrations.
13. **RELEASE OF MEDICAL INFORMATION:** I provide that my Agent shall be authorized to obtain any and all health information and other medical records concerning my personal health. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), 42 U.S.C. 1320d and 45 C.F.R. 160-164. I hereby authorize any physician, health-care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health-care provider, my insurance company or other health-care provider that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give notice and release to my Agent without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition including all information relating to the diagnosis and treatment of HIV/AIDS, sexually transmitted diseases, mental illness, and drug or alcohol abuse.
14. **DEALING WITH TAXING AUTHORITIES:** I authorize my Agent to act in my place and stead with all taxing authorities, including the Internal Revenue Service and the Department of Revenue. This power extends to and includes particularly the right to file returns, meet with revenue officers and agents, proceed on my behalf in Tax Court, and to otherwise represent my interests in any and all tax matters.
15. **DESIGNATION OF GUARDIAN:** I request that no guardianship proceeding for my property be instituted in the event of my disability, it being my intention that this power of attorney shall permit my Agent to act on my behalf. In the event that it becomes necessary for any court to appoint a guardian for my property, I direct that my Agent shall serve as such guardian. In the event that my Agent fails for any reason to qualify or continue as such, I constitute and appoint my Successor Agent to serve as such in my Agent's place. Any guardian who at any time shall be appointed by any court shall be excused from the necessity of giving bond.
16. **EFFECTIVE DATE:** This document shall become effective upon the date of my signature.



This Power of Attorney shall be construed broadly as a General Power of Attorney. The aforesaid listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

It is my desire and intention that this power of attorney shall not be affected by my subsequent disability, incapacity, or mental incompetence. Any and all acts done by my Agent pursuant to the powers conveyed herein during any period of my disability or incapacity shall have the same force and effect as if I were competent and not disabled.

I may, at any time, revoke this power of attorney, but it shall be deemed to be in full force and effect as to all persons, institutions, and organizations which shall act in reliance thereon prior to the receipt of written revocation thereof signed by me and prior to receipt of actual notice of my death.

I do hereby ratify and confirm all acts whatsoever which my Agent shall do, or cause to be done, in or about the premises, by virtue of this power of attorney.

All parties dealing in good faith with my Agent may fully rely upon the power of and authority of my Agent to act for me on my behalf and in my name, and may accept and rely on agreements and other instruments entered into or executed by the agent pursuant to this power of attorney. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

My Agent shall not be liable for any loss that results from a judgment made in good faith. However, my Agent shall be liable for willful misconduct in the exercise to act in good faith while acting under the authority of this Power of Attorney.

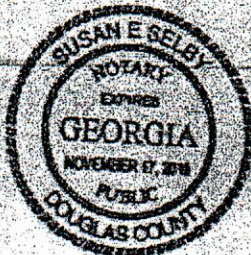
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 9th day of January, 2015.

Louie Sherman Strickland  
LOUIE SHERMAN STRICKLAND

Signed, sealed and delivered  
in the presence of:

Ami H. H.  
WITNESS

Susan E. Selly  
NOTARY



362945.1

Initial S. S.





**Date:** August 11, 2022

**To:** City of Villa Rica  
Zoning Department

**Subject:** 395 West Bankhead Highway  
Villa Rica, Georgia  
Stream Buffer Variance Request  
Carroll County

To Whom it May Concern,

We are providing this letter of explanation to support our request for a Stream Buffer Variance for the property located at 395 West Bankhead Highway in the City of Villa Rica, Georgia. This property is located in the Village Residential District, and it is currently developed with an existing vacant building and partially demolished structure where the slab is still intact. The site is predominately paved with asphalt. We are proposing to redevelop the 1.2-acre lot with a new 3,250 square-foot convenience store and new fuel pumps as shown on our provided site plan.

This parcel is triangular and has a stream that is located along the north and west property lines. A storm conveyance system located at the northeast corner of the lot outfalls into this stream. The site is in poor condition and has multiple utilities that need stabilization and repair. There are currently no water quality or water quantity mitigation measures for this site in place and the stream buffers are significantly impacted by the existing structures and pavement.

The existing encroachment into the 25-foot state buffer is approximately 2,200 square feet which we plan to remove and plant to restore the state buffer. The existing 50-foot buffer encroachment is approximately 6,650 square-feet and the proposed encroachment is reduced to approximately 5,175 square-feet. The 75-foot buffer is completely paved in the exiting condition and will remain paved under the proosed plans for proper traffic circulation and parking.

Without relief from the 50-foot and 75-foot stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.

If the requested variance is granted, improved landscaping and stormwater management mitigation can be achieved with improvements via an underground water quality system and by providing enhanced landscaping strips and buffer areas.

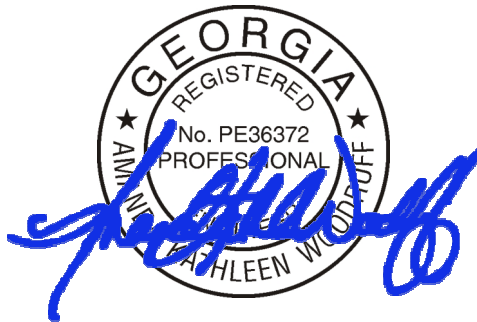
The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exist and will allow for discharge mitigation that is not currently in place.

If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

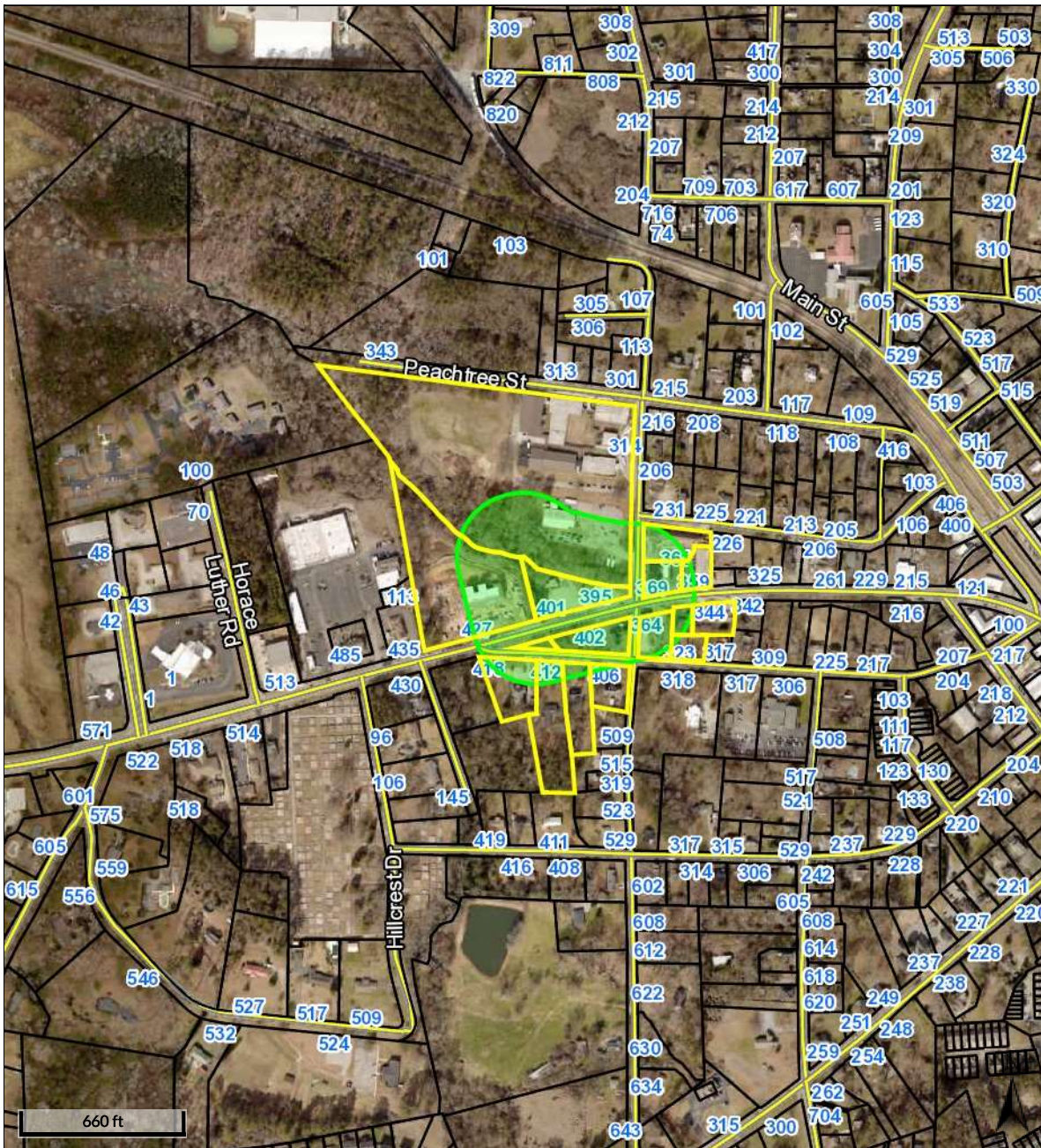
We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

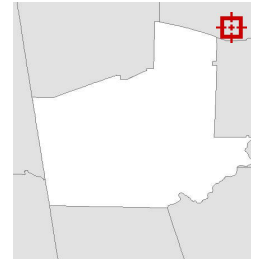
Sincerely,

A circular professional engineer seal for the state of Georgia. The seal contains the text 'GEORGIA' at the top, 'REGISTERED' below it, 'No. PE36372' in the center, and 'PROFESSIONAL' below that. The name 'AMANDA KATHLEEN WOODRUFF' is written around the bottom edge. A blue ink signature is written over the seal.

Amanda Kathleen Woodruff, P.E.



Overview



Legend

-  Parcels
-  Address Numbers
-  Roads

Date created: 8/1/2022  
Last Data Uploaded: 7/29/2022 6:18:31 PM

Developed by  **Schneider**  
GEOSPATIAL

## Search Results

16 Results

☒ Show Property Photos

| Parcel ID                                                                                                       | Alternate ID | Owner                                                                                                                                                | Property Address   | Map                 |
|-----------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|---------------------|
|  <a href="#">V02 0010001</a>   | 29790        |  PIKE DOYCE R SR                                                    | 363 W BANKHEAD HWY | <a href="#">Map</a> |
|  <a href="#">V02 0010017</a>   | 29803        |  PIKE DOYCE R SR                                                    | 359 BANKHEAD HWY   | <a href="#">Map</a> |
|  <a href="#">V02 0010022</a>   | 37228        |  PIKE DOYCE RAY SR                                                  | 361 BANKHEAD HWY   | <a href="#">Map</a> |
|  <a href="#">V02 0060001</a>   | 38890        |  CARROLL CO BOARD OF ED                                             | 314 PEACHTREE ST   | <a href="#">Map</a> |
|  <a href="#">V02 0070017</a>   | 29869        |  HAWSKBILL INVESTMENTS LLC                                          | 427 W BANKHEAD HWY | <a href="#">Map</a> |
|  <a href="#">V02 0070104</a>   | 29915        |  MQSK LLC                                                           | 395 BANKHEAD HWY   | <a href="#">Map</a> |
|  <a href="#">V07 0010001</a>  | 31084        |  NORTON JASON K                                                     | 364 W BANKHEAD HWY | <a href="#">Map</a> |
|  <a href="#">V07 0010002</a> | 31085        |  HAROLD E CRYE TRUSTEE OF THE AROLD E CRYE REVOCABLE LIVING TRUST | 354 W BANKHEAD HWY | <a href="#">Map</a> |
|  <a href="#">V07 0010014</a> | 31096        |  UPTOWN COUNTRY LLC                                               | 344 W BANKHEAD HWY | <a href="#">Map</a> |
|  <a href="#">V07 0010017</a> | 31099        |  ALLEN MICHELLE                                                   | 323 WESTVIEW DR    | <a href="#">Map</a> |
|  <a href="#">V07 0020001</a> | 31101        |  NORTON JASON K                                                   | 402 W BANKHEAD HWY | <a href="#">Map</a> |
| <a href="#">V07 0020002</a>                                                                                     | 31102        |  BURNETT STUART E JR                                              | MONTGOMERY ST      | <a href="#">Map</a> |
| <a href="#">V07 0030002</a>                                                                                     | 31103        |  BELISLE ROSE M                                                   | 412 WESTVIEW DR    | <a href="#">Map</a> |
| <a href="#">V07 0030003</a>                                                                                     | 31104        |  NORTON JASON K                                                   | 408 WESTVIEW DR    | <a href="#">Map</a> |
| <a href="#">V07 0030004</a>                                                                                     | 31105        |  NORTON JASON K                                                   | 406 WESTVIEW DR    | <a href="#">Map</a> |
| <a href="#">V07 0030016</a>                                                                                     | 31117        |  MMV CONSTRUCTION LLC                                             | 418 WESTVIEW DR    | <a href="#">Map</a> |



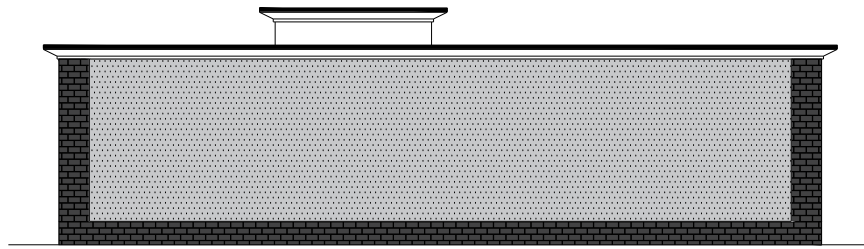
The Carroll County Tax Assessors makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem purposes.

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

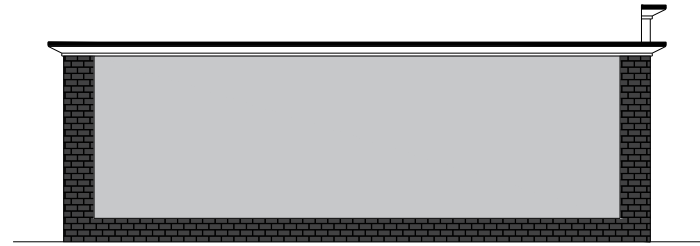
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Developed by  
 **Schneider**  
GEOSPATIAL

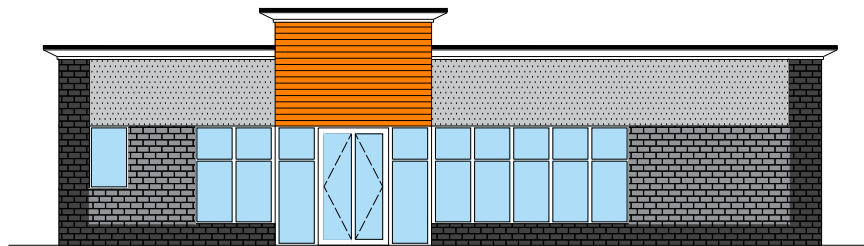
Version 2.3.209



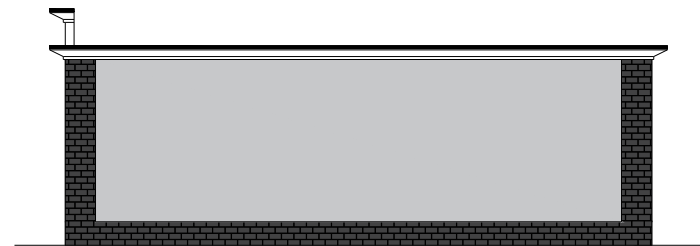
BACK ELEVATION



LEFT ELEVATION

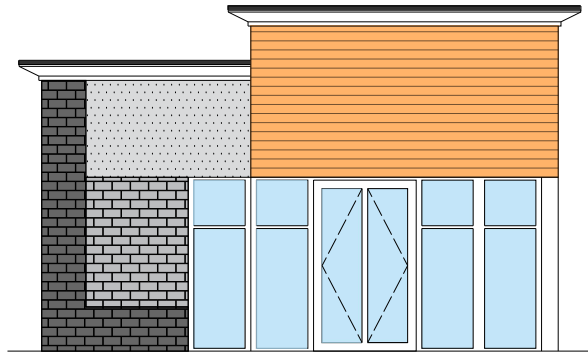


FRONT ELEVATION

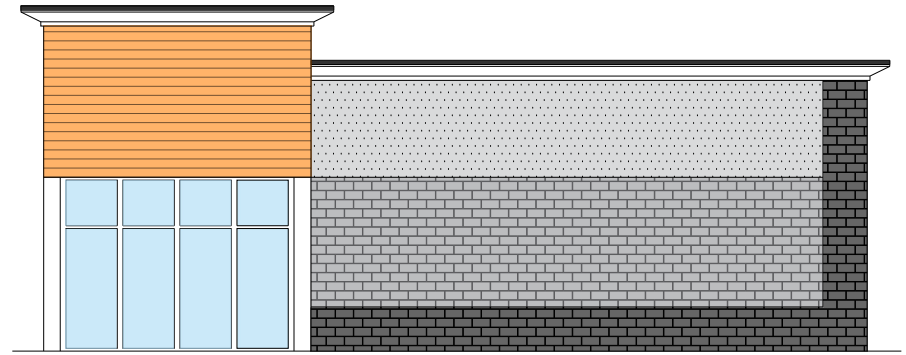


RIGHT ELEVATION

## Proposed Elevation - C-Store



FRONT ELEVATION



SIDE ELEVATION

**Proposed Elevation - Little Caesars**



















- LEGEND**
- RBF REBAR FOUND  
(1/2" REBAR)  
CRS CAPPED REBAR SET  
(1/2" REBAR)  
OTF OPEN TOP FOUND  
CTF CRIMP TOP FOUND  
JUNCTION BOX  
LLS LAND LOT LINE  
LPI LIGHT POLE  
MH MANHOLE  
P PROPERTY LINE  
BL BUILDING LINE  
CLF CHAIN LINK FENCE  
C/O SEWER CLEAN OUT  
DE DRAINAGE EASEMENT  
DI DROP INLET  
RBF REBAR FOUND  
R/W RIGHT-OF-WAY  
SE SANITARY SEWER EASEMENT  
CRZ CRITICAL ROOT ZONE
- UE UTILITY EASEMENT  
FIRE HYDRANT  
SINGLE WING CATCHBASIN  
DOUBLE WING CATCHBASIN  
WATER VALVE  
GAS VALVE  
HEADWALL  
P-PINE TREE  
HW-HARDWOOD

- TITLE EXCEPTIONS**
- ITEMS FROM SCHEDULE B-I FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 2844.22-0 DATED AUGUST 31, 2017
8. Easement from L. Sherman Strickland to Georgia Power Company, dated September 3, 1993, recorded at Deed Book 803, Page 542, Records of the Clerk of the Superior Court of Carroll County, Georgia. DOES AFFECT-SHOWN
9. Right of Way Easement from B.P. Neal and W.N. Tillman to State Highway Department of Georgia dated November 3, 1960, recorded at Deed Book 129, Page 234, aforesaid records MAY AFFECT-CANNOT PLOT
10. Rights of upper, lower and adjacent riparian owners in and to the waters of a creek and the natural flow thereof, free from diminution or pollution. DOES AFFECT-SHOWN

**RECORD LEGAL DESCRIPTION**

All that tract or parcel of land, lying and being in Land Lot 762 of the 6th District, Carroll County, Georgia, and being more described as follows:

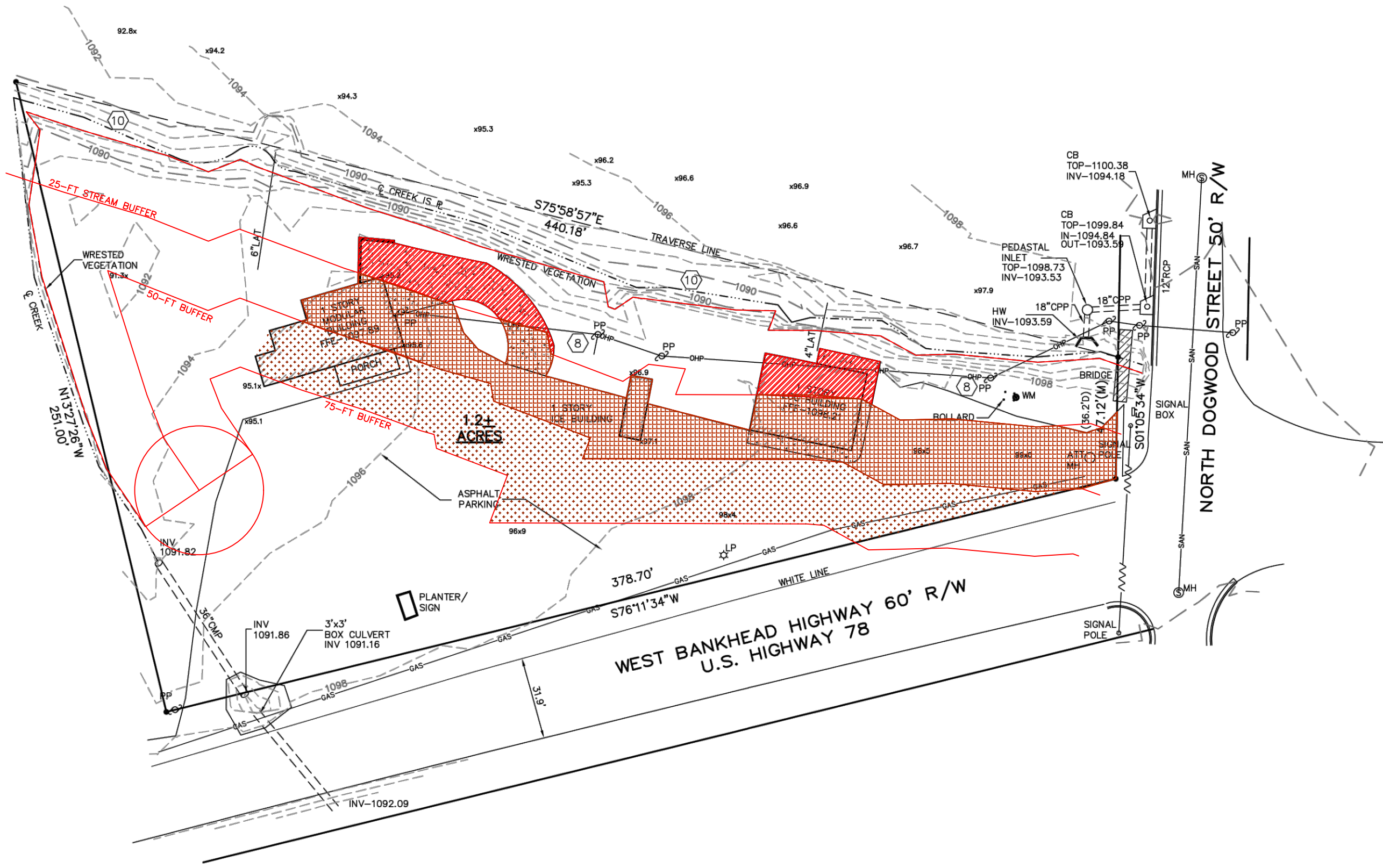
BEGINNING at the intersection of the westerly right-of-way line of North Dogwood Street (50' r/w) and the northerly right-of-way line of West Bankhead Highway (60' r/w); thence along the northerly right-of-way line of West Bankhead Highway S73°39'W 378.7 feet to an iron pin found; thence N16°0'W 251 feet to a point; thence to a point in the center of a stream, thence in a southeasterly direction following the meanderings of the center of said stream to the point of intersection of the center line of said stream and the west right-of-way line of North Dogwood Street; thence along said right-of-way line of North Dogwood Street S01°27'E 36.2 feet to the point of beginning.

**SURVEYED LEGAL DESCRIPTION**

All that tract or parcel of land, lying and being in Land Lot 762 of the 6th District, Carroll County, Georgia, and being more completely described as follows:

BEGINNING at the intersection of the westerly right-of-way line of North Dogwood Street (50' r/w) and the northerly right-of-way line of West Bankhead Highway (aka U.S. Highway 78) (60' r/w); running thence along the northerly right-of-way line of West Bankhead Highway S76°11'34"W a distance of 378.70 feet to a capped rebar set; thence leaving said right-of-way and running N13°27'26"W a distance of 251.0' to a point in the centerline of a stream and being Point "A"; thence following the meanderings of said stream 450 +/- feet to the intersection of said stream and the westerly right-of-way line of North Dogwood Street, said point being Point "B"; (to get from Point "A" to Point "B" and following a traverse line, leaving point "A" to the centerline of said stream and running S75°58'57"E a distance of 440.18 feet to Point "B"); thence following the westerly right-of-way line of North Dogwood Street S01°05'34"W a distance of 47.12 feet to the POINT OF BEGINNING.

Said tract or parcel of land contains 1.2 +/- acres



**SURVEYOR'S CERTIFICATION**

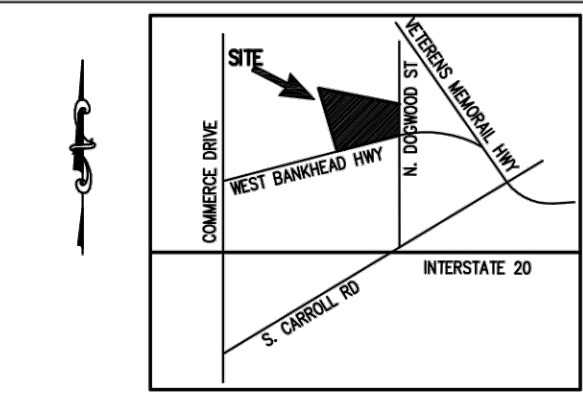
To: Casey Investment Group, LLP and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1-5, 6(b)(7)(a), 7(b)(1), 7(c), 8, 11(a), 13, 14, 16, 17-19, and 20(a) of Table A thereof.

Date of Plat: September 12, 2017

John A. Steerman  
Registration No. 2576 Expiration Date: 12/31/18

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



**GENERAL NOTES**

THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

THERE WAS NO OBSERVED EVIDENCE OF ANY CEMETERIES OR FAMILY BURIAL SITES.

THERE ARE NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY FOUND AT THIS TIME.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO EVIDENCE OF ANY SOIL WASTE DUMP, SLUMP OR SANITARY LANDFILL.

THERE WERE NO ENCROACHMENTS OBSERVED AT TIME OF SURVEY EXCEPT AS SHOWN.

THERE WERE NO WETLAND AREAS FLAGGED AT TIME OF SURVEY.

UTILITIES SHOWN HEREON ARE THOSE VISIBLE OR MARKED. SCL DID NOT SUBMIT ANY REQUEST TO UTILITY LOCATORS AND NONE WERE FLAGGED AT THE TIME OF SURVEY.

THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO WEST BANKHEAD HIGHWAY AND NORTH DOGWOOD STREET, BOTH BEING PUBLIC RIGHT-OF-WAYS.

SUBJECT PROPERTY IS FULLY SERVED BY ALL PUBLIC UTILITIES LOCATED IN THE ADJACENT RIGHT-OF-WAY.

**SURVEY NOTES**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 288,828 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 288,828 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A WINK - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

**PROPERTY ADDRESS:**

395 WEST BANKHEAD HIGHWAY  
VILLA RICA, GA.

**FLOOD NOTE**

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A SPECIAL F.E.M.A./F.I.R.M. FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13045C01050 DATED 8/19/07

**TRACT AREA:**

1.2+/- ACRES

**ZONING: VR**

\*ZONING INFORMATION PER ZONING REPORT BY ZONING INFO, INC DATED NOVEMBER 9, 2017  
VILLAGE RESIDENTIAL DISTRICT (CITY OF CHAMBLEE)

**SETBACKS:**

FRONT-10 FEET  
SIDE -7.5 FEET  
REAR -20 FEET

**MAX. BUILDING HEIGHT:** 48 FEET

**PARKING REQUIREMENTS:**  
1.5 SPACES/UNIT, UP TO 1,500 S.F.  
(1.5x200 UNITS=435 SPACES REQUIRED)

2.5 SPACES/UNIT > THAN 1,500 SF  
(2.5x40 UNITS=100 SPACES REQUIRED)

**TOTAL REQUIRED SPACES:** 535

**PARKING PROVIDED**

STANDARD: 601  
HAND-CAP: 18  
TOTAL: 617

**CURRENT OWNER**

AV HUNTINGTON STATION, LLC  
1221 AVE. OF THE AMERICAS  
NEW YORK, NY 10020  
DEED BOOK 22458, PAGE 572

| REVISIONS |    |    |    |    |
|-----------|----|----|----|----|
| 1.        | 2. | 3. | 4. | 5. |
|           |    |    |    |    |

**SCI Development Services**  
ENGINEERS - SURVEYORS - PLANNERS  
2050 SHELLEY DRIVE - SUITE E - SNELLVILLE, GEORGIA 30078  
(770) 728-7666 FAX (770) 728-4623  
MAIL@SURVEYCONCEPTS.NET

**SHERMAN STRICKLAND**  
885 WEST BANKHEAD HIGHWAY  
LAND LOT 82 6th DISTRICT  
CITY OF VILLA RICA  
CARROLL COUNTY, GEORGIA REF. IN DB. 481, PG. 72

| DATE          | DRAWN | CHECKED |
|---------------|-------|---------|
| 3/15/17       | DCP   | JAS     |
| SCALE 1"=30'  |       |         |
| SHEET TITLE   |       |         |
| <b>SURVEY</b> |       |         |

| PROJECT NUMBER |
|----------------|
| 53015          |





September 27<sup>th</sup>, 2022

Alisa Doyal, City Clerk  
City of Villa Rica  
571 W. Bankhead Highway  
Villa Rica, GA 30180

Re: Planning Report  
MQSK, LLC  
**VA-13-22**  
395 West Bankhead Highway  
Land Lot 162, District 6<sup>th</sup>  
Parcel # V02 0070104  
Acreage: 1.2  
Ward: 5  
Planning Board Member: Mac Pilgrim  
City Council Member: Danny Carter  
City of Villa Rica, Carroll County, Georgia

Dear Mrs. Doyal:

MQSK, LLC (the Applicant) seeks a variance to encroach into the city's 75' impervious buffer and 50' stream buffer. The applicant is requesting relief totaling 9,235 sq. ft. of encroachment into the 75' impervious buffer and 2,552 sq. ft. of encroachment into the 50' stream buffer. The variances would advance the construction of a Little Caesar's restaurant, and a gas station with convenience store. The variances are outlined in Section D.

The following documents, which were submitted in support of the Application, have been reviewed:

1. Application for a Variance, dated July 29<sup>th</sup>, 2022;
2. Applicant Letter of Intent, dated August 11, 2022, prepared by Kathleen Woodruff of Woodruff Design Associates;
3. Limited Warranty deed, dated February 26<sup>th</sup>, 2018, signed by Gregory D. Strickland;
4. Site Plan, Dated August 10<sup>th</sup>, 2022, prepared by Kathleen Woodruff of Woodruff Design Associates (2 pages);
5. Proposed Elevations, undated, by an unknown preparer (6 pages);
6. Property Survey dated March 15, 2017, prepared by SCI Development Services (1 page);



## A. Existing Conditions

The subject property is located north of Georgia Highway 78 (West Bankhead Highway) and west of South Dogwood Street. The parcel has 378.70' of frontage along Georgia Highway 78 and 35.94' of frontage along South Dogwood Street. The parcel is partially developed with a vacant trailer/structure and an ice machine that continues to operate. These are the only structures on the 1.2 acre site. The site also features a large amount of broken asphalt throughout the lot. The property is relatively flat with a stream that forms the northern and western property lines.

The parcel is currently zoned Commercial Low-Density (C1). The parcel does not border a city boundary/unincorporated area. The parcel is directly adjacent to the C1 Zone to the west and south, and the Single-family Urban (R2) Zone to the north. The property borders the Commercial Mixed-Use (CMU) Zone to the west across South Dogwood Street.

The developer owns two parcels that border the subject parcel to the generally eastern direction of the parcel (V07 0140004 and V07 0140151), which are not subject to this application. One of those parcels, (Parcel 0004) is partially developed with a single-family home, whereas Parcel 0151 is undeveloped. The parcel also borders the following parcels (the current use on each is included):

- V02 0060001– Northern border along South Dogwood Street –4.15 acres; **Dental Office.**
- V02 0070017– Western border – 14.65 acres acre; **Villa Rica Elementary School.**
- V07 0020001 – South of site across Georgia Highway 78 – 0.70 acres; **Office.**
- V02 0010001 – East of site across South Dogwood Street – 0.45 acres; **Restaurant**

## Surrounding Properties:

| TABLE 1 – SURROUNDING LAND USES |                             |                                                   |
|---------------------------------|-----------------------------|---------------------------------------------------|
|                                 | Current Zoning              | Land Use Character Area                           |
| North                           | Single-Family Urban (R2)    | Urban Village                                     |
| East                            | Commercial Mixed-Use (CMU)  | Downtown Activity Area                            |
| South                           | Commercial Low-Density (C1) | Downtown Activity Area                            |
| West                            | Commercial Low-Density (C1) | Conservation/Open Space<br>Downtown Activity Area |



Figure 1: Carroll County GIS image of the site, with the property boundaries approximated.

## B. Site History

The vast majority of the parcel is vacant, including a trailer/building. An ice machine occupies a portion of the lot that is still in operation. More than half of the lot is paved with asphalt. The trailer is listed as a “relocatable office” on the Tax Assessor’s summary. The trailer was constructed in 1986 and the lot was paved last in 2000. The Unified Development Code (UDC) zoned the property as Downtown Commercial (DO-COM). The property was rezoned from DO-COM to C1 in 2020 during the citywide rezoning efforts.

## C. Proposed Development

The applicant’s request for a variance is to encroach into the impervious 75’ setback by 9,235 sq. ft. and encroach into the 50’ stream buffer by 2,552 sq. ft. in order to utilize the property for a Little Caesar’s restaurant and a gas service station with a 3,250 sq. ft. convenience store. The applicant proposes to reduce the current 1,855 sq. ft. encroachment within the state’s 25’ stream buffer to 213 sq. ft. and replant within all three buffers in areas surrounding the site. This state stream buffer is not a part of this application and is outside of the jurisdiction of the City of Villa Rica City Council.





The applicant states that “without relief from the 50’ and 75’ stream buffers and taking into consideration the required building set-backs, a hardship is created that renders the property undevelopable.” The applicant also states that the current plan will improve landscaping and stormwater management mitigation via an underground water quality system and provide enhanced landscaping strips and buffer areas.

### Flood Plain

This parcel is considered in “Flood Zone X”, which is an area of minimal flood hazard. Figure 2, below, indicates the flood zone map:

## National Flood Hazard Layer FIRMette

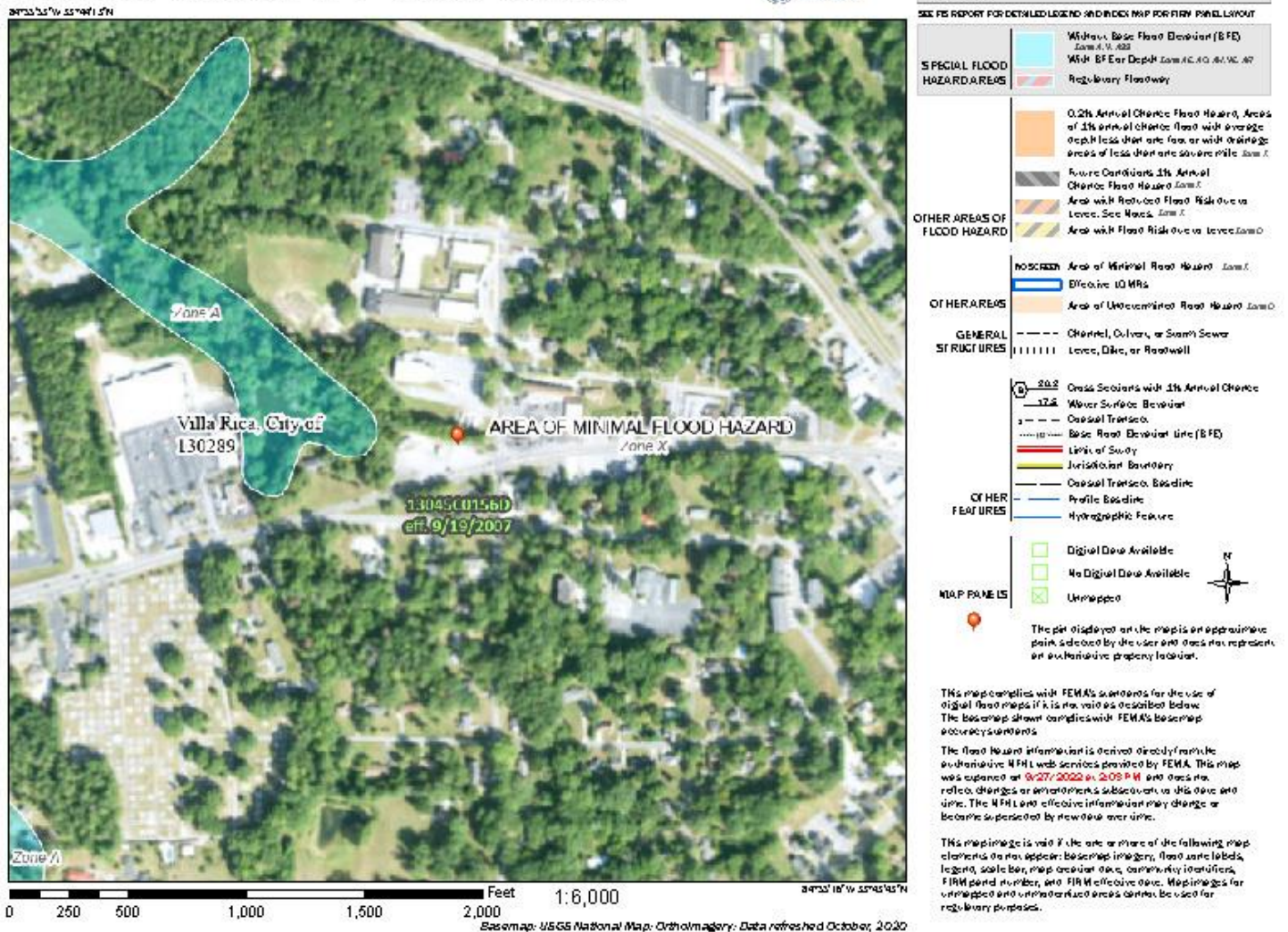


Figure 2: FEMA Flood Map





#### **D. Variances**

The developer has requested variance relief from two subsections of Section 905 of the Villa Rica Development Regulations as outlined below. The applicant has cited feasibility of developing the buildings on site as the purpose of their request as outlined in Section C.

The Applicant has requested variance relief for the following:

1. Section 905.1(1) – An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank.

The applicant proposes an encroachment of 2,552 sq. ft. into the 50' buffer.

2. Section 905.1(2) – An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.

The applicant proposes an encroachment of 9,235 sq. ft. into the 75' impervious buffer.

#### Proofs for Variances

In review of the variance requests and design standard deviations requested for the development, the “benefits vs. detriments” of such an approval was reviewed in addition to the purposes of the Comprehensive Plan. The purposes of the request were made clear by the applicant in their application and stem from topographic challenges on the site that make developability difficult.

Benefits may arise from an approval by the creation of an underground water quality system, replanted buffers surrounding the creek area, and improved landscaping to capture the stormwater on site. In addition, the granting of the variance is necessitated in order to construct the project as envisioned on the concept plans at the time of the rezoning.

Detriments to the granting of the variances may arise from incompliance with previous agreements between the state and the city to establish and maintain 50' and 75' impervious buffers as a settlement for previous citywide disputes. Staff has a general concern over erosion of these agreements by continued variance relief which can potentially cause adverse action by the state in the future.

The Comprehensive Plan sets aside various areas of the city for Open Space/Conservation Character Areas that are to protect environmentally sensitive areas from development pressures. The Comprehensive Plan does not indicate this area is a sensitive area or includes this section of the lot within the Open Space/Conservation Character Area. Therefore, it is concluded that the Comprehensive Plan will not be negatively impacted by the variances. Staff advises that the benefits of the variances would substantially outweigh any detriment.



Variance Decision Criteria

In taking action on all variance requests, the Council shall use the following decision criteria, consistent with the requirements of the Georgia Code.

- a) Development Standards Variance. The Council may grant a variance from the development standards of this ordinance (such as height, bulk, area) if, after a public hearing, it makes a determination in writing (consistent with O.C.G.A. 36-66-1), that:
- i) General Welfare. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

**The city staff have concerns that the applicant's request may trigger adverse reaction by the state in regards to previous bilateral agreements that must be upheld concerning the city's stream buffers. The impact of approving the variances, in addition to previously granting similar requests within the city, may impact our standings with the Environmental Protection Division (EPD) and the US Army Corps of Engineers. In addition, flooding from a 100-year storm must be studied in this area before staff can indicate if the request will be injurious to the public health, safety and general welfare of the community.**

- ii) Adjacent Property. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

**The value of the surrounding properties is not expected to decline or be otherwise reduced in value by permitting the variances.**

- i) Practical Difficulty. The strict application of the terms of this ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.

**The application of the development code will result in a practical difficulty in the use of the property as proposed. The building placements would need to be dramatically altered in addition to the general site layout should the variances be denied. It does not appear that the request is self-imposed based on the plans submitted.**

**E. Comments**

1. A Landscape Plan, Open Space Plan and other details, will be required to be submitted to the City Engineer for review prior to construction drawing approvals.
2. Should council agree to approve this request, it is recommended that conditions be attached that specify the following:
  - The applicant shall seek receive approval from the US Army Corps of Engineers and the Georgia EPD in order to vary within the 25' stream buffer by no more than the amount specified within the Letter of Intent, dated August 11, 2022 and prepared by Amanda Kathleen Woodruff, P.E.. Should either agency deny the



request, the variances from the 50' and 75' stream buffer shall be automatically revoked.

**Recommendation:**

Staff recommendation:

Variances: DENIAL

Reasons: The applicant's plans to increase impervious coverage and impact the stream buffers is significant. The applicant's request covers approximately 22.5% of the total site area, which is one of the highest, if not the highest, percentages of total site area approved in a variance application concerning stream buffers. This calculation does not include the state's 25' buffer. The precedent set for such a large variation is met with concern by staff until a water quality system and stormwater plans are reviewed in detail.

**Public Notifications:**

As required by *Section 11.05* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on September 21<sup>th</sup>, 2022; a sign has been posted on the subject properties; and all abutting property owners have received notification via regular and certified mail.

**Public Response:**

In response to the public notifications, no residents have contacted the city objecting to the proposed variances.

Should you have any questions concerning the above comments please do not hesitate to contact my office. We reserve the right to make additional comments based upon further review or submission of revised plans or new information.

Very truly yours,

---

Ronald Johnson  
Planning & Zoning Specialist

cc: Tom Barber, City Manager (via email)

Tracy Jarvis, Community Development Director



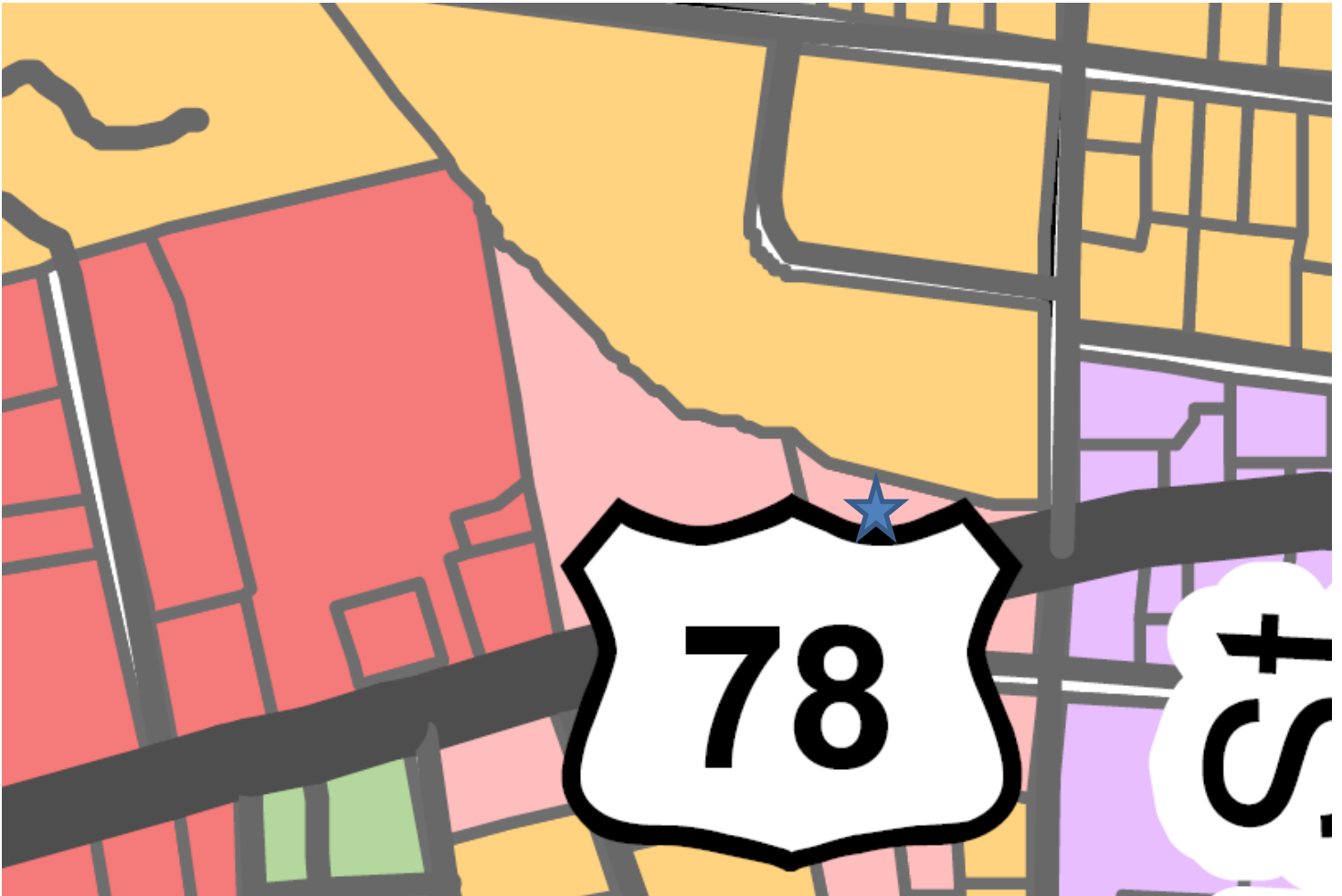
395 West Bankhead Highway

VA-13-22

September 27<sup>th</sup>, 2022

Page 8 of 9

**Zoning Map (C1 Zone):**



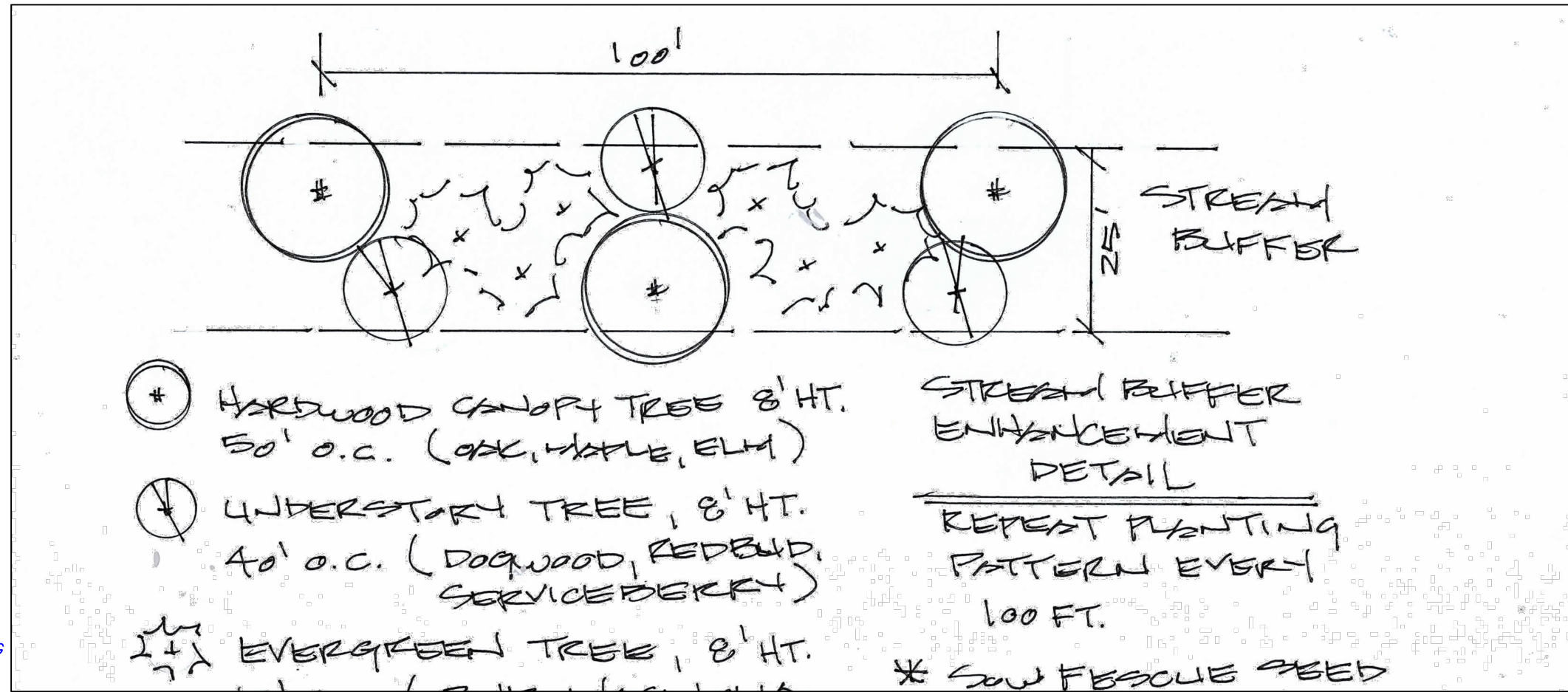




**Future Land Use Map (Downtown Activity Center):**



Magnetic North



## BUFFER PLANTING DETAIL

- PROJECT NOTES:**
- Owner:** MCK LLC  
1400 INDIAN TR  
LILBURN, GA 30093  
**CONTACT:** Rohail Hada  
PHONE: 404-610-6630
- Developer:** Atai Construction  
1400 INDIAN TR  
LILBURN, GA 30093  
**CONTACT:** Rohail Hada  
PHONE: 404-610-6630
- Property located in L.L. 162, 6th Dist, Carroll Co.
  - Zoning: VR.
  - Building Setbacks:  
Front- 10 feet  
Side- 7.5 feet  
Rear- 20 feet
  - Proposed Bldg use is Commercial.
  - Total tract contains 1.2 acres
  - Boundary information obtained from survey by SCI Development Services dated 9/12/2017.
  - Topographical information obtained from SCI Development Services dated 9/12/2017.
  - Contour interval is 2 feet feet.
  - This property is shown on F.I.R.M. panel number 13045C01560, dated 9/19/2007 and is not located within a special flood hazard zone.
  - Utilities:  
Water - Carroll County  
Sanitary Sewer - Carroll County
  - The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown herein. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
  - The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
  - Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
  - There are no drive-up window(s) to be installed.
  - No billboards are permitted.
  - There are two dumpster(s) associated with this project.
  - There are no overhead doors on this project.
  - No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
  - All new utility lines shall be located underground.

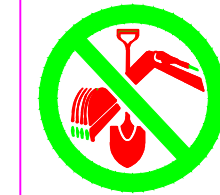
| BUFFER  | ENCROACHMENT AREA (S.F.) |                       |
|---------|--------------------------|-----------------------|
|         | EXISTING                 | IMP. REMOVED PROPOSED |
| 25-FOOT | 1,855                    | 1,642                 |
| 50-FOOT | 8,945                    | 6,393                 |
| 75-FOOT | 10,880                   | 1,645                 |

THE PROPOSED PLAN REQUESTS THE FOLLOWING ENCROACHMENTS:

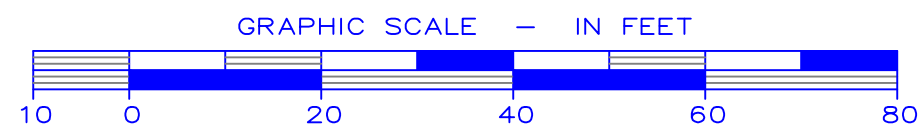
25-FT: 213 SQ FT - NOTE THIS IS EXISTING ENCROACHMENT

50-FT: REQUEST 2,552 SQ FT ENCROACHMENT

75-FT: REQUEST 9,235 SQ FT



IF YOU DIG GEORGIA...  
CALL US FIRST!  
**811**  
IT'S THE LAW



LEVEL II CERTIFIED DESIGN PROFESSION



CERTIFICATION NUMBER: 00000398

PREPARED BY



DEVELOPER:

**ATAI CONSTRUCTION**  
1400 INDIAN TRAIL LILBURN RD. N  
NORCROSS, GA 30093  
678-392-2995  
24-CONTACT: ROHAIL HADA  
404-610-6630  
rohail@ataiconstruction.com

VILLA RICA C-STORE

LAND LOT 162, 6th DISTRICT  
CITY OF VILLA RICA  
CARROLL COUNTY, GEORGIA

SHEET TITLE:

SIGNED / SEALED



| DATE:    |  |  |  |  |  |
|----------|--|--|--|--|--|
| REVISION |  |  |  |  |  |
| No.      |  |  |  |  |  |

DESIGNED BY: MJW SCALE: AS SHOWN  
DRAWN BY: MJW  
CHECKED BY: RAC SHEET  
**22-LSA-17 10-AUG-21**







# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** Amendment to Section 7.02 – *Offstreet Parking and Loading* (Contained in the City of Villa Rica Zoning Code)

**CITY COUNCIL AGENDA DATE:** October 4<sup>th</sup>, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning & Zoning Specialist

**FUNDING SOURCE:** N/A

**PUBLIC HEARING REQUIRED:** Yes

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**PURPOSE:** Section 7.02 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to revise parking space size requirements, which is currently 10' x 20', and remove all applicable illustrations showing such parking space sizes for 45 degree, 60 degree and 90 degree parking orientations in favor of referencing standards already in existence in the Development Code that call for 9' x 18' spaces.

**BACKGROUND:** Staff has identified the need to revise Section 7.02 in order to remove competing regulations that require parking spaces to be a minimum size of 10' x 20' within the zoning ordinance, and 9' x 18' in the Development Code. This amendment will remove all references to 10' x 20' spaces in favor of 9' x 18' spaces as called for within the Development Code.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed amendment.

**PLANNING COMMISSION:** APPROVAL (5-0)

**MOTION:**

1. I move to approve the proposed amendment to Section 7.02 of the City of Villa Rica Zoning Ordinance as attached hereto.





# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** Amendment to Section 9.04 – *Nonresidential Design Standards*  
(Contained in the City of Villa Rica Zoning Code)

**CITY COUNCIL AGENDA DATE:** October 4<sup>th</sup>, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning & Zoning Specialist

**FUNDING SOURCE:** N/A

**PUBLIC HEARING REQUIRED:** Yes

---

**PURPOSE:** Section 9.04 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to exempt industrial developments from providing offsets and projections on façade walls. Staff also proposes to clarify wordage related to storefront transparency as related to industrial buildings.

**BACKGROUND:** Staff has identified the need to revise Section 9.04 in order to revise standards related to industrial developments. Section 9.04 is written to establish design regulations for both commercial and industrial developments that has caused certain code sections to be difficult to accomplish in industrial projects. Many regulations are not specific to commercial developments, but are meant for commercial application. Offsets and projections on industrial buildings have been a consistent objection by industrial developers in the city and the staff agrees that tilt-up structures, which is the predominant structure-type for light-industrial uses, are difficult to construct with such requirements. The practicality and safety of warehouse forklift operators has been the basis of such developer complaints. This amendment will exempt industrial buildings from this requirement, and remove requirements for ground floor retail to be 75% transparent in primarily industrial buildings (i.e., showrooms).

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed amendment.

**PLANNING COMMISSION:** APPROVAL (5-0)

**MOTION:**

1. I move to approve the proposed amendment to Section 9.04 of the City of Villa Rica Zoning Ordinance as attached hereto.

- 14) LIGHTING. Standards for parking lot, site and building lighting are set forth in *Section 7.12 – Outdoor Lighting*.
- 15) NOISE AND VIBRATION STANDARDS. In residential/commercial mixed-use developments, the International Building Code (IBC) provides a minimum design requirement for unit-to-unit acoustical protection between floors. It requires a Sound Transmission Class (STC) rating or Impact Insulation Class (IIC) rating of 50. The International Residential Code (IRC) requires a minimum design separation of STC 45 for townhouses.
- a) Scope. This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent dwelling units or between dwelling units and adjacent public areas such as halls, corridors, stairs or service areas.
  - b) Airborne sound. Walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors; however, such doors shall be tight fitting to the frame and sill.
  - c) Structure-borne sound. Floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 if field tested) when tested in accordance with ASTM E 492(09).
  - d) Notwithstanding other sections of this title, it shall be unlawful for any person to create, maintain or cause any ground vibration which is perceptible without instruments at any point on any affected property adjoining the property on which the vibration source is located. For the purpose of this title, the perception threshold shall be presumed to be more than 0.05 inches per second RMS vertical velocity.

#### **Sec. 9.03 – NON-RESIDENTIAL DESIGN STANDARDS**

- 1) APPLICABILITY. All non-residential development, with the exception of agricultural uses in agricultural zoning districts, shall meet or exceed the requirements of this section, in addition to all other applicable development standards established by this Ordinance. These non-residential standards shall apply to the following:
- a) New structures with permits submitted on or after the effective date of this ordinance;
  - b) Expansions greater than thirty-five (35%) percent of pre-existing site, structure or building; and
  - c) Expansions to structures that may be less than thirty-five (35%) percent but result in a structural addition greater than 20,000 square feet in gross floor area.
- 1) SITE LAYOUT
- a) Site planning which encourages compatibility between the site and the buildings and between all buildings on the site is encouraged. Where natural or existing topographic patterns contribute to a development, they shall be preserved and integrated. Modification to topography shall be permitted where it contributes to the overall development.

- b) The orientation of buildings shall promote interaction with the street or city road and provide a pedestrian friendly environment. All primary and outparcel site buildings shall be arranged so that they complement existing development. The buildings shall frame a corner or enclose a “main street” type corridor. Buildings on islands surrounded by parking should be avoided.
  - c) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground. To the extent possible, all existing overhead utilities shall be relocated underground.
- 2) ACCESS. Major and minor arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points. To provide safe and sufficient traffic movement to and from adjacent lands:
- a) Frontage roads, access roads, and other internal drives shall be constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
  - b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
  - c) New access points onto the major and minor arterials within the corridor overlay zone shall be coordinated with existing access points whenever possible and approved by the City Engineer.
  - d) Cross-access easements shall be required between adjacent compatible developments.
    - i) No curb cuts shall be within two-hundred (200) feet of any intersection of public roads, and no curb cut shall be within six-hundred (600) feet of any intersection along SR61.
      - (1) Within two-hundred (200) feet of public road intersections and within six-hundred (600) feet of SR61 south of US78.
    - ii) Opposing curb cuts shall align squarely or be offset no less than one-hundred twenty-five (125) feet.
    - iii) Stub Streets shall be built in all cases where adjacent lots have reasonable potential for development.
  - e) Entry Drive. The commercial entry drive should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.
  - f) No buildings or paved areas (other than access drives) may be located closer than fifty (50) feet to any area used or zoned for residential purposes.
- 3) PARKING LAYOUT. In addition to the minimum requirements, a maximum of fifty (50%) percent of the required parking shall be located between the front facade and the primary street. The balance of the parking shall be to the rear or side of the primary building. Refer to *Section 7.02 – Off-Street Parking and Loading* for parking standards.
- 4) CART CORRALS. Cart corrals for developments over fifty-thousand (50,000) square feet shall be curbed, and may be landscaped and covered.
- 5) PEDESTRIAN FACILITIES.

- a) A connection shall be established from abutting streets with sidewalks to the entrance of primary structures through the use of sidewalks and special demarcation.
  - b) Pedestrian areas in parking lots or across interior drives shall be demarcated with special paving, color or height change, or striping for increased safety.
  - c) Sidewalks shall be a minimum of six (6) feet wide and shall connect the commercial areas to adjacent residential, office and recreational uses.
  - d) Sidewalks in Industrial Districts shall be required on at least one (1) side of each street.
  - e) Sidewalks adjacent to customer entries shall be a minimum of eight (8) feet wide.
- 6) **ARCHITECTURAL DESIGN.** All non-residential building walls shall have architectural features which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale.
- a) Facades. Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice, in each instance appropriate to the building style.
  - b) Offsets and Projections. Buildings with continuous facades that are ninety (90) feet or greater in width shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and over intervals of not greater than sixty (60) feet. Industrial developments are exempt from this requirement.
  - c) Storefronts. Ground-floor retail shall be transparent for seventy-five (75%) percent of the total ground level facade. Industrial developments are exempt from this requirement.
  - d) Exterior materials. Building facades may be constructed from wood, stone, masonry, E.I.F.S., hard-coat stucco, cement fiber board, split-face, textured concrete, heavy gauge vinyl (min. 0.46mm), metal or glass or other materials which provide the same desired quality. Similar building materials should be used throughout a development with multiple buildings. Products other than those listed below must be approved by the Community Development Director or his/her duly appointed designees.
    - i) Buildings constructed of metal shall be permitted only in the Single-Family Agricultural (AG) and Industrial, Medium-Density (I2) districts.
      - (1) Buildings that do not exceed fifty (50%) percent metal shall be permitted in the Industrial, Low-Density (I1) and Commercial, Medium-Density (C2) zoning districts, and must contain other design elements such as concrete or masonry bases, pitched roofs, enhanced entries or color variation.
    - ii) Structures shall be constructed using a minimum of fifty (50%) percent masonry as described below.
      - (1) Masonry construction may consist of brick, granite, sandstone, slate, limestone, marble, or other hard and durable all-weather stone. Ashlar, cut stone, and dimension stone construction techniques are acceptable.
      - (2) Brick material used for masonry construction shall be composed of hard-fired all-weather standard size brick or other all-weather facing brick.
      - (3) Concrete finish or precast concrete panels shall be textured using the following techniques: exposed aggregate, bush-hammered, sand-blasted, or other concrete finish as approved by the Director or his/her duly appointed designee. Concrete masonry units (CMU or block) shall be textured or split-face, and otherwise not smooth.



- (4) Office uses may use: Architectural metal panels, glass (up to 75% of the façade area) and ornamental metal.
  - e) Roof Design. The materials and finishes for roofs shall complement those materials used for the exterior walls. Roofs may be pitched, use stepped parapet walls, three dimensional cornices, dimensioned or integrally-textured materials, or be sloped with overhangs and brackets. Parapets shall not exceed more than one-third (1/3) the height of the supporting wall (above the floor of which they are located).
  - f) Four-sided Architecture. The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure adjacent to a public street, primary internal drive or residential zoning district.
    - i) Blank, windowless walls are prohibited along facades enfronting a public way, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the Director along streets that are predominantly residential in character when:
      - (1) The first twenty (20) feet of said facade meets the above requirements, and
      - (2) The area beyond the first twenty (20) feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
  - g) Color. Compatible materials and colors should be used throughout to unify development. The colors should reflect natural tones of the environment and be subtle, harmonious and non-reflective. Accents shall be compatible.
  - h) Entry Features. Entryway features are only required at the primary entrance to the structure and shall include elements such as: covered entries, integral planters, awnings, raised corniced parapets over the door, peaked roof forms having an average slope greater than or equal to a minimum 5:12 pitch, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design.
- 7) **MAINTENANCE**. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition, and be free of cracks, dents, punctures, breakage, and other forms of visible marring. Materials that become excessively faded, chalked, or otherwise deteriorated shall be refinished, repainted, or replaced.
- a) Refuse and waste removal areas, loading berths, service yards, storage yards, and exterior work areas shall be screened from view with fencing, walls or landscaping.
  - b) All accessory buildings and structures shall be constructed with materials that are similar and compatible with materials used in the principal structure.
- 8) **MECHANICAL EQUIPMENT SCREENING AND PLACEMENT**.
- a) Roof-mounted equipment on exposed roofs shall be completely screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

- b) All ground- and building-mounted mechanical and electrical equipment shall be screened from view. The screens and enclosures shall be treated as an integral element of the building's appearance. Landscaping may be used for this purpose.
  - c) Ground-mounted, commercial-grade mechanical equipment such as walk-in freezers.
    - i) Design. The unit shall be screened by a masonry wall that complements the architecture of the primary structure. Walls attached to the primary structure shall be designed as an architecturally integrated part of the primary structure. The wall shall be sufficient to dampen any noise generated while the unit is in operation.
    - ii) Height. The wall shall be equal to the height of the unit plus two (2) feet.
    - iii) Access. The enclosure shall be accessed via an opaque gate.
    - iv) Orientation. The gate shall not face a residential property, or a right-of-way within fifty (50) feet.
    - v) Setback. All mechanical equipment shall be located a minimum of fifty (50) feet from the property line, and shall not be located within a front or side setback.
  - d) Utility substations shall be screened with a fence that is at least fifty (50%) percent opaque and at least eight (8) feet in height, and the exterior wall of the fence shall be landscaped with a Type 1 Buffer yard comprised solely of evergreen species.
    - i) The fence may not be chain-link.
- 9) SIGN STANDARDS. Signage shall be designed to be an integral part of the architectural and landscaping plans. The colors, materials, and style of signage shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates. Signs shall be in conformance with the *Villa Rica Sign Ordinance*.
- 10) LANDSCAPE PLAN. Landscaping shall be in conformance with *Section 7.05 – Landscaping Standards*. Plans shall be prepared and submitted with the Development Plan.
- a) Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate, existing trees should be conserved and integrated into the landscaping plan; credit toward required in-kind landscaping may be given.
- 11) SITE AMENITIES. Site amenities provide attractive spaces and the possibility of interaction. Site amenities such as patios, plazas, mini-parks, squares, water features and public art should be incorporated in the required open space for the development.
- 12) LIGHTING. Lighting shall be in conformance with *Section 7.12– Outdoor Lighting*.
- 13) OPERATIONAL COMPATIBILITY WITH SURROUNDING DEVELOPMENT. The Planning & Zoning Commission may impose conditions on the approval of a project including but not limited to:
- a) the placement of trash receptacles;
  - b) location of delivery and loading zones;
  - c) hours of refuse removal; and

d) hours of sign illumination.

14) MODIFICATION. The Planning & Zoning Commission shall have the authority to modify any of the requirements of this section in accordance with *Subsection 2.02(9)(a) ix*.

#### **Sec. 9.05 – COMMUNITY DESIGN CONSIDERATIONS**

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- 1) INTERIOR RUMBLE STRIPS. Rumble strips should be installed adjacent to raised medians or other interior curbs to draw attention to the presence of the median during adverse weather conditions or other circumstances where visibility is low. Rumble strips should be designed so that adverse riding conditions are not created for on-street cyclists.
- 2) NEIGHBORHOOD STREET LIGHTING. Lights should be installed along neighborhood streets. They should be no taller than twenty (20) feet and should be fully shielded or full cutoff fixtures.
- 3) STREET ADDRESSES. Business and residence address lettering should be a minimum height of six (6) inches, should take into consideration the contrast of lettering and background colors, and should be externally illuminated.
- 4) STREET ELEMENTS. The community should work with GDOT to encourage increased pavement markings standards, brighter stop lights, and larger and/or easily readable letters for street names/street signs.
- 5) STREET WIDTH. Street width and right-of-way easement requirements should take into consideration the necessary width of roadways through low-traffic, residential neighborhoods. Large road widths can interrupt the benefits of high-density neighborhoods and the safety of pedestrians who cross the street.
- 6) TRANSPORTATION. Safe and nearby pedestrian walkways/trailways, bikeways, and public transit should be created to increase a residence's visitability and aid in transportation accessibility for individuals without motor vehicle access.



# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** Amendment to Section 7.08 – *Tree Conservation, Buffers, and Landscaping Compliance* (Contained in the City of Villa Rica Zoning Code)

**CITY COUNCIL AGENDA DATE:** October 4<sup>th</sup>, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning & Zoning Specialist

**FUNDING SOURCE:** N/A

**PUBLIC HEARING REQUIRED:** Yes

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**PURPOSE:** Section 7.08 of the Villa Rica Zoning Code is a part of the City's Zoning Ordinance. The purpose of this proposed amendment is to remove three tree species from our list of approved trees: Leyland Cypress, Hybrid American Arborvitae, and Hetz Midget Arborvitae.

**BACKGROUND:** Staff has identified the need to revise Section 7.08 in order to remove Leyland cypress, Hybrid American Arborvitae, and Hetz Midget Arborvitae from our list of approved trees. Staff has seen a high failure rate of these plants when planted within parking lots and near other hardy surfaces. Staff recommends that other trees on the list be used in lieu of these trees. Staff will come back to the City Council at a later date to fully address other more comprehensive proposed changes to this section.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed amendment.

**PLANNING COMMISSION:** APPROVAL (5-0)

**MOTION:**

1. I move to approve the proposed amendment to Section 7.08 of the City of Villa Rica Zoning Ordinance as attached hereto.





# CITY OF VILLA RICA

## City Council Packet

**SUBJECT:** ALT-02-22 – 200 Walton Way -Walton Trail- Alteration to Planned Unit Development

**CITY COUNCIL AGENDA DATE:** October 4, 2022

**DATE:** September 22, 2022

**PREPARED BY:** Ronald Johnson, Planning and Zoning Specialist

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**PURPOSE:** Walton Communities, LLC of Marietta, GA is requesting an Alteration to a Planned Unit Development located at 200 Walton Way (Parcel # V04 0060001) in order to increase units, density, open space and number of parking spaces, and to incorporate a neighboring lot (615 Old Town Road) into the plan for additional space.

**BACKGROUND:** Walton Communities is applying to alter the 2019 rezoning approval (RA-08-19) for a 200-unit multifamily development to increase the number of units, amenities, density, open space, number of parking spaces, and to decrease the parking ratio for the development. Walton has completed the 90-unit Phase I (senior-only) and this alteration is only for the second phase. The unit count is proposed to increase from 110 units in Phase II to 143, an increase of 33 units. Phase II will feature family housing.

The developer is proposing to increase the site area by incorporating 615 Old Town Road into the development and utilizing this lot for increased parking and open space. The amenities have also been increased/improved. The development directly supports the Comprehensive Plan goals of redeveloping aging sites, providing several housing choices in the community and providing more senior housing opportunities. Walton is proposing to build and manage the new low/moderate income development whereas the Villa Rica Housing Authority will continue to own the land.

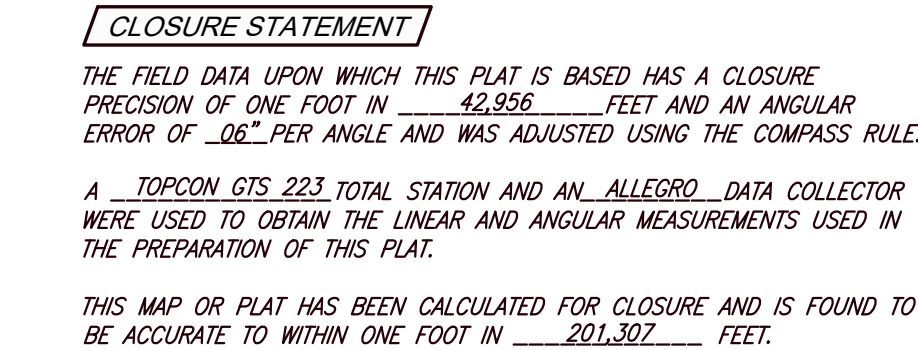
**STAFF RECOMMENDATION:** Staff recommends approval of the Alteration.

**PLANNING COMMISSION:** Approval (5-0)

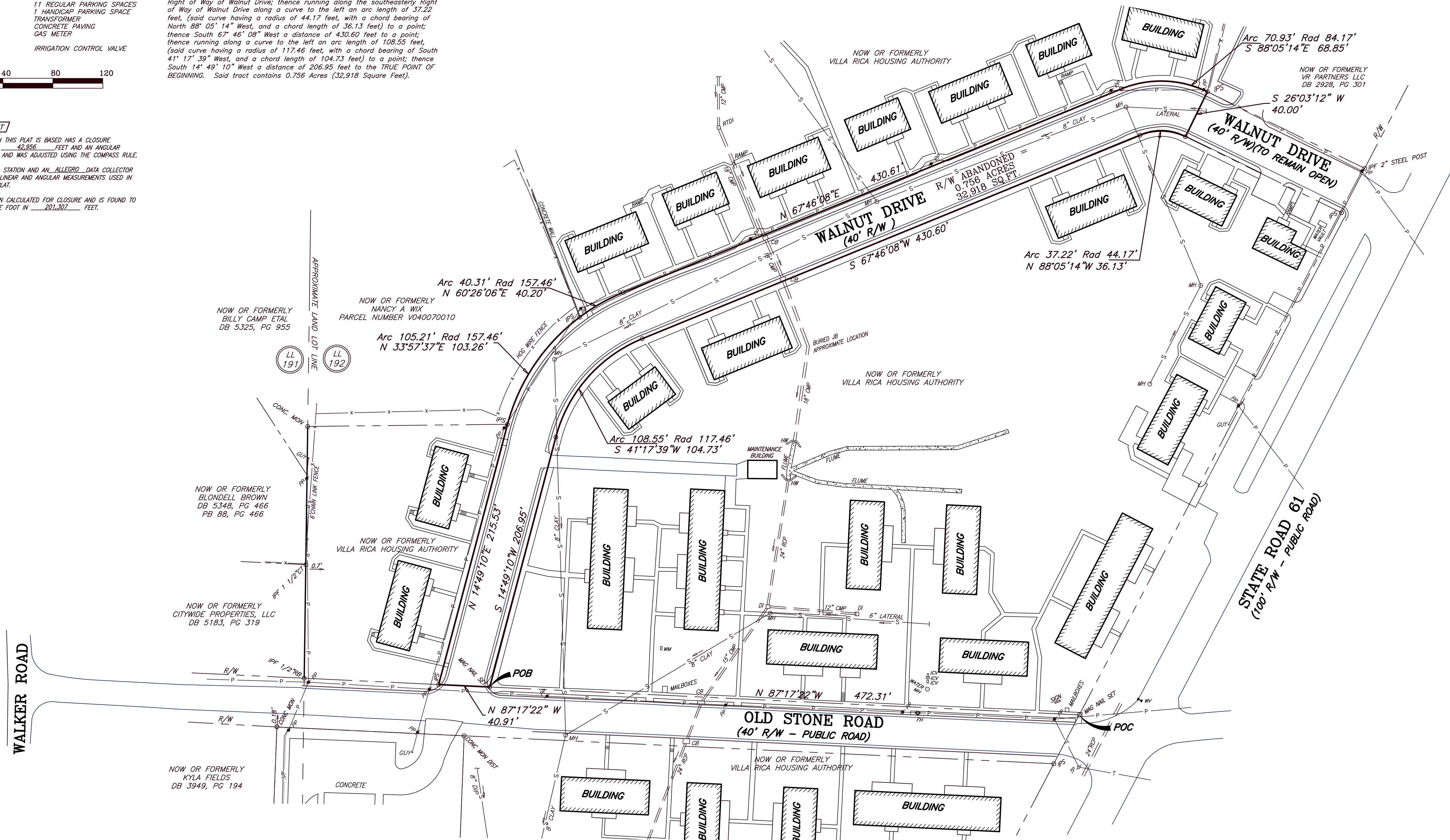
**MOTIONS:**

- (1) I move to approve the Alteration to PUD application as presented by Walton Communities, LLC for property located at 200 Walton Way.
- (2) I move to rezone 615 Old Town Road from Single-Family Urban (R2) to Planned Unit Development (PUD).
- (3) I move to request for staff to make the necessary changes to the zoning map in order to reflect the change of zoning for 615 Old Town Road.





To reach the True Point of Beginning, commence at a magnetic nail set at the intersection of the northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W), from point thus established and running along the northerly Right of Way of Old Stone Road North 87° 17' 22" West a distance of 472.31 feet to a point; thence said curve to the right an arc length of 40.31 feet, having a radius of 157.43 feet, with a chord bearing of North 33° 57' 37" East, and a chord length of 103.26 feet to an iron pin set; thence running along a curve to the right an arc length of 40.31 feet, (said curve having a radius of 157.46 feet, with a chord bearing of North 60° 26' 06" East, and a chord length of 40.20 feet) to a point; thence North 67° 46' 08" East a distance of 430.61 feet to a point; thence running along a curve to the right an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of South 88° 05' 14" West, and a chord length of 68.85 feet) to a point; thence said curve crossing the southeasterly Right of Way of Walnut Drive along a curve to the left an arc length of 26° 03' 12" West a distance of 40.00 feet to a point on the southeasterly Right of Way of Walnut Drive; thence running along the southeasterly Right of Way of Walnut Drive along a curve to the left an arc length of 37.22 feet, (said curve having a radius of 44.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 36.13 feet) to a point; thence South 67° 46' 08" West a distance of 430.60 feet to a point; thence said curve to the right an arc length of 40.31 feet, (said curve having a radius of 157.46 feet, with a chord bearing of North 60° 26' 06" East, and a chord length of 40.20 feet) to a point; thence South 41° 17' 39" West, and a chord length of 104.73 feet to a point; thence South 14° 49' 10" West a distance of 206.95 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.756 Acres (32,918 Square Feet).







## Application Checklist

Please complete this form when accepting an Alteration to Rezoning Conditions. For processing a Rezoning request or map/text amendments, application shall be submitted in accordance with a schedule adopted annually by the City Council. Each application shall be submitted at least 50 days prior to the date on which it is to be considered by the City Council and in any event in sufficient time so as to permit advance advertising and notice of any public hearing(s).

### ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

Please check the following items being submitted:

- ☐ 1. **Application Form:** Completed, signed and **notarized** by property owner. Application must have property owner's original signature.
- ☐ 2. **Campaign Disclosure Form:** Signed and notarized by the applicant and agent.
- ☐ 3. **Letter of Ownership:** Letter stating that the property owner is aware of the request and/or owns the property in question.
- ☐ 4. **Letter of Intent:** Must clearly state the proposed use and development intent
- ☐ 5. **Survey Plat (8 ½ x 11):** Prepared plat of the **Subject Property** that has been sealed within the last ten years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and 3) Include a notation as to the total acreage or square footage of the subject property
- ☐ 6. **Conceptual Site Plans (max. 24 x 36):** Twenty (20) copies that illustrates minimum details of the development standards: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, proposed lot layout.
- ☐ 7. **Fee:** As listed on the Fee Schedule to defray the administrative and processing costs.

Name of Applicant: Chase Davidson- Walton Trail Phase 2 LP

Signature of Applicant:  Date: 8/1/22



## Alteration to Rezoning Condition

Name of Applicant: Walton Trail Phase 2 LP Phone: 678-303-4100 Date: 7/28/22  
Address Applicant: 2281 Akers Mill Rd, Bldg 4100 Fax: \_\_\_\_\_ Pager/Cell: 615-630-3926  
City: Atlanta State: GA Zip: 30339 E-mail: c.davidson@waltoncommunities.com  
Name of Agent: Chase Davidson Phone: 615-630-3926 Date: 7/28/22  
Address Agent: 2281 Akers Mill Rd, Bldg 4100 Fax: \_\_\_\_\_ Pager/Cell: \_\_\_\_\_  
City: Atlanta State: GA Zip: 30339 E-mail: c.davidson@waltoncommunities.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE TYPE OF REQUEST OR APPEAL AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

For the Purpose of 2nd phase Multi-Family development at Walton Trail  
(Type of Development)  
Address of Property: 400 Walton Way Nearest intersection to the property: old Stone Rd  
(Street Address, if Applicable, Nearest Intersection, Etc.)  
Land Lot Number(s): 191 + 192, District(s): 6th, County: Carroll  
Size of Tract: 6.62 acre(s) Gross Density: 22 units per acre Net Density: 22 units per acre  
Property Tax Parcel Number(s): VO4 006001 + VO4 0070010 (Required)

Adjacent Property Owners:

North: Gaming Amy Crystal Godoy East: VR Partners LLC  
South: Patel Rashesh/Parul West: Brooks Adrienne Jenean + Ediale Josephine + Potts Johnny M + Brown Blondell Beck Ellis + Citywide properties LLC

Chase Davidson

Witness' Signature

Printed Name of Witness

Notary



Richard Chambers

Signature of Owners/s

RICHARD CHAMBERS

Printed Name of Owners/s

Signature of Agent

(For Office Use Only)

Total Amount Paid \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ Received by: \_\_\_\_\_ (FEES ARE NON-REFUNDABLE)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

Planning Commission action: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Conditions: No ☐ Yes ☐ How many: \_\_\_\_\_

City Council Decision: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Conditions: No ☐ Yes ☐ How many: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_ Date: \_\_\_\_\_





## Alteration to Rezoning Condition

Name of Applicant: Walton Trail Phase 2 LP Phone: 678-303-4100 Date: 7/28/22  
Address Applicant: 2281 AKers Mill Rd, Bldg 4100 Fax: \_\_\_\_\_ Pager/Cell: \_\_\_\_\_  
City: Atlanta State: GA Zip: 30339 E-mail: cdauidson@waltoncommunities.com  
Name of Agent: Chase Davidson Phone: 615-630-3926 Date: 7/28/22  
Address Agent: " Fax: \_\_\_\_\_ Pager/Cell: "  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ E-mail: "

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE TYPE OF REQUEST OR APPEAL AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

For the Purpose of 2nd phase multi-family development at Walton Trail  
(Type of Development)  
Address of Property: 4100 Walton Way Nearest intersection to the property: Old Stone Rd  
(Street Address, if Applicable, Nearest Intersection, Etc.)  
Land Lot Number(s): 191+192, District(s): 6th, County: Carroll  
Size of Tract: 6.62 acre(s) Gross Density: 22 units per acre Net Density: 22 units per acre  
Property Tax Parcel Number(s): 004006001 + 0040070010 (Required)

Adjacent Property Owners:

North: Camino Amy Crystal Goody East: Villa Rica Housing Authority  
South: Villa Rica Housing Authority West: Patric Johnson M.

Witness' Signature

Chase Davidson

Printed Name of Witness

Megan Collins

Notary

(For Office Use Only)



Signature of Owners/s

Melvin Wade Sudduth

melvin Wade Sudduth

Printed Name of Owners/s

Signature of Agent

Total Amount Paid \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check # \_\_\_\_\_ Received by: \_\_\_\_\_ (FEES ARE NON-REFUNDABLE)

Application checked by: \_\_\_\_\_ Date: \_\_\_\_\_ Map Number(s): \_\_\_\_\_

Planning Commission action: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Conditions: No ☐ Yes ☐ How many: \_\_\_\_\_

City Council Decision: Approved ☐ Denied ☐ Date: \_\_\_\_\_ Conditions: No ☐ Yes ☐ How many: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Applicant Campaign Disclosure Form

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes \_\_\_\_\_ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

| Council/Planning Commission Member Name | Dollar amount of Campaign Contribution | Description of Gift \$250 or greater given to Board Member |
|-----------------------------------------|----------------------------------------|------------------------------------------------------------|
|                                         |                                        |                                                            |
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|                                         |                                        |                                                            |

We certify that the foregoing information is true and correct, this 29 day of July, 2022

RICHARD CHAUBERS  
Applicant's Name - Printed

Richard Chaubers  
Signature of Applicant

\_\_\_\_\_  
Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29th day of July, 2022



Rita Redolfi  
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.



## Applicant Campaign Disclosure Form

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In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant<sup>1</sup> made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes \_\_\_\_\_ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

| Council/Planning Commission Member Name | Dollar amount of Campaign Contribution | Description of Gift \$250 or greater given to Board Member |
|-----------------------------------------|----------------------------------------|------------------------------------------------------------|
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|                                         |                                        |                                                            |

We certify that the foregoing information is true and correct, this 29<sup>th</sup> day of July, 2022.

Melvin Wade Sudduth  
Applicant's Name - Printed

Melvin Wade Sudduth  
Signature of Applicant

\_\_\_\_\_  
Applicant's Attorney, if applicable - Printed

\_\_\_\_\_  
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29<sup>th</sup> day of July, 2022.



Rita Redolfi  
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.

July 27, 2022

City of Villa Rica  
Planning Department  
571 Bankhead Highway  
Villa Rica, Georgia 30180

RE: Walton Trail Phase 2– Alteration to Rezoning Condition

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a two-phase planned community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”). The total site area includes approximately 9.95 acres. Additionally, the partnership has placed an additional 0.72-acre parcel (V040070010) under contract to expand the overall site area.

I am the owner of parcel V04 006001 and acknowledge that the applicant is submitting the Alteration to Rezoning Condition application.

Sincerely,



Dick Chambers  
Executive Direction  
Villa Rica Housing Authority



July 27, 2022

City of Villa Rica  
Planning Department  
571 Bankhead Highway  
Villa Rica, Georgia 30180

RE: Walton Trail Phase 2– Alteration to Rezoning Condition

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a two-phase planned community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”). The total site area includes approximately 9.95 acres. Additionally, the partnership has placed an additional 0.72-acre parcel (V040070010) under contract to expand the overall site area.

I am the owner of parcel V04 0070010 and acknowledge that the applicant is submitting the Alteration to Rezoning Condition application.

Sincerely,



Melvin Wade Sudduth



# Walton Trail Phase 2

## Planned Unit Development Alteration to Rezoning Condition

**Owner:**

Villa Rica Housing Authority

Contact: Richard Chambers

490 Old Stone Rd

Villa Rica GA 30180

770-456-4946

**Submitted:**

August 1<sup>st</sup>, 2022

**Prepared By Applicant:**

Walton Trail Phase 2, L.P.

Contact: Chase Davidson

2281 Akers Mill Road, Bldg. 4100

Atlanta, GA 30339

678-303-4100

I. **Existing Site Description:**

The City of Villa Rica approved the rezoning of parcel V04 006001 to Planned Unit Development (“PUD”) on November 26<sup>th</sup>, 2019, for a planned multi-phase housing development. The first phase of redevelopment, Legacy at Walton Trail, was completed on July 29<sup>th</sup>, 2022. This phase includes 90 units built on 2.45-acres plus common area supporting the project (stormwater detention pond and main street on ~1.61 acres). The remainder of the existing site area is currently occupied by VRHA residents in existing buildings.

II. **Proposed Development:**

Walton Trail (Phase 2) will replace the remainder of VRHA public housing with 143 homes spread across three buildings as depicted in the site plan. The community will be developed, constructed, leased, and managed by Walton Communities.

The site area for this final phase of redevelopment will include a portion of Walnut Drive (0.76-acres), subject to the formal R.O.W. abandonment process, and will add an adjacent parcel under contract with Walton (V040070010 / 0.86-acres) but currently owned by Mr. Wade Sudduth. *Supporting documentation is provided with the application.*

The primary residential building and community amenities are situated along Walton Way, which provides a walkable environment with mature trees and shrubs and colorful seasonal planting beds. This entry point provides a small number of parking spaces for visitors and future residents to access the leasing office(s). Phase 2 will have an abundance of amenities including: **Clubhouse/community center, outdoor grilling and picnic area(s), playground and multi-use space, fitness center, equipped laundry center and multiple green spaces.**

Site information:

- Phase 2 Area: 6.62 acres
- Phase 2 Density: 22 units / acre
- Phase 2 Parking:
  - Regular: 256 spaces
  - H/C: 14 spaces
  - Ratio: 1.89 spaces / unit (or 270 spaces)

### III. **Boundary Survey, Preliminary Plat & future R.O.W. Abandonment Plat:**

The attached survey of the Property was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 7/27/22 and contains 5.86 acres.

The attached Right of Way Abandonment of Walnut Drive Plat was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 7/28/22 and contains 0.756-acres.

The attached Preliminary Plat prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 10/1/20 and will be updated along with the final development site plan, abandonment, and addition of parcel V04 0070010.

### IV. **Example Imagery of Amenity spaces**

Playground – Walton Oaks





Walton Summit



Grill and Picnic Areas – Walton Village





Courtyard – Walton Overlook



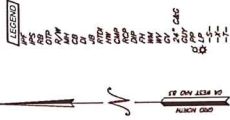












- LEGEND**
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# PURCHASE AND SALE AGREEMENT

Offer Date: July 13, 2022



2022 Printing

## A. KEY TERMS AND CONDITIONS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>1. Purchase and Sale.</b> The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.<br><b>a. Property Identification:</b> Address: <u>615 Old Town Road</u><br>City <u>Villa Rica</u> , County <u>Carroll</u> , Georgia, Zip Code <u>30180</u><br>MLS Number: _____ Tax Parcel I.D. Number: <u>V04-0070010</u><br><b>b. Legal Description:</b> The legal description of the Property is <i>[select one of the following below]</i> :<br><input type="checkbox"/> (1) attached as an exhibit hereto;<br><input type="checkbox"/> (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)<br><input type="checkbox"/> (3) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; <b>OR</b><br><input type="checkbox"/> (4) Land Lot(s) _____ of the _____ District, _____ Section/GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county. |                                                                                     |
| <b>2. Purchase Price of Property to be Paid by Buyer.</b><br>\$ <u>250,000.00</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>3. Closing Costs.</b><br><b>Seller's Contribution at Closing:</b> \$ <u>0.00</u> |
| <b>4. Closing Date and Possession.</b><br>Closing Date shall be <u>30 days following the end of Due Diligence Period</u> with possession of the Property transferred to Buyer<br><input checked="" type="checkbox"/> at Closing <b>OR</b> <input type="checkbox"/> _____ days after Closing at _____ o'clock <input type="checkbox"/> AM <input type="checkbox"/> PM (attach F219 Temporary Occupancy Agreement).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| <b>5. Closing Law Firm.</b><br>Hughes White Kralicek Short                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Phone Number:</b><br>770-955-9005                                                |
| <b>6. Holder of Earnest Money ("Holder").</b> (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Hughes White Kralicek Short                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                     |
| <b>7. Earnest Money.</b> Earnest Money shall be paid by <input type="checkbox"/> check <input type="checkbox"/> ACH <input type="checkbox"/> cash or <input type="checkbox"/> wire transfer of immediately available funds as follows:<br><input type="checkbox"/> a. \$ _____ as of the Offer Date.<br><input type="checkbox"/> b. \$ <u>5,000.00</u> within <u>3</u> days from the Binding Agreement Date.<br><input type="checkbox"/> c. <u>\$20,000.00</u> within 3 days after the end of the Due Diligence Period                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                     |
| <b>8. Inspection and Due Diligence.</b><br><b>a. Due Diligence Period:</b> Property is being sold subject to a Due Diligence Period of <u>90</u> days from the Binding Agreement Date.<br><b>b. Option Payment for Due Diligence Period:</b> In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:<br>(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus<br>(2) shall pay directly to Seller additional option money of \$ <u>N/A</u> by <input type="checkbox"/> check <input type="checkbox"/> ACH or <input type="checkbox"/> wire transfer of immediately available funds either <input type="checkbox"/> as of the Offer Date; <b>OR</b> <input type="checkbox"/> within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller <input type="checkbox"/> shall (subject to lender approval) or <input type="checkbox"/> shall not be applied toward the purchase price at closing and shall not be refundable to Buyer unless the closing fails to occur due to the default of the Seller.                                                                                                                             |                                                                                     |
| <b>9. Lead-Based Paint.</b> To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) <input checked="" type="checkbox"/> was (attach F316 Lead-Based Paint Exhibit) <b>OR</b> <input type="checkbox"/> was not built prior to 1978.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>10. Brokerage Relationships in this Transaction.</b><br><b>a. Buyer's Broker is</b> <u>Walton Communities, LLC</u> <b>and is:</b><br>(1) <input checked="" type="checkbox"/> representing Buyer as a client.<br>(2) <input type="checkbox"/> working with Buyer as a customer.<br>(3) <input type="checkbox"/> acting as a dual agent representing Buyer and Seller.<br>(4) <input type="checkbox"/> acting as a designated agent where: _____<br>_____ has been assigned to exclusively represent Buyer.<br><b>b. Seller's Broker is</b> <u>n/a</u> <b>and is:</b><br>(1) <input type="checkbox"/> representing Seller as a client.<br>(2) <input type="checkbox"/> working with Seller as a customer.<br>(3) <input type="checkbox"/> acting as a dual agent representing Buyer and Seller.<br>(4) <input type="checkbox"/> acting as a designated agent where: _____<br>_____ has been assigned to exclusively represent Seller.<br><b>c. Material Relationship Disclosure:</b> The material relationships required to be disclosed by either Broker are as follows:                                                                                                                                                                                                        |                                                                                     |
| <b>11. Time Limit of Offer.</b> The Offer set forth herein expires at <u>4:00</u> o'clock <u>P</u> .m. on the date <u>July 15, 2022</u> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                     |

Buyer(s) Initials \_\_\_\_\_ Seller(s) Initials MWS

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**B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.**

1. **Purchase and Sale.**
  - a. **Warranty:** Seller warrants that at the time of closing Seller will convey good and marketable title to said Property by limited warranty deed subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements (other than any driveway or walkway) do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; and (4) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement.
  - b. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the closing. If Seller fails or is unable to satisfy valid title objections at or prior to the closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written notice to Seller. Good and marketable title as used herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
  - c. **Title Insurance:** Buyer hereby directs any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy since such a policy affords Buyer greater coverage.
2. **Purchase Price to be Paid by Buyer.** The Purchase Price shall be paid in U.S. Dollars at closing by wire transfer of immediately available funds, or such other form of payment acceptable to the closing attorney.
3. **Closing Costs.**
  - a. **Seller's Contribution at Closing:** At closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction, including without limitation, any commission obligations of Buyer. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller. The Seller shall pay the fees and costs of the closing attorney: (1) to prepare and record title curative documents and (2) for Seller not attending the closing in person.
  - b. **Items Paid by Buyer:** At closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close this transaction, except as otherwise provided herein.
  - c. **Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of closing shall be prorated as of the date of closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, Buyer and Seller shall, upon the issuance of the actual tax bill or the appeal being resolved, promptly make such financial adjustments between themselves as are necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at closing. The liability to the county and if applicable, city, in which the Property is located for ad valorem real property taxes for the year in which the Property is sold shall be assumed by Buyer upon the Closing of the Property. Buyer agrees to indemnify Seller against any and all claims of the county and if applicable, city, for unpaid ad valorem real property taxes for the year in which the Property is sold.
4. **Closing Date and Possession.**
  - a. **Right to Extend the Closing Date:** Buyer or Seller may unilaterally extend the closing date for eight (8) days upon notice to the other party given prior to or on the date of closing if: (1) Seller cannot satisfy valid title objections (excluding title objections that: (a) can be satisfied through the payment of money or by bonding off the same; and (b) do not prevent Seller from conveying good and marketable title, as that term is defined herein, to the Property); (2) Buyer's mortgage lender (even in "all cash" transactions where Buyer is obtaining a mortgage loan) or the closing attorney is delayed and cannot fulfill their respective obligations by the date of closing, provided that the delay is not caused by Buyer; or (3) Buyer has not received required estimates or disclosures and Buyer is prohibited from closing under federal regulations. The party unilaterally extending the closing date shall state the basis for the delay in the notice of extension. If the right to unilaterally extend the closing date is exercised once by either the Buyer or Seller, the right shall thereafter terminate.
  - b. **Keys and Openers:** At Closing, Seller shall provide Buyer with all keys, door openers, codes and other similar equipment pertaining to the Property.
5. **Closing Law Firm.** Buyer shall have the right to select the closing attorney to close this transaction, and hereby selects the closing attorney referenced herein. In all cases where an individual closing attorney is named in this Agreement but the closing attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the closing attorney. If Buyer's mortgage lender refuses to allow that closing attorney to close this transaction, Buyer shall select a different closing attorney acceptable to the mortgage lender. The closing attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing (including transactions where the method of payment referenced herein is "all cash"). In transactions where the Buyer does not obtain mortgage financing, the closing attorney shall represent the Buyer.

6. **Holder of Earnest Money.** The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving of earnest money. Such charge shall be collected separately from the payment of earnest money. The earnest money will be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) banking days after the Binding Agreement Date hereunder or (b) five (5) banking days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check or pays with an ACH for earnest money and the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check or ACH has cleared the account on which the check was written or from which the ACH was sent. In the event any earnest money check is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give notice of the same to Buyer and Seller. Buyer shall have three (3) banking days from the date of receiving the notice to cure the default and if Buyer does not do so, Seller may within seven (7) days thereafter terminate this Agreement upon notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived.
7. **Earnest Money.**
- a. **Entitlement to Earnest Money:** Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.
  - b. **Disbursement of Earnest Money:** Holder shall disburse the earnest money upon: (1) the closing of Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that Holder first gives all parties at least ten (10) days notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to Holder within the ten (10) day notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of \$600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.
  - c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money into a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and may deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.
  - d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages (collectively, "Claims") arising out of the performance by Holder of its duties, including Claims caused, in whole or in part, by the negligence of the Holder; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.
8. **Inspection and Due Diligence.**
- a. **Right to Inspect Property:** Upon prior notice to Seller, Buyer and/or Buyer's representatives shall have the right to enter the Property at Buyer's expense and at reasonable times (including immediately prior to closing) to inspect, examine, test, appraise and survey Property. If any portion of the Property was built prior to 1978, the Lead-Based Paint Exhibit (F316) is hereby attached an Exhibit to the Agreement. Buyer shall have the right to conduct a lead hazard evaluation within ten (10) days from the Binding Agreement Date (or other mutually agreed upon time period) and to terminate this Agreement without penalty upon notice to Seller if lead-based paint and/or lead hazards are found (unless these rights are waived by Buyer in the Lead-Based Paint Exhibit (F316)). If the Lead-Based Paint Exhibit (F316) gives Buyer the right to terminate this Agreement if lead-based paint or lead hazards are found and such notice of termination is not given within ten (10) days from Binding Agreement Date (or other mutually agreed upon time period), the right to terminate for lead-based paint and/or lead hazards shall be waived. The above right to enter the Property shall include the time period after the end of any Due Diligence Period to, among other things, and without limitation, conduct inspections, surveys and evaluations, meet contractors and vendors, measure for renovations and confirm that any agreed upon repairs have been made and the Property otherwise remains in the same condition. Seller shall cause all utilities, systems and equipment to be on so that Buyer may complete all inspections. Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages relating to the exercise of these rights and shall promptly restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was in prior to such testing or evaluation. If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at [www.dea.gov](http://www.dea.gov).
  - b. **Duty to Inspect Neighborhood:** In every neighborhood there are conditions which different buyers may find objectionable. Buyer shall have the sole duty to become familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime and school, land use, government and transportation maps and plans. It shall be Buyer's sole duty to become familiar with neighborhood conditions of concern to Buyer. If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at [www.gbi.georgia.gov](http://www.gbi.georgia.gov).



- c. **Warranties Transfer:** Seller agrees to transfer to Buyer, at closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.
- d. **Property Sold "As-Is" Unless this Agreement is Subject to Due Diligence Period:**
- (1) **General:** Unless the Property is being sold subject to a Due Diligence Period referenced herein, the Property shall be sold "as-is" with all faults. Even if the Property is sold "as-is" Seller is required under Georgia law to disclose to the Buyer latent or hidden defects in the Property which Seller is aware and which could not have been discovered by the Buyer upon a reasonable inspection of the property. The inclusion of a Due Diligence Period herein shall: (a) during its term make this Agreement an option contract in which Buyer may decide to proceed or not proceed with the purchase of the Property for any or no reason; and (b) be an acknowledgement by Seller that Buyer has paid separate valuable consideration of \$10 for the granting of the option.
- (2) **Purpose of Due Diligence Period:** During the Due Diligence Period, Buyer shall determine whether or not to exercise Buyer's option to proceed or not proceed with the purchase of the Property. If Buyer has concerns with the Property, Buyer may during the Due Diligence Period seek to negotiate an amendment to this Agreement to address such concerns.
- (3) **Notice of Decision Not To Proceed:** Buyer shall have elected to exercise Buyer's option to purchase the Property unless prior to the end of any Due Diligence Period, Buyer notifies Seller of Buyer's decision not to proceed by delivering to Seller a notice of termination of this Agreement. In the event Buyer does not terminate this Agreement prior to the end of the Due Diligence Period, then: (a) Buyer shall have accepted the Property "as-is" subject to the terms of this Agreement; and (b) Buyer shall no longer have any right to terminate this Agreement based upon the Due Diligence Period.
- e. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to closing.
9. **Lead-Based Paint.** If any portion of a residential dwelling on the Property was built prior to 1978, the Lead-Based Paint Exhibit (F316) is hereby attached as an exhibit to this Agreement. The term "residential dwelling" includes any painted fixture or material used therein that was built or manufactured prior to 1978.
10. **Brokerage Relationships in this Transaction.**
- a. **Agency Disclosure:** No Broker in this transaction shall owe any duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;
- (1) **No Agency Relationship:** Buyer and Seller acknowledge that, if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party.
- (2) **Consent to Dual Agency:** If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:
- i. **Dual Agency Disclosure:** *[Applicable only if Broker is acting as a dual agent in this transaction.]*
- (a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;
- (b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;
- (c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.
- (d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.
- ii. **Designated Agency Disclosure:** If Broker in this transaction is acting as a designated agent, Buyer and Seller consent to the same and acknowledge that each designated agent shall exclusively represent the party to whom each has been assigned as a client and shall not represent in this transaction the client assigned to the other designated agent.
- b. **Brokerage:** Unless otherwise specified herein, the real estate commissions owing to the Seller's Broker and Buyer's Broker, if any, are being paid pursuant to separate brokerage engagement agreements. Buyer and Seller agree that any commissions to be paid to Broker(s) shall be shown on the settlement statement and collected by closing attorney as a pre-condition to Buyer and Seller closing on the Property so long as the same is permitted by Buyer's mortgage lender, if any. The closing attorney is hereby authorized and directed to pay the Broker(s) at closing, their respective commissions pursuant to written instructions from the Broker(s) at closing, their respective commissions pursuant to written instructions from the Broker(s). If the sale proceeds are insufficient to pay the full commission, the party owing the commission shall pay any shortfall at closing. The acceptance by the Broker(s) of a partial real estate commission at the closing shall not relieve the party owing the same from paying the remainder after the closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of the Broker(s) claim to a commission). The Brokers herein are signing this Agreement to reflect their role in this transaction and consent to act as Holder if either of them is named as such. This Agreement and any amendment thereto shall be enforceable even without the signature of any Broker referenced herein. The broker(s) are express third-party beneficiaries to this Agreement.



c. **Disclaimer:** Buyer and Seller have not relied upon any advice or representations of Brokers other than what is included in this Agreement. Brokers shall have no duty to inspect the Property or to advise Buyer or Seller on any matter relating to the Property which could have been revealed through a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, tests for radon, asbestos, mold, methamphetamine, and lead-based paint; moisture test of stucco or synthetic stucco, inspection of the Property by a professional, construction expert, structural engineer or environmental engineer; review of this Agreement and transaction by an attorney, financial planner, mortgage consultant or tax consultant; and consulting appropriate governmental officials to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the above tests, inspections, and reviews or in any of the matters handled by the professionals referenced above. Buyer and Seller should seek independent expert advice regarding any matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, or inspect any construction or repairs to Property and such tasks clearly fall outside the scope of real estate brokerage services. If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation reflects the party's complete understanding as to the substance and form of the special stipulations; b) hereby adopts each special stipulation as the original work of the party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation. Buyer acknowledges that when and if Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller rather than the independent knowledge of Broker (unless Broker makes an independent written disclosure to the contrary).

11. **Time Limit of Offer.** The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) notice of acceptance of the Offer has been delivered to the party who made the Offer.

C. OTHER TERMS AND CONDITIONS

1. **Notices.**

- a. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.
- b. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient. Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).
- c. **When Broker Is Authorized to Accept Notice for Client:** Except where the Broker is acting in a dual agency capacity, the Broker and any affiliated licensee of the Broker representing a party in a client relationship shall be authorized agents of the party for the limited purpose of receiving notice and such notice to any of them shall for all purposes herein be deemed to be notice to the party. Notice to an authorized agent shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the notice provisions herein) even if it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker or the Broker's affiliated licensees are authorized to receive notices delivered by a Delivery Service. The Broker, the Broker's staff and the affiliated licensees of the Broker shall not be authorized to receive notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent of a client shall be an authorized agent of the client for the purposes of receiving notice.

2. **Default.**

- a. **Remedies of Seller:** In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty.
- b. **Remedies of Buyer:** In the event this Agreement fails to close due to the default of Seller, Buyer may either seek the specific performance of this Agreement or terminate this Agreement upon notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein.
- c. **Rights of Broker:** In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to every broker involved in this Agreement the commission the broker would have received had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of commission to be paid to any broker involved in this transaction are incorporated herein by reference. The liquidated damages referenced above are a reasonable pre-estimate of the Broker(s) actual damages and are not a penalty.
- d. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and commission claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. **Risk of Damage to Property.** Seller warrants that at the time of closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement or Seller's Disclosure of Latent Defects and Fixtures Checklist) as of the Offer Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. At time of possession, Seller shall deliver Property clean and free of trash, debris, and personal property of Seller not identified as remaining with the Property. Notwithstanding the above, if the Property is destroyed or substantially destroyed prior to closing, Seller shall promptly give notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above notice. If Buyer or Seller do not terminate this Agreement, Seller shall cause Property to be restored to substantially the same condition as on the Offer Date. The date of closing shall be extended until the earlier of one year from the original date of closing, or seven (7) days from the date that Property has been restored to substantially the same condition as on the Offer Date and a new certificate of occupancy (if required) is issued.
4. **Other Provisions.**
- a. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property becomes subject to a condemnation proceeding; and (2) provide Buyer with the details of the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.
  - b. **Consent to Share Non-Public Information:** Buyer and Seller hereby consent to the closing attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.
  - c. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the closing attorney, mortgage lender and/or the title insurance company to meet their respective requirements.
  - d. **Electronic Signatures:** For all purposes herein, an electronic or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the buyer's mortgage lender or the other party.
  - e. **Entire Agreement, Modification and Assignment:** This Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be binding upon the parties and their successors, heirs and permitted assigns. No representation, promise or inducement not included in this Agreement shall be binding upon any party hereto. This Agreement may not be amended or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may not be assigned by Buyer except with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement.
  - f. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of closing.
  - g. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form, he or she should consult an attorney. Provisions in the GAR Forms are subject to differing interpretations by our courts other than what the parties may have intended. At times, our courts may strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.
  - h. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.
  - i. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept notices on behalf of a party (but not send notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court or arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.
  - j. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If notice of accurate Binding Agreement Date is delivered, the party receiving notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes notice of the Binding Agreement Date to the other party.

- k. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving notice of Binding Agreement Date, the party objecting shall send notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.
- l. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
- (1) Handwritten changes shall control over pre-printed or typed provisions;
  - (2) Exhibits shall control over the main body of the Agreement;
  - (3) Special Stipulations shall control over both exhibits and the main body of the Agreement;
  - (4) Notwithstanding the above, any amendatory clause in an FHA or VA exhibit shall control over inconsistent or conflicting provisions contained in a special stipulation, another exhibit or the main body of the Agreement.
- m. **Statute of Limitations:** All claims of any nature whatsoever against Broker(s) and/or their affiliated licensees, whether asserted in litigation or arbitration and sounding in breach of contract and/or tort, must be brought within two (2) years from the date any claim or cause of action arises. Such actions shall thereafter be time-barred.
- n. **Survival of Agreement:** The following shall survive the closing of this Agreement: (1) the obligation of a party to pay a real estate commission; (2) any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which the Property is located; (4) the section on condemnation; (5) the section on attorney's fees; (6) the obligations of the parties regarding ad valorem real property taxes; and (7) any obligations which the parties herein agree shall survive the closing or may be performed or fulfilled after the Closing.
- o. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate. The letters "N.A." or "N/A", if used in this Agreement, shall mean "Not Applicable", except where the context would indicate otherwise.
- p. **Time of Essence:** Time is of the essence of this Agreement.
5. **Definitions.**
- a. **Banking Day:** A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.
  - b. **Binding Agreement Date:** The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.
  - c. **Broker:** In this Agreement, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and its affiliated licensees unless the context would indicate otherwise.
  - d. **Business Day:** A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.
  - e. **Day:** For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.
  - f. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.
6. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent e-mails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, closing attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.
7. **LIMIT ON BROKER'S LIABILITY. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**
- a. SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF THE REAL ESTATE COMMISSION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMMISSION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMMISSION IS PAID TO BROKER, THEN THE SUM OF \$100; AND
  - b. NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF \$100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.



8. Exhibits and Addenda. All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.

- ☐ All Cash Sale Exhibit (F401) " \_\_\_\_\_ "
- ☐ Back-up Agreement Contingency Exhibit (F604) " \_\_\_\_\_ "
- ☒ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) " \_\_\_\_\_ "
- ☐ Community Association Disclosure Exhibit (F322) " \_\_\_\_\_ "
- ☐ Condominium Resale Purchase and Sale Exhibit (F204) " \_\_\_\_\_ "
- ☐ Conventional Loan Contingency Exhibit (F404) " \_\_\_\_\_ "
- ☐ FHA Loan Contingency Exhibit (F407) " \_\_\_\_\_ "
- ☐ Lead-Based Paint Exhibit (F316) " \_\_\_\_\_ "
- ☐ Lease Purchase and Sale Exhibit (F207) (to be used with F916) " \_\_\_\_\_ "
- ☐ Lease for Lease/Purchase Agreement (F916) (to be used with F207) " \_\_\_\_\_ "
- ☐ Legal Description Exhibit (F807 or other) " \_\_\_\_\_ "
- ☐ Loan Assumption Exhibit (F416) " \_\_\_\_\_ "
- ☐ Sale or Lease of Buyer's Property Contingency Exhibit (F601) " \_\_\_\_\_ "
- ☐ Seller's Property Disclosure Statement Exhibit (F301, F302, F304, F307 or F310) " \_\_\_\_\_ "
- ☐ Survey of Property as Exhibit " \_\_\_\_\_ "
- ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) " \_\_\_\_\_ "
- ☐ USDA-RD Loan Contingency Exhibit (F413) " \_\_\_\_\_ "
- ☐ VA Loan Contingency Exhibit (F410) " \_\_\_\_\_ "
- ☐ Other \_\_\_\_\_

**SPECIAL STIPULATIONS:** The following Special Stipulations are made a part of this Agreement.

☐ Additional Special Stipulations (F246) are attached.

By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

**Buyer Acceptance and Contact Information**

1 Buyer's Signature

Walton Communities, LLC

Print or Type Name

7-13-2022

Date

2281 Akers Mill Rd SE, Bldg. 4100, Atlanta, GA 30339

Buyer's Address for Receiving Notice

404-661-6353

Buyer's Phone Number: ☒ Cell ☐ Home ☐ Work

jwilkinson@waltoncommunities.com

Buyer's E-mail Address

2 Buyer's Signature

Print or Type Name

Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's E-mail Address

☐ Additional Signature Page (F267) is attached.

**Buyer's Broker/Affiliated Licensee Contact Information**

Walton Communities, LLC

Buyer Brokerage Firm

Broker/Affiliated Licensee Signature

Date

Russell Smith

246997

Print or Type Name

GA Real Estate License #

(678) 303-4100

(678) 303-4110

Licensee's Phone Number

Fax Number

rsmith@waltoncommunities.com

Licensee's E-mail Address

REALTOR® Membership

2281 Akers Mill Rd. SE BLDG. 4100, Atlanta, GA 30339

Broker's Address

(678) 303-4100

(678) 303-4110

Broker's Phone Number

Fax Number

WALTO1

H-79084

MLS Office Code

Brokerage Firm License Number

**Seller Acceptance and Contact Information**

1 Seller's Signature

Melvin Wade Sudduth

Print or Type Name

7-13-22

Date

1508 Flat Rock Drive, Villa Rica, GA 30180

Seller's Address for Receiving Notice

770-459-6438

Seller's Phone Number: ☐ Cell ☒ Home ☐ Work

n/a

Seller's E-mail Address

2 Seller's Signature

Print or Type Name

Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's E-mail Address

☐ Additional Signature Page (F267) is attached.

**Seller's Broker/Affiliated Licensee Contact Information**

Seller Brokerage Firm

Broker/Affiliated Licensee Signature

Date

Print or Type Name

GA Real Estate License #

Licensee's Phone Number

Fax Number

Licensee's Email Address

REALTOR® Membership

Broker's Address

Broker's Phone Number

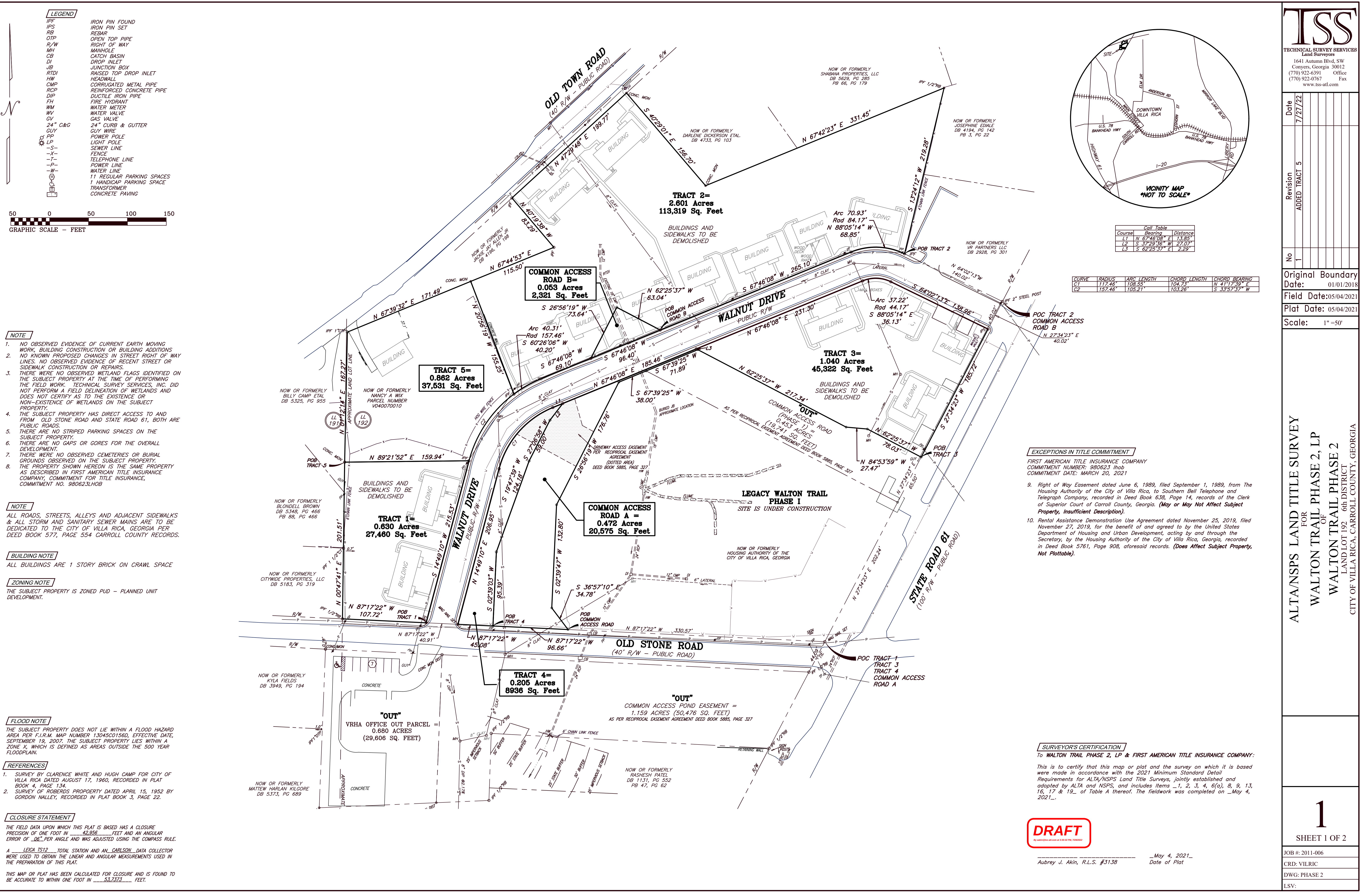
Fax Number

MLS Office Code

Brokerage Firm License Number

**Binding Agreement Date:** The Binding Agreement Date in this transaction is the date of July 13, 2022  
and has been filled in by Jean W. Wilkerson







## TRACT 1

*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point; thence North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive (40' R/W); thence North 87° 17' 22" West a distance of 40.91 feet to an iron pin set at the westerly Right of Way of Walnut Drive and the northerly Right of Way of Old Stone Road and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving the Right of way of Walnut Drive and continuing along the Right of Way of Old Stone Road North 87° 17' 22" West a distance of 107.72 feet to a 1/2" rebar found; thence leaving said Right of Way of Old Stone Road North 00° 47' 41" East a distance of 201.51 feet to a concrete monument found on the Land Lot Line of Land Lots 191 and 192; thence North 89° 21' 52" East a distance of 159.94 feet to an iron pin found at the Right of Way of Walnut Drive; thence running along said Right of Way South 14° 49' 10" West a distance of 215.53 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.630 Acres (27,460 Square Feet).

## TRACT 2

*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a 2" steel post at the intersection of the northerly Right of Way of Walnut Drive (40' R/W) and the westerly Right of Way of State Road 61 (100' R/W); thence running along the northerly Right of Way of Walnut Drive North 64° 02' 13" West a distance of 140.02 feet to an iron pin found and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along the Right of Way of Walnut Drive the following courses: running along a curve to the left an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 68.85 feet) to a point; thence South 67° 46' 08" West a distance of 265.10 feet to a point; thence leaving said Right of Way of Walnut Drive North 62° 25' 37" West a distance of 63.04 feet to a point; thence South 26° 56' 19" West a distance of 73.64 feet to the northerly Right of Way of Walnut Drive; thence continuing along said Right of Way of Walnut Drive South 67° 46' 08" West a distance of 69.10 feet to a point; thence running along a curve to the left an arc length of 40.31 feet, (said curve having a radius of 157.46 feet, with a chord bearing of South 60° 26' 06" West, and a chord length of 40.20 feet) to a point; thence leaving said Right of Way of Walnut Drive North 20° 56' 19" West a distance of 155.25 feet to a concrete monument found; thence North 67° 44' 53" East a distance of 115.50 feet to an iron pin found; thence North 40° 19' 38" West a distance of 83.29 feet to an iron pin found at the southeasterly Right of Way of Old Town Road (40' R/W); thence running along the southeasterly Right of Way of Old Town Road North 47° 29' 45" East a distance of 199.77 feet to a concrete monument found; thence leaving said Right of Way of Old Town Road South 40° 29' 01" East a distance of 156.70 feet to a concrete monument found; thence North 67° 42' 23" East a distance of 331.45 feet to a 1/2" rebar found; thence South 13° 24' 12" West a distance of 219.28 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.601 Acres (113,319 Square Feet).

TRACT 3

*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of State Road 61 North 27° 34' 23" East a distance of 202.24 feet to a point; thence continuing along said Right of Way North 27° 34' 23" East a distance of 65.50 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and leaving said Right of Way of State Road 61 North 62° 25' 37" West a distance of 78.03 feet to a point; thence North 84° 53' 59" West a distance of 27.47 feet to a point; thence North 62° 25' 37" West a distance of 217.34 feet to a point on the southeasterly Right of Way of Walnut Drive (40' R/W); thence running along said Right of Way of Walnut Drive the following courses: North 67° 46' 08" East a distance of 231.30 feet to a point; thence running along a curve to the right an arc length of 37.22 feet, (said curve having a radius of 44.17 feet, with a chord bearing of South 88° 05' 14" East, and a chord length of 36.13 feet) to a point; thence South 64° 02' 13" East a distance of 138.96 feet to an iron pin set at the intersection of the southerly Right of Way of Walnut Drive and the westerly Right of Way of the aforementioned State Road 61; thence running along said Right of Way of State Road 61 South 27° 34' 23" West a distance of 185.72 feet to the TRUE POINT OF BEGINNING. Said tract contains 1.040 Acres (45,322 Square Feet).

## TRACT 4

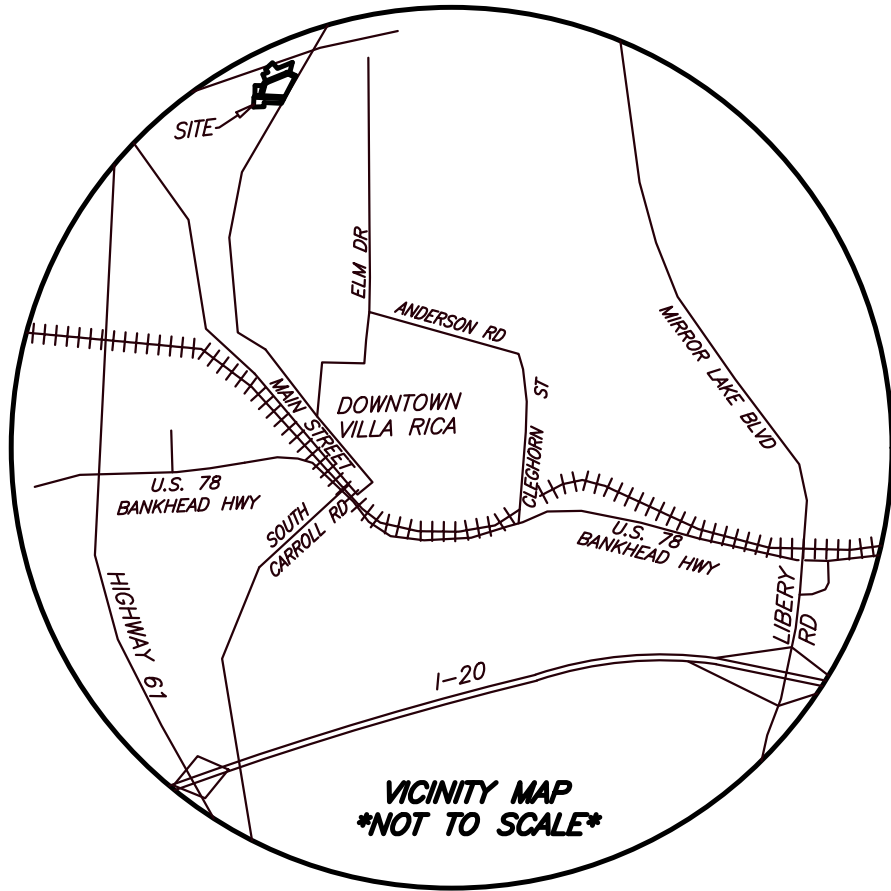
*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way of Old Stone Road North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northerly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive (40' R/W); thence running along said Right of Way of Walnut Drive North 14° 49' 10" East a distance of 206.95 feet to a point; thence running along a curve to the right an arc length of 108.55 feet, (said curve having a radius of 117.46 feet, with a chord bearing of North 41° 17' 39" East, and a chord length of 104.73 feet) to a point; thence North 67° 46' 08" East a distance of 13.85 feet to a point; thence leaving said Right of Way South 37° 29' 36" West a distance of 27.07 feet to a point; thence South 27° 06' 58" West a distance of 59.00 feet to a point; thence South 19° 47' 39" West a distance of 124.18 feet to a point; thence South 02° 39' 03" West a distance of 95.39 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.205 Acres (8,936 Square Feet).

TRACT 5

*All that tract or parcel of land lying and being in Land Lots 191 and 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point; thence North 87° 17' 22" West a distance of 96.66 feet to a point; thence North 87° 17' 22" West a distance of 45.08 feet to a mag nail set at the intersection of the northly Right of Way of Old Stone Road and the easterly Right of Way of Walnut Drive (40' R/W); thence North 87° 17' 22" West a distance of 40.91 feet to an iron pin set at the westerly Right of Way of Walnut Drive and the northerly Right of Way of Old Stone Road; thence leaving the Right of way of Walnut Drive and continuing along the Right of Way of Old Stone Road North 87° 17' 22" West a distance of 107.72 feet to a 1/2" rebar found; thence leaving said Right of Way of Old Stone Road North 00° 47' 41" East a distance of 201.51 feet to a concrete monument found on the Land Lot Line of Land Lots 191 and 192 and the TRUE POINT OF BEGINNING; from point thus established and running North 01° 12' 14" East a distance of 167.27 feet to a 1" crimp top pipe; thence leaving the aforementioned land lot line and running North 67° 39' 32" East a distance of 171.49 feet to a concrete monument found; thence South 20° 56' 19" East a distance of 155.25 feet to an iron pin found on the easterly Right of Way of Walnut Drive (40' R/W); thence continuing along said Right of Way along a curve to the left an arc length of 105.21 feet, (said curve having a radius of 157.46 feet, with a chord bearing of South 33° 57' 37" West, and a chord length of 103.26 feet) to an iron pin found; thence leaving said Right of Way and running South 89° 25' 58" West a distance of 159.94 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.862 Acres (37,531 Square Feet)



## COMMON ACCESS ROAD A

*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT OF BEGINNING commence at a mag nail set at the intersection of northwesterly Right of Way of State Road 61 (100' R/W) and the northerly Right of Way of Old Stone Road (40' R/W); thence running along said Right of Way of Old Stone Road the following courses: North 87° 17' 22" West a distance of 330.57 feet to a point and the TRUE POINT OF BEGINNING; thence from the point thus established and continuing along said Right of Way North 87° 17' 22" West a distance of 96.66 feet to a point; thence leaving said Right of Way of Old Stone Road North 02° 39' 03" East a distance of 95.39 feet to a point; thence North 19° 47' 39" East a distance of 124.18 feet to a point; thence North 27° 06' 58" East a distance of 59.00 feet to a point; thence North 37° 29' 36" East a distance of 27.07 feet to a point on the southeasterly Right of Way of Walnut Drive; thence running along said Right of Way North 67° 46' 08" East a distance of 185.46 feet to a point; thence leaving said Right of Way South 62° 25' 37" East a distance of 2.29 feet to a point; thence South 67° 39' 25" West a distance of 71.89 feet to a point; thence South 67° 39' 25" West a distance of 38.00 feet to a point; thence South 26° 56' 19" West a distance of 176.76 feet to a point; thence South 02° 39' 47" West a distance of 132.80 feet to a point; thence South 36° 57' 10" East a distance of 34.78 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.472 Acres (20,575 Square Feet).

## COMMON ACCESS ROAD B

*All that tract or parcel of land lying and being in Land Lot 192, 6th District, City of Villa Rica, Carroll County, Georgia and being more particularly described as follows:*

To Reach the TRUE POINT of BEGINNING commence at a 2" steel post at the intersection of the northerly Right of Way of Walnut Drive (40' R/W) and the westerly Right of Way of State Road 61 (100' R/W); thence running along the northerly Right of Way of Walnut Drive the following courses: North 64° 02' 13" West a distance of 140.02 feet to an iron pin found; thence running along a curve to the left an arc length of 70.93 feet, (said curve having a radius of 84.17 feet, with a chord bearing of North 88° 05' 14" West, and a chord length of 68.85 feet) to a point; thence South 67° 46' 08" West a distance of 265.10 feet to a point and the TRUE POINT of BEGINNING; thence from point thus established continuing along said Right of Way of Walnut Drive South 67° 46' 08" West a distance of 96.40 feet to a point; thence leaving said Right of Way of Walnut Drive North 26° 56' 19" East a distance of 73.64 feet to a point; thence South 62° 25' 37" East a distance of 63.04 feet to the TRUE POINT of BEGINNING. Said tract contains 0.053 Acres (2,321 Square Feet).

[illegible]

| Original | Boundary   |
|----------|------------|
| Date:    | 01/01/2018 |

Field Date:05/04/2021

Plat Date: 05/04/2021

Scale: 1" = 50'

ALTA/NSPS LAND TITLE SURVEY  
FOR  
WALTON TRAIL PHASE 2, LP  
OF  
WALTON TRAIL PHASE 2  
LAND LOT 192 6TH DISTRICT  
CITY OF VILLA RICA, CARROLL COUNTY, GEORGIA





## Planning & Zoning Community Development Department

ALT-02-22

### Council Ward: 1

Planning Board Member: Shirley Hillsman

City Council Member: Shirley Marchman

### Public Hearing Dates

**Planning Commission:** September 20<sup>th</sup>, 2022

**City Council:** October 4<sup>th</sup>, 2022

**Request:** Approval of a Revised Phase II of the Walton Trail Planned Unit Development

Addendum to October 2019 (RA-08-19) Staff Report:

The applicant is requesting to revise the Planned Unit Development approvals to consider a revised Phase II, which has changes to open space, parking, land area and site orientation, and density amongst other changes. The developer and applicant, Walton Communities, recently completed construction of Phase I, which is the 90-unit senior portion of the 233-unit project. The family portion of the project, which is Phase II, is subject to the below land use changes as proposed by the applicant. The applicant is proposing to construct 143-units in the second phase, whereas the 2019 approval permitted 110 in the second Phase, increasing the total number of units by 33. Phase II is projected to remove the remaining Villa Rica Housing Authority units.

The applicant is under contract on an additional parcel (V04 0070010), which is a 0.86 acre parcel for inclusion within the project as shown on the submitted plans.

### 2019 vs 2022:

|                                                  | <u>2019 (Phase I)</u>       | <u>2019 (Phase II)</u> | <u>2022 (Phase II)</u> |
|--------------------------------------------------|-----------------------------|------------------------|------------------------|
| Units                                            | 90                          | 110                    | 143                    |
| Site Area (acre)                                 | 2.90                        | 5.36                   | 6.62                   |
| Density (u/acre)                                 | 22.16                       | 20.52                  | 22                     |
| Parking Spaces                                   | 90 (+18 common area spaces) | 220                    | 270                    |
| Parking Ratio (spaces/unit)                      | 1                           | 2                      | 1.88                   |
| Open Space (acres)                               | 0.49                        | 0.811                  | 0.659                  |
| Open Space (as a percentage of total Phase area) | 16.9%                       | 15.1%                  | 10.2%                  |

The total site area has increased from 10.628 acres to 11.358 acres. Approximately 10.11% of the total site area is set aside for open space.

The applicant states that the following amenities will be constructed in Phase II: clubhouse/community center, outdoor grilling and picnic areas, playground and multiuse space, a fitness center, equipped laundry center and multiple green spaces.

Staff Comments:

While the density is increasing and the total on-site open space is decreasing, the addition of the 33 units does not appear to be injurious to the public health and welfare, and the infrastructure appears to be available to service the new development. The proposal is in line with the Comprehensive Plan.

The applicant appears to propose a remedy to the reduction in open space in the form of an increase in the amount of amenities provided. In 2019, the applicant proposed only three amenities: a landscaped courtyard/community seasonal planting garden, gazebo and playground area. The 2019 PUD plan had approximately 13.07% of the site reserved for open space, whereas 10.5% of the site is reserved for open space under the proposed revision.

In addition, much of the land under contract will include additional parking on-site in excess of the number proposed, but at a smaller unit-to-spaces ratio. In review of our recently approved projects, the applicant's proposed ratio is in-line with other apartment developments recently approved by the city:

*Parking Ratios for All Proposed Apartment Developments*

|                           | Units      | Spaces     | Spaces Per Unit |
|---------------------------|------------|------------|-----------------|
| Arbours at Villa Rica     | 192        | 315        | 1.64            |
| Old Stone Road Apartments | 302        | Unknown    | 1.6 - 2.0       |
| Alta Villa Rica           | 305        | 499        | 1.636           |
| Fuqua Apartments          | 208        | 416        | 2               |
| <b>Walton Trail</b>       | <b>233</b> | <b>270</b> | <b>1.88</b>     |

The nature of Phase I of this development as partially reserved for seniors may reduce the amount of cars using the on-site parking spaces in comparison with the above non-senior restricted developments.

**STAFF RECOMMENDATION: APPROVAL**

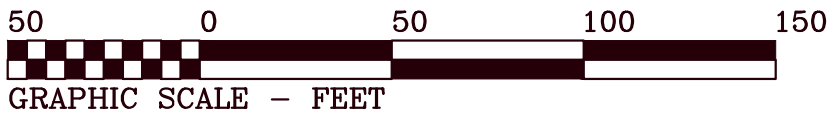


Reasons: Staff recommends approval as the decrease in open space is relatively small (less than 3% reduction), the parking ratio is in line with other approved developments, and the amenities package has been greatly improved to take into account the additional units and reduction in open space.

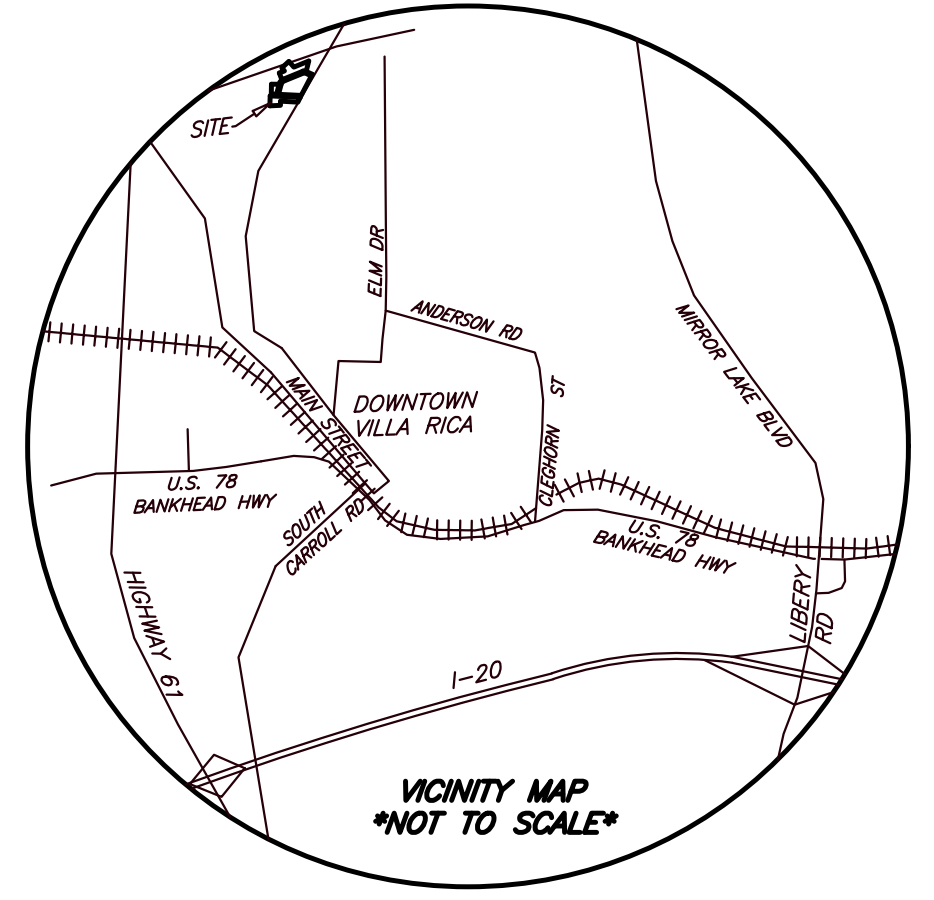








- LEGEND:
- IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - RB REBAR
  - OT OPEN TOP PIPE
  - R/W RIGHT OF WAY
  - MH MANHOLE
  - CB CATCH BASIN
  - DI DROP INLET
  - JB JUNCTION BOX
  - RTDI RAISED TOP DROP INLET
  - HW HEADWALL
  - CMP CORRUGATED METAL PIPE
  - RCP REINFORCED CONCRETE PIPE
  - WM WATER METER
  - WV WATER VALVE
  - GV GATE VALVE
  - 24" C & G 24" CURB & GUTTER
  - PP POWER POLE
  - TP TELEPHONE POLE
  - LP LIGHT POLE
  - S- SEWER LINE
  - X- FENCE
  - T- TELEPHONE LINE
  - P- POWER LINE
  - W- WATER LINE
  - 11R 11 REGULAR PARKING SPACES
  - 1 H/C 1 HANDICAP PARKING SPACE
  - TR TRANSFORMER
  - FH FIRE HYDRANT
  - P/T POWER & TELEPHONE LINE
  - GW GUY WIRE
  - INV INVERT ELEVATION
  - X 1095.5 SPOT ELEVATION
  - TBM TEMPORARY BENCH MARK



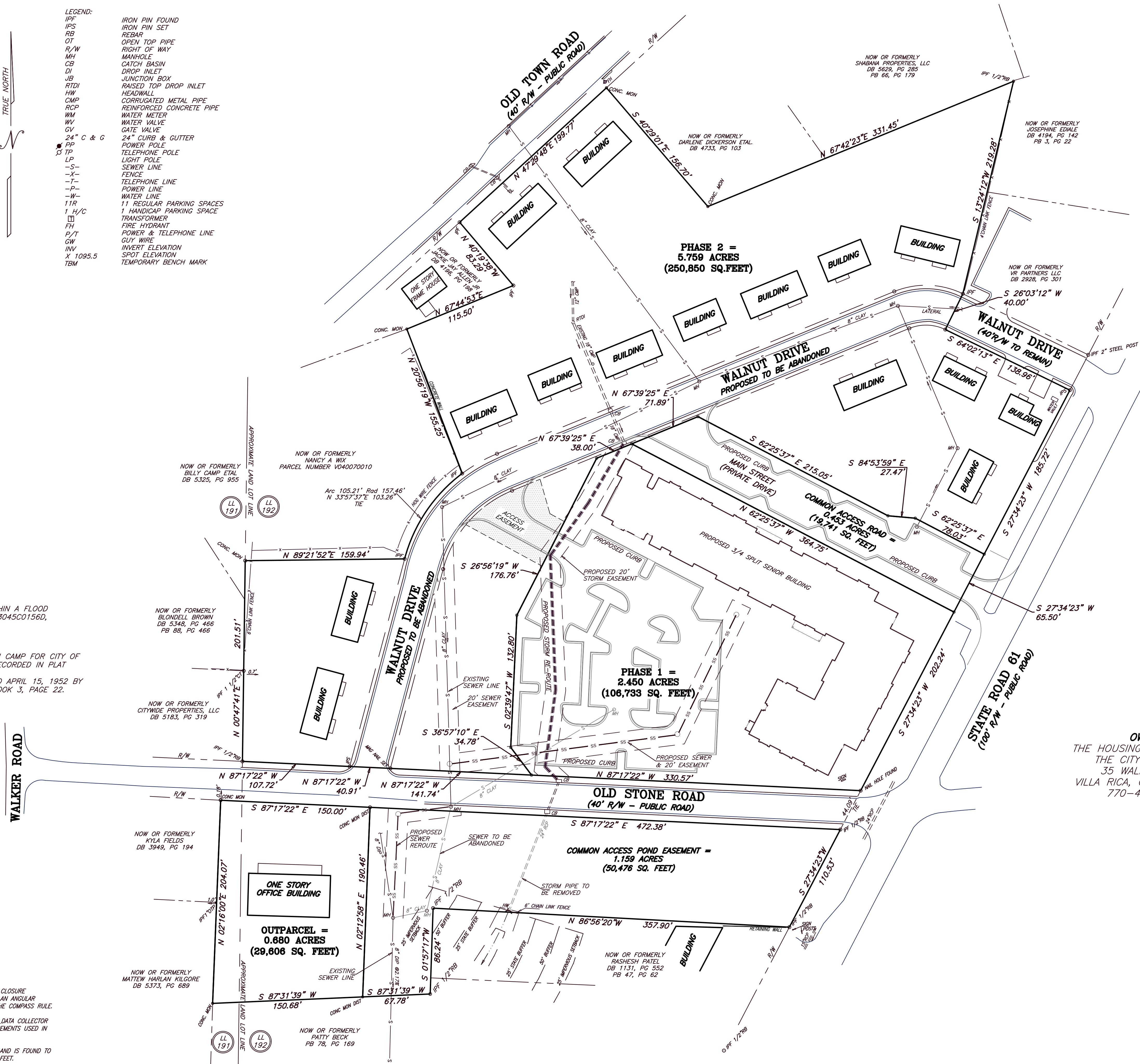
**FLOOD NOTE**  
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13045C0156D, EFFECTIVE DATE, SEPTEMBER 19, 2007.

- REFERENCES**
1. SURVEY BY CLARENCE WHITE AND HUGH CAMP FOR CITY OF VILLA RICA DATED AUGUST 17, 1960, RECORDED IN PLAT BOOK 4, PAGE 134.
  2. SURVEY OF ROBERTS PROPERTY DATED APRIL 15, 1952 BY GORDON NALLEY, RECORDED IN PLAT BOOK 3, PAGE 22.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 42,956 FEET AND AN ANGULAR ERROR OF .06" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A TOPCON GTS 223 TOTAL STATION AND AN ALLEGRO DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 201,302 FEET.



**CERTIFICATE OF DESIGN**  
I hereby certify that the design and layout of the proposed lots, blocks, streets and other planned features included in the preliminary plat have been prepared by me under my direct supervision.

By: \_\_\_\_\_ July 30, 2020  
Aubrey J. Akin, R.L.S. #3138 Date

**PRELIMINARY ENGINEERING CERTIFICATE**  
I hereby certify that this proposed preliminary plat correctly represents data compiled or verified through a survey completed by me on February 21, 2019, of property shown and described hereon.

By: \_\_\_\_\_ July 30, 2020  
Aubrey J. Akin, R.L.S. #3138 Date

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**  
All requirements of the City of Villa Rica Subdivision Regulations relative to the preparation and submission of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further revisions of said subdivision regulations.

Planning Commission Chairman Date

City Clerk Date

**OWNER**  
THE HOUSING AUTHORITY OF  
THE CITY VILLA RICA  
35 WALNUT DRIVE  
VILLA RICA, GEORGIA 30180  
770-456-4946

**DEVELOPER**  
WALTON COMMUNITIES  
2281 AKERS MILL ROAD, BUILDING 4100  
ATLANTA, GEORGIA 30339  
678-303-4100

**PRELIMINARY PLAT**  
FOR  
WALTON COMMUNITIES AND THE HOUSING  
AUTHORITY OF THE CITY OF VILLA RICA  
OF

**WALTON TRAIL**

LAND LOTS 191 & 192 6TH DISTRICT  
CARROLL COUNTY CITY OF VILLA RICA GEORGIA  
SCALE: 1" = 50'

SEPTEMBER 16, 2011: ORIGINAL BOUNDARY  
FEBRUARY 21, 2019: UPDATED SURVEY  
OCTOBER 1 2020: PRELIMINARY PLAT

**TECHNICAL SURVEY SERVICES, INC.**  
Land Surveyors

1641 AUTUMN BLVD Telephone (770) 922-6391  
CONYERS, GEORGIA 30012 (770) 922-5075  
JOB: VLIRIC.DWG NUMBER: 2011-006 SCREEN FILE: VILLARICA-OLDSTONE.DWG



GIL MCDUGAL, MAYOR  
CITY COUNCIL:  
MICHAEL YOUNG, MAYOR PRO TEM  
DANNY CARTER  
SHIRLEY MARCHMAN  
LESLIE MCPHERSON  
MATTHEW MONTAHAN

# City of Villa Rica



CITY MANAGER: TOM BARBER  
CITY CLERK: ALISA DOYAL  
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY  
VILLA RICA, GA. 30180  
770.459.7000 | VILLARICA.ORG

May 5, 2021

Georgia Department of Community Affairs  
Housing and Finance Division  
60 Executive Park South NE  
Atlanta, Georgia 30329-2231

RE: Walton Trail Phase 2 – Walnut Drive Road Abandonment

To Whom It May Concern,

The City of Villa Rica approved the rezoning of parcel V04006001 to Planned Unit Development (PUD) on November 26, 2019 for a planned two-phase master community named Walton Trail which is being developed in partnership by the Villa Rica Housing Authority ("VRHA") and Walton Communities, LLC ("Applicant"). The total site area includes approximately 9.95 acres, of which roughly 0.68 acres will be retained by VRHA outside of the project area, 2.45 acres are attributable to Phase 1, 5.23 acres to Phase 2, and roughly 1.612 acres to common areas shared between the phases.

The overall site is currently bisected by Walnut Drive (public Right of Way). This R.O.W. provides access to residential housing for current VRHA residents. Upon receipt of Tax Credit funding, the applicant will relocate these residents and demolish the remaining site area associated with parcel V04006001 and, with approved site plans and city approval, will abandon Walnut Drive. Based on this, we understand the need to keep the R.O.W. in place until the Phase 2 development is officially approved to move forward.

As part of the second phase of the proposed Walton Trail development, we acknowledge that the applicant, Walton Communities, plans to abandon the Walnut Drive R.O.W. in its entirety and incorporate that land area into the project. The applicant will follow the road abandonment process outlined by the City, including approval of City Council, as part of the government approval process for the second phase. This concept of the Walnut Drive road abandonment was contemplated and conceptually approved as a result of the PUD zoning approval. We look forward to working with Walton Communities to review and approve the Walnut Drive road abandonment associated with the second phase pending receipt of the various plans and fees associated with the project.

Sincerely,

Bobby C. Elliott, P.E.  
Community Development Director  
City Engineer  
BCE

## [City of Villa Rica Letterhead]

October \_\_, 2022

Georgia Department of Community Affairs  
Housing and Finance Division  
60 Executive Park South NE  
Atlanta, Georgia 30329-2231

RE: Walton Trail Phase 2 – Walnut Drive Road Abandonment

To whom it may concern,

The City of Villa Rica Georgia (“City”) approved the rezoning of parcel V04 0060001 to Planned Unit Development (“PUD”) on November 6, 2019 for a proposed two-phase master planned community named Walton Trail. Since then, the City has reissued a revised rezoning approval for parcels V04 0060001 and V04 0070010 On October 4, 2022. This multi-phased project, which is being developed in partnership by the Villa Rica Housing Authority (“VRHA”) and Walton Communities, LLC (“Applicant”), includes a total site area of approximately 10.68 acres. Of the total site acreage, roughly 2.45 are attributable to Phase 1, which completed construction in July 2022, 6.62 attributable to Phase 2, the subject property for this LIHTC Application, and roughly 1.61 acres to common areas shared between the phases. The subject property (Phase 2) site currently includes 35 VRHA units within 15 existing Public Housing buildings, which are planned to be demolished and redeveloped through this second phase of the planned development.

The Phase 2 site area is currently bisected by a Right of Way (R.O.W.) road named Walnut Drive that is approximately 0.756 acres of the 6.62 attributed to Phase 2. This R.O.W. currently provides driving access to 12 of the 15 existing VRHA residential buildings that are associated with the Phase 2 site area. Additionally, it is our understanding that all 15 of the currently existing buildings will remain in place until at least the Phase 2 project has been approved for Tax Credit funding, after which the Applicant will coordinate the relocation of the existing residents prior to the demolition of the existing buildings. Based on this, we understand the need to keep this R.O.W. in place to provide sufficient public access to these existing Public Housing resident buildings, until the proposed Phase 2 development is officially approved by the Georgia Department of Community Affairs (“DCA”) to move forward.

As a necessary component of this proposed Walton Trail development, the City acknowledges that the applicant, Walton Communities, plans to obtain a formal abandonment of the Walnut Drive R.O.W. and incorporate that land area into the project. The applicant will follow the road abandonment process outlined by the City, which will include obtaining the formal approval of City Council, as part of the government approval process for the Walton Trail Phase 2 development. However, the concept of abandoning the Walnut Drive R.O.W was contemplated and conceptually approved by the City as a result of the PUD rezoning approval initially issued on November 26, 2019 and reissued as revised on October 4, 2022. Once the Applicant has received sufficient approvals from DCA to move forward, we look forward to working with Walton Communities and the VRHA to review and approve the Walnut Drive road abandonment associated with this project, pending receipt of the various plans and fees associated with the prescribed abandonment process.

[City of Villa Rica Letterhead]

Sincerely,

Chris Montesinos, AICP  
Special Projects Director  
Office of the City Manager  
City of Villa Rica, Georgia



[City of Villa Rica Letter Head]

August \_\_, 2022

Mr. Chase Davidson  
Walton Communities  
2281 Akers Mill Rd, Bldg 4100  
Atlanta, GA 30339

Re: Water/Sewer Availability: Walton Trail Phase 2 Project  
490 Old Stone Road, Villa Rica and 615 Old Town Rd, Villa Rica, GA  
Parcel ID: V04 0060001 and V04 0070010

Mr. Davidson:

At the present time, the City of Villa Rica has sufficient Water and Sewer capacity and availability to serve your proposed development. If you need additional information, please feel free to call me.

Sincerely,

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Chris Montesinos, AICP  
Special Projects Director  
Office of the City Manager



**CITY OF VILLA RICA**  
**FINANCIAL UPDATE**  
**August 2022**

**CASH**

|                        | 08-31-2021    | 08-31-2022    |
|------------------------|---------------|---------------|
| Total Cash & CD        | \$ 27,097,119 | \$ 30,566,494 |
| General Fund           | \$ 8,856,500  | \$ 8,352,347  |
| Water/Sewer Fund       | \$ 6,187,372  | \$ 9,708,416  |
| Sanitation/Solid Waste | \$ 121,301    | \$ 159,844    |
| 2015 Carroll SPLOST    | \$ 1,609,325  | \$ 1,152,313  |
| 2016 Douglas SPLOST    | \$ 2,098,879  | \$ 2,843,702  |
| 2021 Carroll SPLOST    | \$ 4,543,717  | \$ 6,160,862  |

**SELF-FUNDED INSURANCE**

**BANK BALANCE \$1,202,720**

| Contributions       |                     | Expenses            |                     | Savings           |
|---------------------|---------------------|---------------------|---------------------|-------------------|
| Employer + Employee |                     | Admin + Claims Paid |                     | Difference        |
| Oct - Dec '21       | 523,570             | Oct - Dec '21       | 455,990             | 67,580            |
| Jan - Mar '22       | 535,835             | Jan - Mar '22       | 409,089             | 126,746           |
| Apr - Jun '22       | 534,860             | Apr - Jun '22       | 425,064             | 109,796           |
| Jul - Aug '22       | 356,776             | Jul - Aug '22       | 239,089             | 117,687           |
| <b>TOTALS</b>       | <b>\$ 1,951,041</b> |                     | <b>\$ 1,529,232</b> | <b>\$ 421,809</b> |

**Hotel / Motel Tax**

|           | August 2021       | August 2022       |            |
|-----------|-------------------|-------------------|------------|
|           | YTD Amount        | YTD Amount        |            |
| Oct - Dec | \$ 25,101         | \$ 40,812         | 63%        |
| Jan - Mar | 65,876            | 97,461            | 48%        |
| Apr - Jun | 88,605            | 113,198           | 28%        |
| Jul - Aug | 74,997            | 68,172            | -9%        |
|           | <b>\$ 254,579</b> | <b>\$ 319,643</b> | <b>26%</b> |

**GROWTH**

|                  | August 2021 |            | August 2022 |            |
|------------------|-------------|------------|-------------|------------|
| Residential      | #           | YTD Amount | #           | YTD Amount |
| Building Permits | 88          | \$ 172,662 | 81          | \$ 185,079 |
| Water Taps       | 56          | \$ 84,000  | 85          | \$ 127,500 |
| Sewer Taps       | 86          | \$ 344,000 | 85          | \$ 340,000 |

**OTHER HIGHLIGHTS**

|                      | August 2021 | August 2022 |
|----------------------|-------------|-------------|
|                      | One Month   | One Month   |
| Carroll Co Sales Tax | \$ 162,109  | \$ 183,317  |
| Douglas Co Sales Tax | \$ 142,407  | \$ 160,972  |

**BUSINESS ACTIVITY - YEAR TO DATE**

| <b>WATER/SEWER</b>            | August 2021         | August 2022          |
|-------------------------------|---------------------|----------------------|
| Water Revenue                 | \$ 3,218,084        | \$ 3,248,164         |
| Sewer Revenue                 | 4,148,686           | 4,210,894            |
| Water & Sewer Taps            | 730,000             | 900,450              |
| Misc. Revenue                 | 331,294             | 216,119              |
| Transfers In                  | 7,651               | 6,002,007            |
| Total Revenue                 | <b>\$ 8,435,715</b> | <b>\$ 14,577,635</b> |
| Utility Administrator         | \$ 361,517          | \$ 447,714           |
| Sewer Expenses                | 1,403,766           | 2,052,609            |
| Water Expenses                | 1,103,519           | 1,251,794            |
| Dist./Coll. Expenses          | 775,906             | 859,632              |
| Interest/Fiscal Agent Expense | 4,500               | 2,105                |
| Depreciation                  | 1,492,653           | 1,523,500            |
| Transfers Out - Debt Service  | 2,263,512           | 1,844,877            |
| Transfers Out - General Fund  | 1,086,383           | 1,200,592            |
| Total Expenses                | <b>\$ 8,491,758</b> | <b>\$ 9,182,824</b>  |
| <b>Net Income (Loss)</b>      | <b>\$ (56,043)</b>  | <b>\$ 5,394,811</b>  |

**SANITATION/  
SOLID WASTE**

|                              | August 2021         | August 2022         |
|------------------------------|---------------------|---------------------|
| Sanitation Revenue           | \$ 890,637          | \$ 994,793          |
| Solid Waste Revenue          | 402,007             | 408,784             |
| Transfers In/Misc.           | 17,067              | 59,645              |
| Total Revenue                | <b>\$ 1,309,711</b> | <b>\$ 1,463,221</b> |
| Sanitation Expenses          | \$ 791,861          | \$ 852,346          |
| Solid Waste Expenses         | 350,363             | 413,118             |
| Depreciation                 | 59,273              | 59,583              |
| Transfers Out - General Fund | 92,444              | 55,056              |
| Total Expenses               | <b>\$ 1,293,941</b> | <b>\$ 1,380,103</b> |
| <b>Net Income (Loss)</b>     | <b>\$ 15,770</b>    | <b>\$ 83,118</b>    |

**FY22 - \$5.9M American Rescue Plan Act (ARPA) Funds - Transfer In**