



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Mountain View Inn
2400 Executive Park Drive
Cleveland, Tennessee 37312**



PREPARED FOR:

**JDH Developers
400 Galleria Parkway
Suite 1140
Atlanta, Georgia 30339**

PREPARED BY:

**Dickinson Property Sciences, Inc.
639 Huntington Trace
Winder, Georgia 30680**

November 24, 2018

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DICKINSON PROPERTY SCIENCES, INC.

November 24, 2018

Mr. Harry Patel
JDH Developers
400 Galleria Parkway
Suite 1140
Atlanta, Georgia 30339

**Re: Phase I Environmental Site Assessment
Mountain View Inn
2400 Executive Park Drive
Cleveland, Tennessee 37312**

Dear Mr. Patel:

DICKINSON PROPERTY SCIENCES, INC. (DPS) is pleased to submit this copy of our Phase I Environmental Site Assessment on the above referenced property. This report outlines the findings of DPS's site reconnaissance, historical land use research, review of governmental records, interviews, and a Tier I Vapor Encroachment Screening (VES).

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in § 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Please contact the undersigned at 404.840.2046 or by email at envguy@comcast.net should you have any questions.

Sincerely,
DICKINSON PROPERTY SCIENCES, INC.

Michael P. Dickinson, REPA, CES
Geologist/Environmental Professional



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1.0 SUMMARY

This report documents **DICKINSON PROPERTY SCIENCES, INC. (DPS)** findings from our Phase I Environmental Site Assessment on the Mountain View Inn, located at 2400 Executive Park Drive in Cleveland, Bradley County, Tennessee (the “Subject”). The Subject, which is situated in a rural area characterized by commercial office and residential development, as well as undeveloped land, consists of a 12.1-acre parcel improved with a 44-year old, 144-guestroom hotel and conference center. Prior to construction of the existing improvements in 1974, the Subject was undeveloped land.

The purpose of this Phase I Environmental Site Assessment was to assess existing site conditions and render an opinion as to the identified or potential presence of recognized environmental conditions in connection with the property within the scope and limitations of ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 and the limitations identified herein. Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the Subject, and no further investigation is recommended. However, the following business environmental risk (BER) was identified and warrants mention:

Asbestos-Containing Materials

Based on the age of the site improvements, the potential for on-site use of asbestos containing materials (ACMs) exists. No significantly damaged suspect ACMs were identified in readily accessible areas. However, friable ceiling tiles and spray-on ceiling texture, as well as non-friable resilient floor tiles, mastics, wallboard assemblies, caulking and roofing system materials may contain asbestos. Overall, these materials were observed in fair to good condition at the time of this assessment with some isolated damage on walls and ceilings. No further action is recommended at this time other than maintaining the materials in good condition under an Asbestos Operations and Maintenance (O&M) Program. In the event that building maintenance renovation, or demolition require the removal or disturbance of the suspect ACM, the materials should be characterized for asbestos by a reliable method. All activities involving ACM should be conducted in accordance with governmental regulations.

2.0 INTRODUCTION

2.1 General

DPS was retained by JDH Developers (Client” or “User”) to prepare a Phase I Environmental Site Assessment, in conformance with ASTM International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13 on the Subject in accordance with our agreement dated November 5, 2018.

2.2 Purpose and Scope

2.2.1 Purpose

The purpose of this report is to identify Recognized Environmental Conditions in connection with the property, using the methodology recommended by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Subject. Specifically, this methodology is referred to as *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* Designation: E 1527-13.

The term Recognized Environmental Condition (*REC*) is defined by ASTM Standard E 1527-13 as “...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

The term Controlled Recognized Environmental Condition (*CREC*) as defined by ASTM Standard E 1527-13 refers to a REC 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*) as defined by ASTM Standard E 1527-13 refers to 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.

The term business environmental risk (*BER*) as defined by ASTM Standard E 1527-13 refers to a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated per the ASTM standard.

2.2.2 Scope

In general, the scope of this assessment consisted of reviewing readily available information and environmental data relating to the property; interviewing readily available persons knowledgeable about the site; reviewing readily available maps, aerial photographs and records maintained by federal, state, and local regulatory agencies; and conducting a site visit.

Of importance, the client is advised that federal, state, and local laws may impose environmental assessment obligations beyond the scope of this practice. Client is also notified that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the Subject that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance. The specific scope of this assignment included the following:

- 2.2.2.1** Performing a site reconnaissance to characterize on-site conditions and assess the site's location with respect to surrounding property uses and natural surface features. In addition, DPS conducted a reconnaissance of the surrounding roads and readily accessible adjacent properties to identify obvious potential environmental conditions on neighboring properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.

The site visit was conducted on November 9, 2018 by Michael Dickinson, Environmental Professional and Senior Project Manager for DPS. The site was represented by Mr. Dea Junior Sharp, building engineer for Mountain View Inn. It was raining, and the temperature was approximately 50° F at the time of our site survey. DPS conducted the site reconnaissance in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. DPS also surveyed a representative sampling of the interior spaces in a systematic manner.

- 2.2.2.2** Persons familiar with the property were interviewed to obtain information on present and previous on-site activities potentially resulting in the environmental degradation of the site or adjoining properties. An Owner Interview Questionnaire was provided to Mr.

Jeff McFarlane, the property owner. A completed copy of the Owner Interview Questionnaire is provided in Appendix B.

The following table presents a summary of the individuals contacted or to whom requests for documentation were made as part of this assessment:

Name	Affiliation	Telephone No.
Jeff McFarlane	McCleve, LLC	(603) 630-2315
Harry Patel	JDH Developers	(678) 354-2518
Dea Junior Sharp	Mountain View Inn	(423) 457-0800
Jessica Smith	Mountain View Inn	(423) 472-1500
Representative	Bradley County Health Department	(423) 728-7020
Fire Chief Ron Harrison	Cleveland Fire Department	(423) 476-6713
Bryan Turner	Cleveland Building Department	(423) 479-1913
Representative	Bradley County Assessor	(423) 728-7126

- 2.2.2.3** If provided, reviewing of information such as previously prepared appraisals, building plans and specifications, and environmental reports.
- 2.2.2.4** Reviewing readily available historical documents, such as topographic maps, aerial photographs, city directories, Sanborn Fire Insurance Maps, and/or highway maps, to identify previous activities on and in the vicinity of the Subject. Copies of these documents are included in Appendix C.
- 2.2.2.5** Reviewing readily available environmental databases maintained by federal, state, and local agencies within the approximate minimum search distances as described within Section 6.0 - Regulatory Records Review of this report. A copy of the Regulatory Database Report, provided by GeoSearch, can be referenced in Appendix D.
- 2.2.2.6** Conducting a “Tier I” (non-intrusive) Vapor Encroachment Screening (VES) on the Subject in accordance with the methodology set forth in ASTM E 2600-10 “*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*”. During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course.

- 2.2.2.7** Conducting a visual survey of readily accessible common areas to identify the presence of the most obvious and common types of suspect asbestos containing materials (ACM). The basis for “suspect” determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (also known as the Green Book). All building materials listed within Appendix G of the Green Book are considered to be suspect ACMs at the Subject. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

Of importance, this limited survey is not to be construed as a comprehensive asbestos survey, which often entails destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces and in other typically inaccessible areas. Moreover, DPS does not warrant that all ACMs at the Subject have been identified.

- 2.2.2.8** Reviewing published radon occurrence maps to determine whether the site is located in an area with a propensity for elevated radon concentrations.
- 2.2.2.9** An analysis of indoor air quality, mold and/or mold issues was beyond the scope of this report.
- 2.2.2.10** Assessing the age of the Subject to determine whether it is predisposed to contain lead-based paint. During our walkthrough survey, DPS noted the condition of the paint observed. Note, a compliance audit for lead paint was not conducted. This scan for lead-based paint should not be construed as an in-depth lead-based paint survey.
- 2.2.2.11** Testing, if any, was designed solely to meet the requirements of the Client’s scope of work, not to meet any local, State or Federal regulations, and shall not be utilized as such.

2.3 User Reliance

This report is the property of DPS and JDH Developers, and was prepared for a specific use, purpose, and reliance defined within the agreement between DPS and JDH Developers and within this report. This report or any portions thereof should not be disseminated to or relied on by any other party without the express written consent of DPS.

2.4 Data Gaps

According to § 3.2.21 of ASTM Standard E 1527-13, a data gap is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts to gather same. Data gaps may result from incompleteness in any of the activities required by the ASTM Standard. The following data gaps occurred in connection with this report:

Data Gap	Explanation	Significance of Gap
Site History	Site history not conducted in 5-year intervals (See § 5)	Low - not likely to alter the conclusions of this report due to our search of standard historical sources of information such as aerial photographs, historic topographic maps, historical city directories, and interviews with knowledgeable individuals who were familiar with the property.
Former Owner Interview	Unable to interview former site owner or operator due to inability to locate.	Low - not likely to alter report's conclusions.
Governmental Records	FOIAs not returned (See § 8.6)	Low – based on our review of regulatory databases, historical research, and the site reconnaissance, the lack of response from the government agencies would not likely alter the report's conclusions. However, if receipt of FOIAs alters the report's conclusion, the client will be notified.
Chain of Title	Chain of Title was not provided by the User of this report.	Low - not likely to alter the conclusion of this report.
Environmental Lien Search/Activity and Use Limitations (AUL)	Environmental Lien Search and AUL search was not provided by the User of this report.	Low - not likely to alter the conclusion of this report.

3.0 GENERAL PROPERTY INFORMATION

General Property Information	
Project Name:	Mountain View Inn
Street Address:	2400 Executive Park Drive
City, County, State and Zip:	Cleveland, Bradley County, Tennessee 37312
Primary Use:	Hotel & Conference Center
Year Built:	1974
Land Area:	12.1 acres
Number of Buildings:	Two
Number of Stories:	Two
Number of Guestrooms:	144
Building Size:	38,541 SF
USGS Quadrangle(s):	South Cleveland, TN
Latitude/Longitude:	35.196451, -84.885954

4.0 SITE DESCRIPTION

4.1 Property Location

The subject site is located at 2400 Executive Park Drive in Cleveland, Bradley County, Tennessee and is identified on local tax maps as Parcel No. 041F A 008.00 000. A Site Plan and maps are provided within Appendix C.

4.2 Surrounding Land Use

The Subject is situated in a rural area characterized by commercial office and residential development, as well as undeveloped land. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	Medical office buildings (1850 & 2625 Executive Park Dr), as well as a vacant commercial lot occupy adjacent northern properties.	A senior living center and commercial office buildings exist farther to the north.
South	Undeveloped wooded tracts followed by Interstate 75 and Georgetown Road border the Subject to the south.	Commercial retail properties occupy properties farther to the south.
East	Executive Park Drive abuts the eastern property boundary with office buildings (2412 & 2500 Executive Park Dr) and undeveloped land immediately beyond.	A mix of residential, medical and commercial office properties occupy properties farther to the east.
West	Undeveloped wooded tracts occupy adjacent western properties.	Single family residences and a gas station exist farther to the west.

The surrounding west-southwestern property, identified as Mapco #3655 at 1900 Candies Lane and approximately 450 feet to the west-southwest, was listed in the regulatory database report on the registered underground storage tank (UST) database. No releases have been reported for this gasoline station and it was not included on the leaking UST (LUST) inventory. Inasmuch as the registered storage tank list is only an inventory of storage tanks, and does not necessarily indicate subsurface contamination, in the absence of additional information, it is not suspected that this active registered UST site has had a negative environmental impact on the Subject.

4.3 Physical Site Setting

4.3.1 Size and Shape of Parcel

The property is irregular in shape, consists of 12.1-acres, and exhibits road frontage along Executive Park Drive to the east and south.

4.3.2 Topography

The U.S. Geologic Survey, *South Cleveland, TN 7.5 Minute Series* topographic map was reviewed and information gathered during our inspection to evaluate topographical characteristics. The subject site is situated on a ridge with adjoining properties to the east, west, and south, sloping away from the central portions of the property. Adjacent northern properties are situated topographically higher than the Subject. The topography of surrounding areas can be generally described as gently rolling hills. According to the topographic map, the Subject's topographic elevation is approximately 985' above mean sea level (msl).

4.3.3 Surface Waters and Wetlands

Surface Waters

There are no surface water bodies on or adjacent to the Subject. The closest open surface water to the Subject is Candies Creek, which is located approximately 0.55 mile to the west.

Wetlands

DPS reviewed a wetlands map of the subject area prepared using the US Department of the Interior, Fish and Wildlife Service's Internet Wetland Interactive Mapper. Based on this review, federally regulated wetlands were not identified on the subject property. Additionally, DPS did not observe vegetation characteristic of wetlands on the subject site.

Flood Map

According to Flood Insurance Rate Map (FIRM) No. 47011C0109E, effective date February 2, 2007, the Subject is located in Zone X defined as areas of minimal flood hazard.

4.3.4 Soils, Geology and Groundwater

Soils

DPS reviewed a soil survey of the subject area prepared by the U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey. Based on this review, the soils at the site are classified as Fullerton gravelly silt loam, 5 to 45 percent slopes (Fh/Fk). The Fullerton series consists of very deep, well drained soils that form on ridge of the Southern Appalachian Ridges and Valleys. Permeability is moderate and slopes range from 2 to 70 percent.

Geology

The Subject is situated within the Valley and Ridge physiographic province of the State of Tennessee. The Valley and Ridge consists of Paleozoic sedimentary rocks that have been folded and faulted to cause long northeast-southwest-trending valleys and ridges that give the region its name. The faults are all thrust faults at which sheets of limestone, sandstone, and shale have been pushed northwestward on top of each other. The strata of the Valley and Ridge include numerous carbonate units, such as the Cambro-Ordovician Knox Dolostone and the Ordovician Chickamauga Limestone, and thus caves and karst terrane exist across large parts of the region. Geologic resources of the Valley and Ridge include construction-grade limestone, which is quarried by such companies as Vulcan Materials. Barite and ochre have been mined from the Lower Cambrian Shady Dolomite near Cartersville, Georgia. Coal was once mined from Pennsylvanian strata in far northwest Georgia too. From a collector's perspective, the fossil-collecting localities of the Valley and Ridge are another geologic resource. The Valley and Ridge extends southwest into Alabama to around Birmingham and northeast in Tennessee from Chattanooga to Knoxville and beyond.

Groundwater

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the site is in a southerly and westerly direction. However, localized conditions can alter flow direction and thus the presumed flow may not coincide with the actual in the subject area. Shallow groundwater in the vicinity of the subject site is anticipated to be encountered at a depth of approximately 30 to 50' below ground surface.

4.4 Site Improvements

4.4.1 Utilities

According to the site contact, the Subject is served with the following utilities:

Water:	Cleveland Utilities
Sanitary Sewer:	Cleveland Utilities
Storm Sewer:	Cleveland Utilities
Electric:	Cleveland Utilities
Natural Gas:	Chattanooga Gas

According to the most recent water quality report from the Cleveland Utilities Water Department, the water supplied to the Subject meets or exceeds all applicable regulations.

Stormwater runoff collected by yard drains, and roof drains is discharged into the municipal stormwater system.

4.4.2 Building Description

The Subject is improved with a 44-year old, 144-guestroom hotel, operating as Mountain View Inn. The Subject is improved with two buildings, one with interior access to guestrooms and the other with exterior access. Amenities include a pool, full kitchen, conference center, a courtyard area, and dining hall. The two-story buildings were constructed in 1974 on a slab-on-grade foundation with a superstructure of concrete block and wood framing. Exterior walls feature brick with vinyl and stucco trim. The roofs of the buildings are a flat, rolled bituminous system or have a pitched asphalt shingle roof system.

Interior finishes include floor coverings of carpet, resilient floor tile, or ceramic tile; walls of painted gypsumboard, and gypsumboard ceilings with a popcorn finish.

Electric thru-wall units are located in individual rooms. Common areas are heated and cooled by split system direct expansion (DX) units with an air handling unit located in the mechanical room. The Subject is not provided with vertical transportation systems.

4.5 Current Property Use

The Subject is currently developed with a hotel, operating as Mountain View Inn. Based on the operations currently conducted at the Subject, significant quantities of hazardous waste are not generated. The current on-site activities are not suspected to have degraded the environmental quality of the subject site.

4.6 Environmental Permits

Based on our research, no environmental permits such as wastewater discharge, National Pollutant Discharge Elimination System (NPDES), air emissions, hazardous waste generator permits, or petroleum bulk storage (PBS) tank registrations are required at the Subject.

4.7 Plans and Specifications

Neither building drawings nor specifications were provided for our review.

5.0 HISTORICAL USE

5.1 Historical Summary

Prior to construction of the existing improvements in 1974, the Subject was undeveloped land. The Subject has operated as a hotel from 1974 to present.

5.2 Topographic Maps

DPS reviewed historic USGS *South Cleveland, TN 7.5 Minute Series* topographic maps of the Subject area obtained from EDR. The following maps were reviewed:

Year Revised	Subject Property	Adjacent and Surrounding Properties
1943, 1965	No structures are depicted on the Subject.	Adjacent properties are undeveloped. Residences are depicted on distant surrounding properties.
1974	The existing hotel building is depicted on the Subject. A pipeline and/or unimproved road is depicted along the western property boundary.	Adjacent properties remain undeveloped. I-75 exists to the east and Georgetown Road exists to the south and west.
2013	The Subject is developed with existing driveways interpreted to represent existing improvements.	Surrounding improvements are not depicted.

5.3 Historical Maps

Sanborn Fire Insurance Maps (Sanborn Maps)

Sanborn Maps constitute a source of prior site uses of real property for many cities and towns in the United States. The maps were originally created to assist insurance underwriters in understanding the potential fire risk of structures requiring insurance; however, they are also useful in determining the previous uses of a property. Sanborn Maps often contain information relating to uses of individual structures, location of certain petroleum and chemical storage tanks, and the storage of other potentially toxic substances. Sanborn Maps begin their coverage in 1867 and continue through the 1990s.

Based on our previous experience in the subject property region, Sanborn Maps were not developed in this area of Cleveland, Tennessee. This is not considered a significant data gap as the Subject has been sufficiently covered by other standard historic information sources.

5.4 Aerial Photographs

Aerial photographs frequently provide visual documentation of site conditions at the time of the photographs. Activities such as dumping or industrial use of a site can often be discerned through the examination of aerial photographs.

DPS reviewed historic aerial photographs obtained from EDR and available online resources. The following is a synopsis of the aerial photographs reviewed:

Year	Subject Property	Adjacent and Surrounding Properties
1938, 1942, 1950	The Subject appears as undeveloped woodlands.	Adjacent properties are undeveloped and heavily wooded. Farmsteads and agricultural plots are evident on distant surrounding properties.
1974	The Subject is occupied by the existing improvements.	I-75 has been constructed to the southeast and Georgetown Road exists to the southwest. Adjacent properties remain undeveloped.
1976	Similar to the previously reviewed aerial photograph.	Similar to the previously reviewed aerial photograph, except medical offices exist to the distant southeast and residential development is evident to the distant west.
1982	Similar to the previously reviewed aerial photograph.	Adjacent properties remain undeveloped. Adjacent northern properties are cleared and graded.
1989, 1992, 1997	Similar to the previously reviewed aerial photograph.	Office buildings occupy adjacent northern properties. Additional commercial retail and office development is evident to the southeast and southwest.
2008, 2012	Similar to the previously reviewed aerial photograph.	An additional medical office building has been constructed to the north and existing office buildings are evident to the east-northeast. Additional commercial development is evident south of I-75.
2018	Similar to the previously reviewed aerial photograph.	Similar to the previously reviewed aerial photograph, except residences are visible to the distant west.

5.5 Chain-of-Ownership

A copy of the Subject's Chain-of-Title has not been provided to DPS for review.

5.6 Previous Reports

Although requested, no previously prepared environmental reports such as Phase I or II

Environmental Site Assessments, lead-based paint surveys, lead-in-water surveys, or asbestos surveys were provided for our review.

5.7 City Directories

City directories, which list property tenants by street address, are typically reviewed to identify past site occupants. Historical city directories provided by EDR were reviewed. This research yielded the following information:

Year	Subject Property	Surrounding Properties
1962, 1966	Street Not Listed	Street Not Listed
1987	Subject Address Not Listed	<u>Executive Park Drive</u> 1855 – Hiwassee Mental Health Center 1860 – Royal Care, Inc. 2650 – Snelling & Snelling, Amtech Business Products, Bingham Plastering Co., United Southeastern Assurance 2700 – Amtec Business Products, Inc., Data Solutions, Inc.
1992	Subject Address Not Listed	<u>Executive Park Drive</u> 1855 – Hiwassee Mental Health Center 2500 – Bvack Broadcasting, Inc. 2600 – Olsten Temporary Services, Softech Office Systems 2650 – Data Solutions, Inc., South Central Bell, Westgate TV of Tennessee, Inc.
1995	RBM Company	<u>Executive Park Drive</u> 1855 – Hiwassee Mental Health Center 2500 – Bvack Broadcasting, Inc., Pvack Super Power 103, Van Horn William, MD 2600 – Joann Foreman, Inc. 2650 – Data Solutions, Inc., Greenleaf Services, South Central Bell, Medical Office
2000	Subject Address Not Listed	<u>Executive Park Drive</u> 1855, 2402 – Not Listed 2500 – John Holden, Pioneer Credit Company 2600 – Alternative Medicine & Burchus, East Tennessee Protective Services, Joann Foreman, Inc. 2650 – Greenleaf Health Systems, Inc.

Year	Subject Property	Surrounding Properties
2005	Subject Address Not Listed	<u>Executive Park Drive</u> 1855, 2402 – Not Listed 2500 – Tennessee State Soccer Assoc. 2600 – CSC Investments, LLC 2625 – Kemkar Ajitkumar, MD
2010	Sonlight Properties, LLC	<u>Executive Park Drive</u> 1855 – Approved Cash Advance Centers, LLC 2402 – Lopeset, Inc. 2500 – Tennessee State Soccer Assoc. 2600 – Cookes Food Store, Inc., CSC Investments, LLC, Staffco of Eastern TN, LLC 2625 – Kemkar Ajitkumar, MD
2014	Subject Address Not Listed	<u>Executive Park Drive</u> 2412 – Executive Park Condominiums 2500 – Hiwassee Mental Health Center 2600 – Hope Center, Inc. 2625 – Kemkar Ajitkumar, MD

5.8 Interviews

Mr. Jeff McFarlane, the property owner, completed the Owner Interview Questionnaire, included in Appendix B. According to information provided in the questionnaire, Mr. McFarlane is not aware of any current or historical USTs or ASTs, or environmental concerns associated with the Subject.

DPS also interviewed Mr. Dea Junior Sharp, the maintenance supervisor for Mountain View Inn. Mr. Sharp stated that the hotel was originally built as a Ramada Inn and was remodeled for Holiday Inn in the 1980s. The building has operated as a hotel from 1974 to present according to Mr. Sharp. Mr. Sharp further stated that he is not aware of any current or historical USTs or ASTs, or environmental concerns associated with the Subject.

5.9 Municipal Records Review

Municipal records from the local regulatory agencies, the fire department, health department, tax assessor office, and building department were researched to determine the history of the Subject. Refer to section 8.6 - Local Regulatory Agency Interviews and/or File Reviews for additional information.

5.10 Internet Search

DPS conducted a cursory internet search for the Subject's name and address using the Google search engine on November 24, 2018. No environmentally related information was identified on the first page of the Google search results.

6.0 REGULATORY RECORDS REVIEW

A search of available environmental records was conducted by GeoSearch and is included in a regulatory database report as Appendix D. The regulatory database report contains a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-13. DPS reviewed each environmental database to determine if certain sites identified in the database report are suspected to represent a material negative environmental impact to the Subject. The following table lists the number of sites by regulatory database within the prescribed minimum search distance:

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Federal National Priorities List (NPL) Site List	One-Mile	0
Federal Delisted NPL Site List	One-Half Mile	0
Superfund Enterprise Management System (SEMS) (Formerly known as Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS))	One-Half Mile	0
SEMS-ARCHIVE (Formerly known as Federal CERCLIS No Further Remedial Action Planned (NFRAP) Sites)	One-Half Mile	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) List	One-Half Mile	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Corrective Action Tracking System (CORRACTS)	One-Mile	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
Federal Institutional/Engineering Control Registries	On-Site	0
Tennessee and Tribal Lists of NPL Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	0
Tennessee and Tribal Lists of CERCLIS Equivalent Hazardous Waste Sites Identified for Investigation and/or Remediation	One-Mile	0
Tennessee and Tribal Landfills or Solid Waste Facilities List	One-Half Mile	0
Tennessee and Tribal Registered Underground Storage Tank (RUST) Facility List	On-Site and Adjoining Properties	0
Tennessee and Tribal Leaking UST/Spill List	One-Half Mile	8
Tennessee and Tribal Institutional/Engineering Control Registries	On-Site	0

Databases Reviewed	Approximate Minimum Search Distance (AMSD)	Number of Sites Within AMSD
Tennessee and Tribal Voluntary Cleanup Sites	One-Half Mile	1
Tennessee and Tribal Brownfields Sites	One-Half Mile	0

The regulatory database report did not identify any “Unlocated Sites.” "Unlocated Sites are those sites that could not be mapped or "geocoded" due to inadequate address information.

A description of the databases reviewed by DPS and an analysis of sites identified within the prescribed search area are presented below:

6.1 Federal Databases

NPL

The NPL database is a listing of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or “Superfund”). A site must be on the NPL to receive money from the Trust Fund for Remedial Action.

Analysis/Discussion: The regulatory database report did not identify NPL sites within the AMSD.

Delisted NPL Site List

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment, under Section 300.425(e) of the National Contingency Plan (55 FR 8845, March 8, 1990). Sites that have been deleted from the NPL remain eligible for further Superfund-financed remedial action in the unlikely event that conditions in the future warrant such action. Partial deletions can also be conducted at NPL sites.

Analysis/Discussion: The regulatory database report did not identify Delisted NPL sites within the AMSD.

SEMS

SEMS is the USEPA’s system for tracking hazardous waste sites, potential hazardous-waste sites and remedial activities performed in support of the Superfund Program. The system was formerly known as CERCLIS. A site’s presence on SEMS does not imply a level of federal activity or progress at a site, nor does it indicate that hazardous conditions

necessarily exist at the location. Within one year of being entered into SEMS, the USEPA performs a preliminary assessment of a site. Based upon the results of the preliminary assessment, the USEPA may conduct additional investigation, which could lead to a site being listed on the NPL.

Analysis/Discussion: The regulatory database report did not identify SEMS sites within the AMSD.

SEMS-ARCHIVE

SEMS-ARCHIVE tracks sites that have no further interest under the Superfund Program. The list was formerly known as CERCLIS-NFRAP. Archived status sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to warrant Federal Superfund Action or NPL consideration.

Analysis/Discussion: The regulatory database report did not identify SEMS-ARCHIVE sites within the AMSD.

RCRIS TSD

The RCRIS TSD contains information pertaining to those facilities that treat, store, or dispose of hazardous waste. While these facilities represent some form of hazardous waste activity, they are most significant if determined to be out of compliance or to have violations.

Analysis/Discussion: The regulatory database report did not identify RCRIS TSD facilities within the AMSD.

RCRIS Generators

DPS reviewed the list of sites, which have filed notification with the USEPA in accordance with RCRA requirements. These sites include generators of hazardous waste regulated under RCRA. Under RCRA, hazardous waste generators are classified by the quantity of hazardous waste generated in a calendar month into the following categories: Large Quantity Generator (LQG), greater than 1,000 kilograms (kg); Small Quantity Generator (SQG), 100 to 1,000 kg; and Conditionally-Exempt Small Quantity Generator (CESQG), less than 100 kg. RCRA Generators, while they represent some form of hazardous waste activity, are most significant if they are determined to have Class I Violations or to be non-compliant.

Analysis/Discussion: The regulatory database report did not identify RCRA Generators

within the AMSD.

Corrective Action Tracking System (CORRACTS)

CORRACTS is a list of facilities that are found to have had hazardous waste releases and require RCRA corrective action activity, which can range from site investigations to remediation.

Analysis/Discussion: The regulatory database report did not identify CORRACTS sites within the AMSD.

ERNS

The ERNS is a database of notifications of oil discharges and hazardous substance releases made to the Federal government. These notifications are used by “On-Scene Coordinators” to determine an emergency response and release prevention. When a call is made to the National Response Center or one of the 10 USEPA Regions, a report is created containing all of the release information that the caller provided. This report is transferred to an appropriate agency to evaluate the need for a response and the records are electronically transferred to the ERNS database. As such, if a reported release of oil or a hazardous substance is deemed to require a response, it should also be listed in the appropriate federal or state environmental database such as CERCLIS, state equivalent CERCLIS, or state leaking underground storage tank or spills lists.

Analysis/Discussion: The regulatory database report did not identify the Subject on the ERNS database.

Federal Institutional Control/Engineering Control Registries

These Federal registries contain listings of those sites which have either engineering and/or institutional controls in place. Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or affect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Discussion: The regulatory database report did not identify the Subject on the Federal Institutional or Engineering Control registries.

6.2 Tennessee Department of Environment & Conservation (TNDEC) and Tribal Databases

Tennessee and Tribal NPL Equivalent Hazardous Waste Sites (HWS)

The Tennessee and Tribal NPL Equivalent HWS list is an inventory of toxic sites listed by Tennessee and/or Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Discussion: The regulatory database report did not identify Tennessee and/or Tribal NPL Equivalent Hazardous Waste sites within the AMSD.

Tennessee and Tribal CERCLIS Equivalent Hazardous Waste Sites (HWS)

The Tennessee and Tribal CERCLIS Equivalent HWS list is an inventory of toxic sites listed by Tennessee and/or Tribal Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary.

Analysis/Discussion: The regulatory database report did not identify Tennessee and/or Tribal CERCLIS Equivalent Hazardous Waste sites within the AMSD.

Tennessee and/or Tribal Solid Waste Facilities (SWF) List

The SWF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes.

Analysis/Discussion: The regulatory database report did not identify SWF sites within the AMSD.

Tennessee and/or Tribal Registered Storage Tanks (RST) Facility List

The RST facility list is an inventory of registered liquid bulk storage tanks. Inclusion of a site on the RST list does not necessarily constitute environmental contamination, but instead merely indicates the presence of registered bulk storage tanks.

Analysis/Discussion: The regulatory database report did not identify Registered Storage Tank sites associated with the Subject and/or adjoining properties.

Tennessee and/or Tribal Leaking Underground Storage Tanks (LUST) List

The leaking underground storage tank database is provided by the Department of Environment and Conservation. The database includes details on all facilities where any type of environment related activity has occurred due to a tank closure, a suspected

release or a confirmed release. This list contains information on sites that had accidental releases of petroleum and are eligible for reimbursement from the TN Petroleum UST fund.

Analysis/Discussion: The regulatory database report identified the following LUST sites within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Cleveland Community Hospital/2800 Westside Drive	0.25	East- Southeast	Downgradient	Case Closed
Exxon Station #50496/1690 25th Street NW	0.27	South- Southeast	Downgradient	Cased Closed
Texaco #19/Star Enterprise #21- 180-0062/1695 N. 25th Street	0.28	South- Southeast	Downgradient	Cased Closed
Chevron #40757/1665 25th Street NW	0.31	South- Southeast	Downgradient	Case Closed
Rocky Top Mkt #12/1660 25th St	0.32	South- Southeast	Downgradient	Case Closed
Chalet Amoco/2582 Georgetown Rd	0.34	South	Downgradient	Clean Closure
Orbit Service Station/1420 W. 25th Street	0.42	Southeast	Downgradient	Case Closed
Cleveland Newspapers, Inc./1505 25th Street NW	0.49	South- Southeast	Downgradient	Clean Closure

The above-tabulated LUST sites are located a sufficient distance from the Subject so as not to be reasonably suspected of having impacted same. In addition, these LUST sites are situated downgradient of the Subject and groundwater flow direction in the vicinity of these sites is not expected towards the Subject. Furthermore, all of these sites have been granted a Clean Closure or Case Closed status by TNDEC. A Case Closed status is granted to those sites that do not exhibit levels of contamination requiring clean-up, have been remediated to the satisfaction of the lead regulatory agency, or are not suspected to represent a significant threat to human health or the environment. Based on the foregoing, these LUST sites are unlikely to represent a REC to the Subject.

Tennessee and Tribal Institutional Control/Engineering Control Registries

The Tennessee and Tribal Institutional Control/Engineering Control Registries contain listings of those sites which have either engineering and/or institutional controls in place.

Engineering controls include various physical control devices such as fences, caps, building slabs, paved areas, liners and treatment methods to eliminate pathways for regulated substances to enter the environment or effect human health. 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 (Activity and Use Limitations) are generally required as part of institutional controls.

Analysis/Discussion: The regulatory database report did not identify the Subject on the Tennessee and Tribal Institutional or Engineering Control registries.

Tennessee and Tribal Voluntary Cleanup Oversight and Assistance Program (VOAP) Sites

The VOAP offers people the opportunity to work proactively with state government to address necessary cleanup of a property to return it to productive use. In return for their efforts, participants can receive a No Further Action letter and a release of liability for areas where investigation and cleanup is conducted. The program is open to everyone with an interest in addressing contamination at a site. The following are examples of situations where this program is currently used.

- To resolve potential liability of an innocent landowner at a contaminated site,
- To address potential liability at a site for a prospective owner,
- To establish a legal basis for enforcement of institutional controls to limit future liability at a site resulting from it progressing to uses with increased risk,
- As an alternative to receiving a unilateral order from the Commissioner to investigate and clean up a inactive hazardous substance site.

The VOAP is participating as part of Tennessee's state response program under the Small Business Liability Relief and Brownfields Revitalization Act. As a result, program participants may receive protection from intervention by U.S. EPA at eligible sites.

Analysis/Discussion: The regulatory database report identified the following VOAP sites within the AMSD:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Cleveland Utilities 9th St Substation/ 309 9th Street SE	3.04	Southeast	Downgradient	Closed

The above tabulated VCP site was miss-plotted by GeoSearch and is actually located over 3-miles southeast of the Subject. As such, this VCP site does not represent a REC to the Subject.

Tennessee and Tribal Brownfield Sites

The Division of Remediation's "Innocent Party" Agreement ("IPA") provides the most protection in a cleanup agreement available from the TNDEC. The Division can offer "innocent parties" an upfront agreement that gives liability protection and assures that a site is safe for future uses. The following elements characterize the program:

- Site closure requirements;
- Liability protection from all TDEC regulatory programs;
- A negotiated apportioned liability as it pertains to generators and other responsible parties;
- Protection for third party lawsuits;
- Agreement from the state's regulatory experts that a property is safe for future uses;
- Produces a 42 U.S.C. §9613(f)(4) ("CERCLA") settlement;
- Flexibility on the amount of the VOAP entry fee; and
- Respect and appreciation for the interest of the innocent party.

The intent of the IPA is to return sites with known or suspected contamination to limited or full use. The IPA will address liability for past contamination that otherwise tends to limit the use of Brownfield sites.

Analysis/Discussion: The regulatory database report did not identify Brownfield sites within the AMSD.

6.3 Additional Environmental Records

Facility Registry System (FRS) Database

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of

environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

Analysis/Discussion: The regulatory database report identified the Subject on the FRS database, detailed below:

Property Name/ Address	Distance (Mile)	Direction	Presumed Hydrogeologic Relationship	Regulatory Status
Polk-Bradley Vocational Training Center/ South Cleveland	Subject Property	NA	NA	FRS

The Subject, identified as Polk-Bradley Vocational Training Center was included on the FRS database. This facility is likely listed on the FRS database due to federal funding and not for releases to the environment. The Subject was not identified on any other state or federal databases indicative of contamination conditions, such as SEMS, LUST, or SHWS databases. Absent information to the contrary, the Subject's listing on the FRS database is not considered a REC and no further investigation is recommended.

7.0 SITE RECONNAISSANCE

7.1 Chemical Storage and Usage

With the exception of chemicals customarily used for routine building and pool maintenance, as well as house laundry services, DPS did not observe any hazardous chemicals stored on-site. For the most part, the chemicals are stored in the maintenance room, pool filtration shed, or house laundry room. Of note, floor drains were not observed in the vicinity of the chemical storage areas. In addition, housekeeping was generally considered satisfactory. The chemicals, which are stored in their original containers, do not appear to represent an impact to the environmental quality of the site provided that they are used as intended, properly handled, and the regulations pertaining to their usage are followed.

7.2 Bulk Storage Tanks

Underground Storage Tanks (USTs)

No active USTs were identified on the subject property and no common indicators of USTs such as vent pipes, fill ports, manways, pavement cuts, fuel gauges or dispensers were observed. In addition, according to the site contact, there are no USTs on-site. Furthermore, the Subject was not identified on the Tennessee list of registered UST facilities.

No underground storage tanks were reportedly removed, closed-in-place or abandoned at the site and no common indicators of closed tanks were observed.

Of note, an underground petroleum pipeline, owned by Colonial Pipeline Company, intersects the Subject along its western boundary. DPS contacted Colonial Pipeline Company and submitted a "Phase I Request" to determine if petroleum releases had occurred in the vicinity of the Subject. According to the response, Colonial Pipeline Company has not reported any releases on or adjacent to the Subject. As such, no further investigation is currently recommended. A copy of the Phase I Request and associated correspondence is included in Appendix E.

Aboveground Storage Tanks (ASTs)

No ASTs were observed and DPS did not identify any equipment, which should require such tanks. Moreover, visual indicators of former site ASTs, such as tank cradles, secondary containment structures, tank pedestals, etc., were not observed. In addition, according to the site contact, there are no ASTs on-site.

7.3 Site Waste and Wastewater

Solid Waste

Non-hazardous solid waste is disposed of in a dumpster and is removed from the Subject on a regular basis by Universal Waste. Potential sources of contamination, such as waste oil or auto batteries, were not observed in the vicinity of the dumpster.

Sanitary Sewage

Sanitary sewage disposal is provided by the municipality. DPS did not observe any sources of wastewater or liquid discharge into the sewer other than sanitary sewage.

The Subject maintains a grease trap, which collects fats, oils and grease from sinks and wash water associated with the kitchen prior to discharge to the municipal sanitary sewer. According to the maintenance supervisor, the grease trap is currently under repair, along with the plumbing in the kitchen. The presence of this equipment is not expected to be of a significant environmental concern to the Site

Hazardous Wastes

No hazardous waste was observed or reported to be generated at the Subject. Furthermore, our review of the USEPA's database of sites regulated under RCRA did not identify the Subject as a generator of hazardous waste.

7.4 Stained Soil, Stained Pavement, or Stressed Vegetation

There was no evidence of soil staining, stained pavement, or stressed vegetation observed on-site.

7.5 Liquid Discharges

No visible evidence of liquid discharges, suspected to represent an environmental concern were observed during our site visit.

7.6 Pools of Liquid

DPS did not observe standing surface water or pools containing liquids likely to be hazardous substances or petroleum products.

7.7 Pits, Ponds, or Lagoons

No pits, ponds or lagoons suspected of containing hazardous substances or petroleum products

were identified on-site.

7.8 Wells

DPS did not identify on-site dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, recovery wells or abandoned wells.

7.9 On-Site Fill

Based on our observations, other than typical engineered fill used in foundation construction, it does not appear that a significant amount of fill has been imported onto the Subject.

7.10 Drums and Containers for Storing Waste

With the exception of a non-hazardous solid waste container, DPS did not identify containers suspected of storing waste. With respect to the non-hazardous solid waste container, no significant environmental concerns were noted.

7.11 Floor Drains and Sumps

DPS did not identify any floor drains or sumps that were stained, emitting foul odors, or connected to an on-site sewage disposal system, or located adjacent to chemical storage areas.

7.12 Odors

DPS did not identify strong, pungent, or noxious odors suspected to represent an environmental concern.

7.13 Air Emissions

DPS did not identify processes or equipment that emit noticeable vapors or fumes.

7.14 Polychlorinated Biphenyls (PCBs)

Transformers

DPS observed one utility-owned, pad-mounted electrical transformer at the Subject. Based on the age of improvements, the transformer may contain between 50 and 500 ppm which would be considered a PCB-contaminated transformer. Of importance, the electrical transformer was observed to be in good condition, free of leakage.

Notwithstanding, in accordance with *Title 40—Protection of Environment, Chapter 1—Environmental Protection Agency, Subchapter R—Toxic Substance Control Act (TSCA)*,

Part 761—Polychlorinated Biphenyls (PCBs), Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions, the owner of the transformer, North Georgia EMC, is responsible for the transformers' maintenance and remediation in the event of a leak.

Other Hydraulic Equipment

DPS did not observe other hydraulic equipment, such as elevators, trash compactors, automotive lifts, or cardboard balers at the Subject.

7.15 Asbestos-Containing Material (ACM)

Based on the age of the site improvements, the potential for on-site use of asbestos containing materials (ACMs) exists. No significantly damaged suspect ACMs were identified in readily accessible areas. However, friable ceiling tiles and spray-on ceiling texture, as well as non-friable resilient floor tiles, mastics, wallboard assemblies, caulking and roofing system materials may contain asbestos. Overall, these materials were observed in fair to good condition at the time of this assessment with some isolated damage on walls and ceilings. No further action is recommended at this time other than maintaining the materials in good condition under an Asbestos Operations and Maintenance (O&M) Program. In the event that building maintenance renovation, or demolition require the removal or disturbance of the suspect ACM, the materials should be characterized for asbestos by a reliable method. All activities involving ACM should be conducted in accordance with governmental regulations.

7.16 Lead-in-Drinking Water

The Subject was constructed prior to the 1986 ban on lead containing solder used to sweat copper drinking water piping. As a result, the potential exists for the site's plumbing system to leach into the drinking water. Notwithstanding, records obtained from the local water utility indicate that the water supplied to the Subject is within federal, state, and local water quality standards. Only by site specific testing can lead-in-water levels be determined.

7.17 Radon

DPS reviewed statistical information maintained within the U.S. Environmental Protection Agency. Based upon this review, the Subject is located in Radon Zone 1, having a predicted average indoor radon screening level greater than 4 picoCuries per liter (pCi/L). The action level established by the USEPA is 4 pCi/L. Of importance, the buildings are of slab-on-grade construction and there are no normally occupied sub-grade spaces such as a basement or cellar. In addition, the Subject has commercial grade air handling equipment which provides substantial air changes, thus reducing the potential for radon accumulation in the building. Only by site specific testing can actual radon levels be determined on this property.

7.18 Lead-Based Paint (LBP)

Since the Subject was constructed prior to the Consumer Product Safety Commission's 1978 ban on the sale of LBP to consumers and the use of LBP in residences, there is a potential that LBP may have been applied at the Subject. Testing would be required in order to determine whether LBP exists. Overall, the condition of the paint ranged from damage to good with some isolated areas of pervasive peeling or flaking observed. DPS recommends that all painted surfaces be maintained in good condition under a lead-based paint O&M Program.

8.0 INTERVIEWS

8.1 Questionnaires

DPS sent an Owner Interview Questionnaire and an AAI User Questionnaire to the site contact/owner and the User, respectively. The purpose of these questionnaires was to disclose any previous or existing hazardous waste or toxic material conditions, which may not have been apparent at the time of our site reconnaissance and to satisfy the User interview all appropriate inquiry requirements.

The completed Owner Interview Questionnaire and AAI User Questionnaire are attached hereto as Appendix B. The completed questionnaires did not identify environmental concerns in connection with the Subject.

8.2 User

8.2.1 Title Records

A copy of the Subject's Chain-of-Title has not been provided to DPS for review. Therefore, this report has been prepared without the use of this information.

8.2.2 Environmental Clean Up Liens and Activity and Use Limitations (AULs)

The User was not aware of any environmental cleanup liens or AULs associated with the property.

8.2.3 Specialized Knowledge

The User did not have special knowledge or experience related to the property or nearby properties.

8.2.4 Relationship of Purchase Price to Fair Market Value Due to Contamination in Connection with the Subject

The User must report a significantly lower purchase price that does not reasonably reflect fair market value of an uncontaminated property. The User did not report a lower purchase price due to suspected contamination.

8.2.5 Common Knowledge or Reasonably Ascertainable Information

The User did not report any commonly known or reasonable ascertainable information within the local community about the subject property that is material to recognized environmental conditions in connection with the property.

8.2.6 Obvious Indicators Pointing to the Presence of Contamination

The User was not aware of any obvious indicators that point to the presence or likely presence of contamination at the property.

8.2.7 Purpose for Conducting the Phase I Environmental Site Assessment

It is our understanding the User plans to use the report as part of its due diligence for the possible purchase of the property and to qualify for the innocent landowner reference and Landowner Liability Protections.

8.3 Key Site Manager

8.3.1 Historic Site Use

Mr. Jeff McFarlane, the property owner, completed the Owner Interview Questionnaire, included in Appendix B. According to information provided in the questionnaire, Mr. McFarlane is not aware of any current or historical USTs or ASTs, or environmental concerns associated with the Subject.

DPS also interviewed Mr. Dea Junior Sharp, the maintenance supervisor for Mountain View Inn. Mr. Sharp stated that the hotel was originally built as a Ramada Inn and was remodeled for Holiday Inn in the 1980s. The building has operated as a hotel from 1974 to present according to Mr. Sharp. Mr. Sharp further stated that he is not aware of any current or historical USTs or ASTs, or environmental concerns associated with the Subject.

8.3.2 Proceedings Involving the Property

Mr. McFarlane had no knowledge of pending, threatened, or past litigation, administrative proceedings, or notices from governmental agencies regarding violations of environmental laws regarding hazardous substances or petroleum products.

8.4 Occupants

Out of respect for privacy and at the request of management, occupants were not interviewed.

8.5 Past Owners

DPS was unable to locate the site's former owner.

8.6 Local Regulatory Agency Interviews and/or File Reviews

Fire Department

DPS sent a request to the local Fire Department for environmental information such as underground storage tank registration or hazardous materials spills associated with the Subject. As of this writing, the Fire Department has not responded to our request. Should receipt of a response from the Fire Department change the conclusions of this report, the Client will be notified in writing by DPS.

Health Department

DPS has sent a request to the local Health Department for environmental information pertaining to the subject property. As of this writing, the Health Department has not responded to our request. Should receipt of a response from the Health Department change the conclusions of this report, the Client will be notified in writing by DPS.

Tax Assessor

According to the tax assessor records reviewed, the Subject building was constructed in 1974 on 12.1-acres of land. The two-story hotel encompasses a total of approximately 38,541 SF, according to the records. The current owner is listed as McCleve, LLC.

Petroleum Pipeline Company

An underground petroleum pipeline, owned by Colonial Pipeline Company, intersects the Subject along its western boundary. DPS contacted Colonial Pipeline Company and submitted a “Phase I Request” to determine if petroleum releases had occurred in the vicinity of the Subject. According to the response, Colonial Pipeline Company has not reported any releases on or adjacent to the Subject. As such, no further investigation is currently recommended. A copy of the Phase I Request and associated correspondence is included in Appendix E.

Building Department

DPS reviewed building records for the Subject at the Bradley County website. According to these records the subject property was developed with the existing structure, asphalt paving, and associated improvements in 1974. The property use is listed as “Motel” encompassing a total of 38,541 SF. No description of prior improvements was listed for the Subject. DPS sent a request to the Cleveland Building Department for environmental information pertaining to the subject property. As of this writing, the Building Department has not responded to our request. Should receipt of a response from the Building Department change the conclusions of this report, the Client will be notified in

writing by DPS.

Department of Planning and Zoning

Review of available zoning records maintained by the Bradley County Planning and Zoning Department indicates that the Subject is zoned *CG- Commercial General*. No zoning changes were listed for the Subject. According to the records, the Subject is currently owned by McCleve, LLC.

9.0 VAPOR ENCROACHMENT SCREENING

An assessment of vapor intrusion into structures on the Subject was conducted in general conformance with the *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (ASTM International 2600-10). During the VES, the Area of Concern (AOC) was minimized using the methodology taught in the ASTM Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions Training Course. The purpose of the Tier I VES is to conduct an initial screen to identify, to the extent feasible, the potential for a vapor encroachment condition (VEC) in connection with the Subject with respect to chemicals of concern that may migrate as vapors into the subsurface of the Subject as a result of contaminated soil and groundwater on or near the property.

This VES utilized readily available data sources previously discussed in this Phase I ESA to include the type of soils, geology and groundwater characteristics of the Subject area as well as known or potentially contaminated sites as identified on Federal, State, tribal and local databases. DPS also utilized previously discussed standard historical sources of information to identify potential historical sources of contamination on the Subject and surrounding properties which may be indicative of a VEC. This data collection and analysis was coupled with our site reconnaissance of the Subject and surrounding properties. Based upon the results of our data collection, reconnaissance and analysis, a summary of our Tier I VES findings is presented in the table below:

Potential for Vapor Encroachment to Impact the Subject	
Area of Concern	Conclusion
Subject Property Existing Conditions	None Identified (Refer to Sections 4.0 Site Description and 7.0 Site Reconnaissance)
Subject Property Historical Uses	None Identified (Refer to Section 5.0 Historical Use)
Adjoining Property Operations or Existing Conditions	None Identified (Refer to Section 4.2 Surrounding Land Use)
Historical Uses of Adjoining Properties or Nearby Properties	None Identified (Refer to Section 5.0 Historical Use)
Petroleum and Non-Petroleum release sites identified on Federal, State, tribal and local environmental databases, located within the Approximate Minimum Search Distance (AMSD)	Several Identified (Detailed within Section 6.0 Regulatory Review), but none of concern.

Several release sites were identified on surrounding properties during our regulatory database review (discussed in Section 6.0 – Regulatory Review). However, based upon information obtained during our regulatory records review, distance, determined and inferred groundwater flow directions, and the furthest documented extents of the contamination, none of these properties are suspected of having petroleum or chemical contaminant plumes that would be identified as a VEC.

10.0 FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

DPS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-13 of the Mountain View Inn, located at 2400 Executive Park Drive in Cleveland, Bradley County, Tennessee. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical RECs (HRECs), or controlled RECs (CRECs) in connection with the Subject, and no further investigation is recommended. However, the following business environmental risk (BER) was identified and warrants mention:

Asbestos-Containing Materials

Based on the age of the site improvements, the potential for on-site use of asbestos containing materials (ACMs) exists. No significantly damaged suspect ACMs were identified in readily accessible areas. However, friable ceiling tiles and spray-on ceiling texture, as well as non-friable resilient floor tiles, mastics, wallboard assemblies, caulking and roofing system materials may contain asbestos. Overall, these materials were observed in fair to good condition at the time of this assessment with some isolated damage on walls and ceilings. No further action is recommended at this time other than maintaining the materials in good condition under an Asbestos Operations and Maintenance (O&M) Program. In the event that building maintenance renovation, or demolition require the removal or disturbance of the suspect ACM, the materials should be characterized for asbestos by a reliable method. All activities involving ACM should be conducted in accordance with governmental regulations.

11.0 SPECIAL TERMS AND LIMITING CONDITIONS

This report has been prepared in compliance with the ASTM standard entitled “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” E1527-13.

The observations described in this report were made under the conditions stated herein. The conclusions presented in the report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services within the constraints imposed by the client. The work described in this report was carried out in accordance with the Terms and Conditions of the contract.

In preparing this report, DPS has relied on certain information provided by federal, state, and local officials and other parties referenced therein, and on information contained in the files of governmental agencies, that were readily available at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, DPS did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment. Observations were made of the site and of the structures on the site as indicated in this report.

Where access to portions of the site or to structures on the site was unavailable or limited, DPS renders no opinion as to the presence of direct or indirect evidence relating to petroleum substances, hazardous substances, or both, in that portion of the site and structure. In addition, DPS renders no opinion as to the presence of indirect evidence relating to hazardous material or oil, where direct observation of the ground surface, interior walls, floors, ceiling or a structure is obstructed by objects or materials, including snow, covering on or over these surfaces.

As part of this assessment, DPS submitted requests for information via the Freedom of Information Act to various governmental agencies. As of the preparation of this report these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.

DPS does not represent that the site referred to herein contains no petroleum or hazardous or toxic substances or other conditions beyond those observed by DPS during the site walkthrough and research conducted.

DPS has produced this document under an agreement between DPS and JDH Developers. All terms and conditions of that agreement are included within this document by reference. Reliance by a third party would be subject to the reliance provision within the agreement between DPS and JDH Developers. The Phase I report is only valid if completed within 180 days of an acquisition or the transaction necessitating the report.

This Phase I did not include an evaluation of the site for suitability; structural, mechanical, building or site safety; financial; or any other aspects of the site other than the specific items noted herein. The findings are relevant to the date of our assessment and should not be relied upon to present conditions at a later date.

If in the opinion of the client, or any third party claiming reliance on DPS’s report or services, that DPS was negligent or in breach of contract, such aforementioned parties shall have one year from the date of DPS’s site visit to make a claim.

Unless specifically identified within Section 2, Chinese drywall, indoor air quality and any other non-ASTM scope issues as identified in ASTM E1527-13, Section 13.1.5, are excluded from the scope of this assessment.

APPENDIX A

SITE PHOTOGRAPHS



Signage at entrance to the Subject



Front elevation of hotel at the Subject

**Mountain View Inn
Cleveland, Tennessee**



Rear elevation of hotel



View of pool at the Subject



Maintenance workshop and non-hazardous solid waste container



Utility-owned, pad-mounted transformer



Grease trap adjacent to kitchen



View of lobby and guest check-in



9

Typical hallway



10

Typical guestroom



Typical bathroom



Typical PTAC unit in guestrooms



Conference center



View of kitchen currently under renovation



Plumbing replacement project in kitchen



Pool filtration equipment



House laundry



Maintenance workshop



Adjacent northern properties



Adjacent southern properties



Adjacent eastern properties



Adjacent east-northeastern properties



Adjacent western properties

APPENDIX B

INTERVIEW QUESTIONNAIRE(S)

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel)
770.867.7815 (fax)
envguy@comcast.net (email)

OWNER INTERVIEW QUESTIONNAIRE

Name of Property: Mountain View Farm

Address: 2400 Executive Park Dr. Cleveland TN 37312

A. GENERAL

1. Property Owner/Occupant Information

Jeff McFarlane
Owner's Name

Owner's Address
McClure LLC
Occupant's Name

Occupant's Address

2. Valuation Reduction

Was/is the purchase price of the Subject property significantly less than the purchase price of comparable properties due to environmental conditions?

Yes ☐ No ☒ U/K ☐

If yes, please explain below.

B. PROPERTY DESCRIPTION

1. Land

a. Size of Parcel?

Approx. 12 Acres

b. Shape of Parcel?

☐ Rectangular ☒ Irregular ☐ Other

Please provide a copy of site survey or site plans, if available.

c. Are there any surface waters or wetlands on the site?

Yes ☐ No ☐ U/K ☒

If "Yes," please provide any information as to the size and location of these areas.

d. Has fill been imported onto the Subject?

Yes ☐ No ☐ U/K ☒

e. Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons on the site?

Yes ☐ No ☐ U/K ☒

2. Utilities

a. Providers

Who provides the following utilities to the Subject?

Utility	Provider
Water:	Cleveland Utilities
Sanitary Sewer:	CC
Storm Drainage:	CC
Electric:	CC
Gas/Oil:	Chattanooga Gas
Steam:	N/A
Chilled Water:	N/A

b. Septic Systems

Was or is there a septic system on the property?

Yes ☐ No ☐ U/K ☒

If so, is the septic system currently in use?

Yes ☐ No ☐

If "Yes", any problems (explain below)?

Yes ☐ No ☐

What is the date of the last septic tank pumping/cleaning?

c. Stormwater Management and Floor Drains

Is there an underground stormwater retention or detention system?

Yes ☐ No ☒

If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.

Where is the site's stormwater discharged to? _____

Are there any floor drains on the site?

Yes ☐ No ☐ U/K ☐

If so, where do they discharge to?

d. Wells

Is there a well on the site?

Yes ☐ No ☒ U/K ☒

If so, what type of well is it?:

Drinking Water ☐
Monitoring ☐

Irrigation ☐
Dry Well ☐

Have contaminants in excess of governmental guidelines been identified in the water?

Yes ☐ No ☒

C. REGULATORY

1. Has the property ever been subject to any environmental enforcement action by the federal, state or local government?
If so, please explain. Yes ☐ No ☐ U/K ☒
2. Do you have any knowledge of pending or contemplated environmental actions against the Subject or neighborhood properties?
If so, please state the circumstances. Yes ☐ No ☒ U/K ☐
3. Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject?
If so, please explain. Yes ☐ No ☐ U/K ☒
4. Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department?
If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply. Yes ☐ No ☒
5. Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening?
If "Yes," please explain: Yes ☐ No ☒

D. SITE HISTORY and PREVIOUS REPORTS

1. Were there any buildings or other improvements on the property prior to the existing improvements?
If so, what were they? Yes ☐ No ☐ U/K ☒
2. Is or has the property been used for industrial or agricultural purposes, or as a gasoline station, auto repair, dry cleaner, junkyard, or landfill? Yes ☐ No ☒ U/K ☐
3. **Site Operations**

To the best of your knowledge, do any of the following operations take place on the Subject or have ever taken place on the Subject:

- | | | |
|--|---|--|
| • Dry Cleaning: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Petroleum Storage/Sales: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Photo or X-Ray Finishing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Electronic Equipment | | |
| • Assembly or Manufacturing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Paint or Solvent Storage: | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| • Chemical Manufacturing: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Automobile Storage, Repair, or Disposal: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| • Agriculture: | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

4. Previous Studies/Documentation

a. Environmental Reports

Do you have any knowledge of previously prepared Environmental Site Assessment Reports, asbestos surveys, lead-based paint studies or testing (soil, groundwater, tank tightness testing, lead-based paint testing, asbestos testing, indoor air quality, mold (bacteria and fungi testing), etc.) conducted on the site? If so, please either provide copies of the reports or list the title, date, preparer and recipient of such report(s) below:

☒ I have no knowledge of any environmental related studies or reports prepared on the Subject.

E. ASBESTOS

1. Do you have knowledge of any materials or substances on the site that are known or suspected to contain asbestos?

Yes ☐ No ☐ U/K ☒

If so, what materials and where are they located?

2. Has an inspection for asbestos ever been performed on the Subject?

Yes ☐ No ☐ U/K ☒

3. Has asbestos been removed from the Subject?

Yes ☐ No ☐ U/K ☒

4. Does the building have:

- Spray-on or troweled-on fireproofing, insulation or finishes?
- Insulation on piping, boilers, tanks, chillers, or other mechanical equipment?
- Transite used in cooling towers, exterior walls, ceilings fascia panels, etc.?
- Resilient floor tile?
- Suspended acoustical ceiling tiles?
- A built-up or rolled roofing system?

Yes ☐ No ☐ U/K ☒

Yes ☐ No ☐ U/K ☒

Yes ☐ No ☒ U/K ☐

Yes ☐ No ☐ U/K ☒

Yes ☒ No ☐ U/K ☐

Yes ☐ No ☐ U/K ☒

F. STORAGE TANKS

1. Are there any (active or inactive) Underground Storage Tanks ("UST") or Aboveground Storage Tanks ("AST") on the site?

Yes ☐ No ☒ U/K ☒

If so, please fill out the following schedule on the next page:

Active or Inactive Tanks

Location of Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Age of Tank (Years)	Does the Tank Have Corrosion Protection? (Yes/No)	Does the Tank Have Leak Detection? (Yes/No)	Is the Tank In-Use? (Yes/No)

Have any of the tanks been tightness tested?

Yes ☐ No ☐ U/K ☐

2. Do you have any knowledge of tanks that were either removed or closed in-place at the site?

Yes ☐ No ☒ U/K ☐

If so, please fill out the following schedule:

Tanks Removed or Closed In-Place

Location of Former Tank	Size of Tank (Gallons)	AST or UST	Tank Contents	Tank Removal Company	Year Tank Was Removed

G. LEAD

1. Are you aware of any lead-based paint ("LBP") applications on the site? Yes ☐ No ☐ U/K ☒
2. Has LBP testing been conducted? Yes ☐ No ☐ U/K ☒
3. Have there been any reported incidences of children with elevated blood lead levels residing at the site? Yes ☐ No ☐ U/K ☒
4. Are there any children younger than 7 years old residing at the site or frequenting the site on a daily basis? Yes ☒ No ☐ U/K ☒
5. Have any LBP abatements been conducted? Yes ☐ No ☐ U/K ☒
6. Has the water been tested for lead?
If so, please provide a copy of the results Yes ☐ No ☐ U/K ☒

H. HAZARDOUS MATERIALS

1. Are hazardous materials or chemicals stored or used on-site? Yes ☒ No ☒ U/K ☒
 2. Are there any hazardous or medical waste or fluids generated or used that employ an outside service for their periodic supply and removal? Yes ☐ No ☒ U/K ☐
- If so, please provide the name, address, & telephone number of the disposal company and the facility generating the waste.

I. INDOOR AIR QUALITY

1. Have strong mold odors and/or mold staining been observed on-site? Yes ☒ No ☐ U/K ☐
2. Have there been any employee or tenant reports of symptoms consistent with mold contamination or other indoor air quality concerns? Yes ☐ No ☒ U/K ☐
3. Are you aware of elevated radon gas concentrations on-site? Yes ☐ No ☐ U/K ☒

AAI USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Site Name: MVI Cleveland, TN

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Yes ☐ No ☒ U/K ☐
2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? Yes ☐ No ☒ U/K ☐
3. 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? Yes ☐ No ☒ U/K ☐
4. Does/Did the purchase price paid for this property reasonably reflect the fair market value of the property? Yes ☐ No ☒ U/K ☐
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? Yes ☐ No ☒ U/K ☐
5. 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? Yes ☐ No ☒ U/K ☐
 - (b.) Do you know of specific chemicals that are present or once were present at the property? Yes ☐ No ☒ U/K ☐
 - (c.) Do you know of spills or other chemical releases that have taken place at the property? Yes ☐ No ☒ U/K ☐
 - (d.) Do you know of any environmental cleanups that have taken place at the property? Yes ☐ No ☒ U/K ☐
6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? Yes ☐ No ☒ U/K ☐

Signature

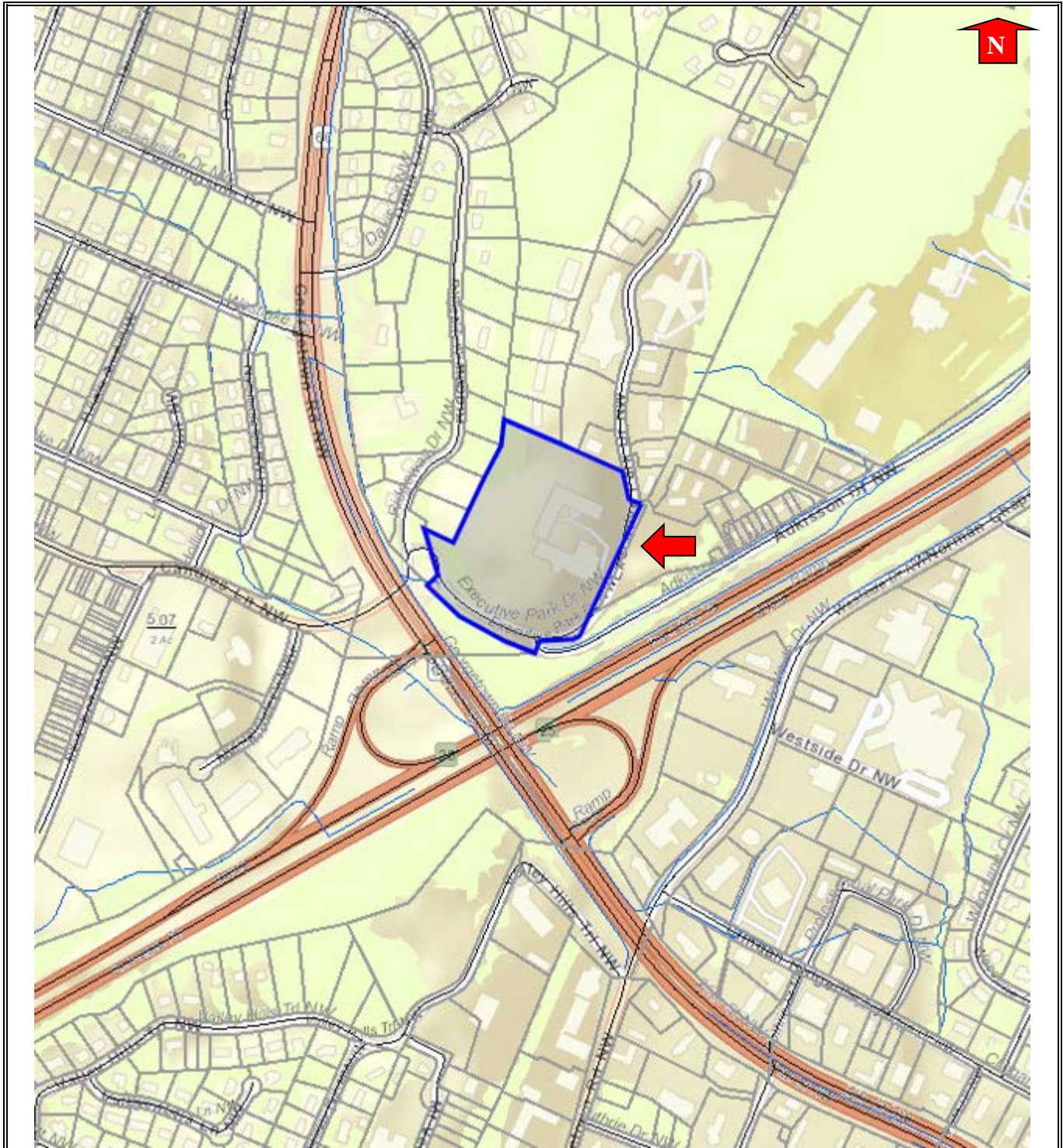


Date

11/19/18

APPENDIX C

MAPS AND/OR HISTORICAL AERIAL PHOTOGRAPHS



Tax Map

Source: Tax Assessor

Project Name: Mountain View Inn
Cleveland, Tennessee

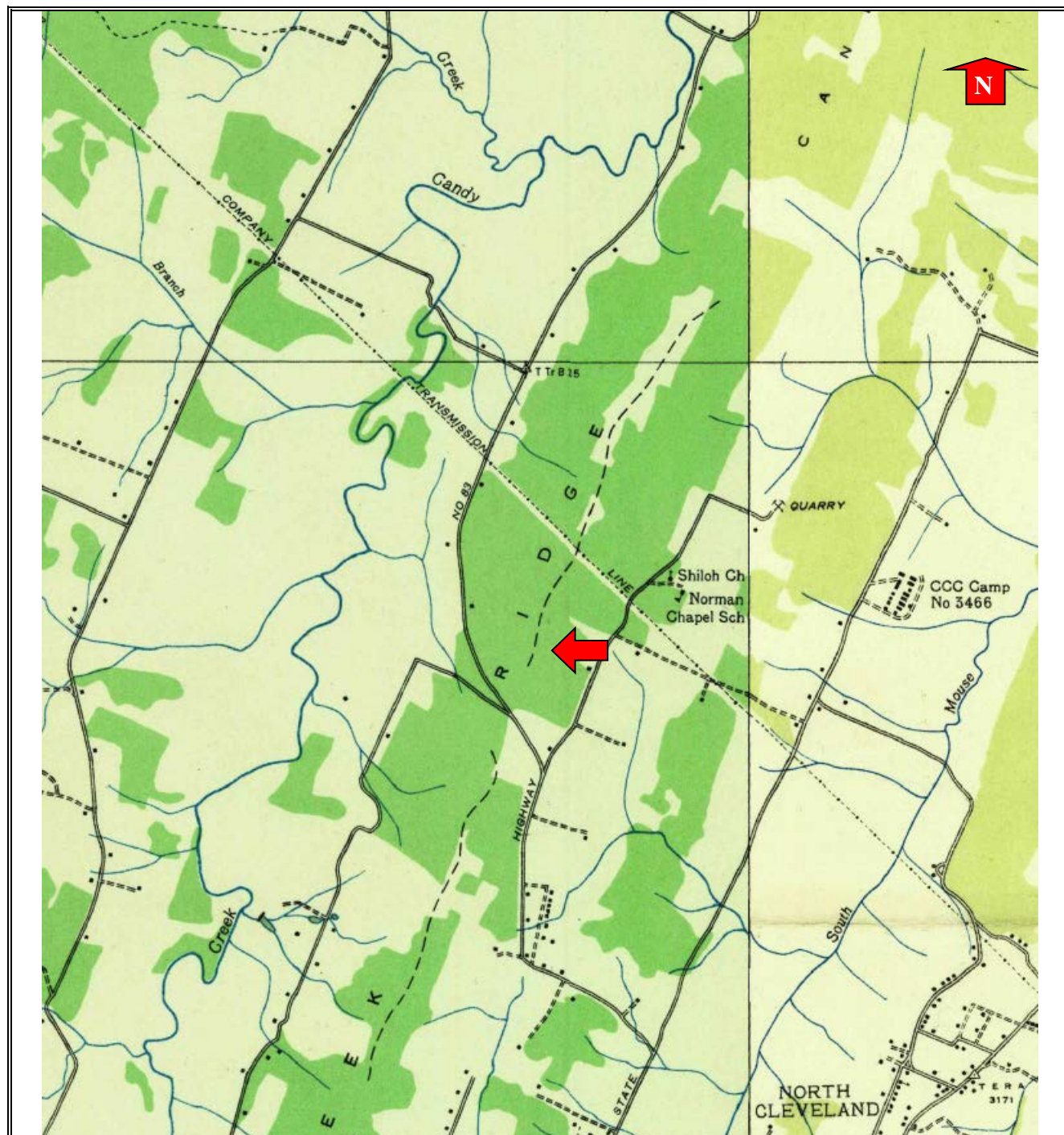
Project No. 18-137-103

DPS



SITE PLAN

<p>Mountain View Inn 2400 Executive Park Drive Cleveland, Tennessee</p>	<p>DICKINSON PROPERTY SCIENCES, INC. 639 HUNTINGTON TRACE WINDER, GEORGIA 30680 (404) 840-2046 (TEL) (770) 867-7815 (FAX)</p>	<p>Project No: 18-137-103</p>
		<p>Boundaries are approximate. Not to scale.</p>

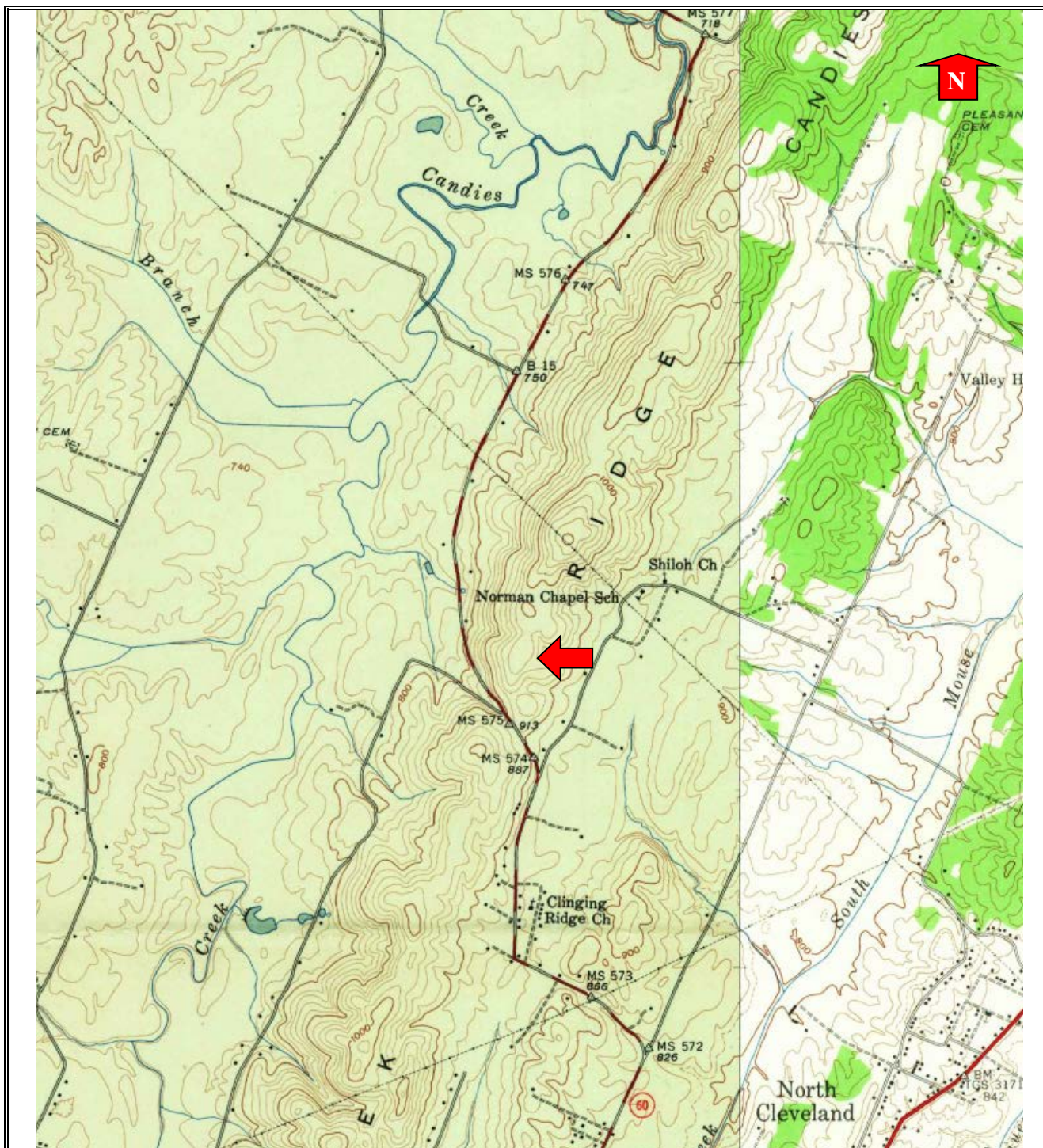


Historic USGS Topographic Map 1935

Source: USGS
South Cleveland, TN 7.5' USGS Quadrangle

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

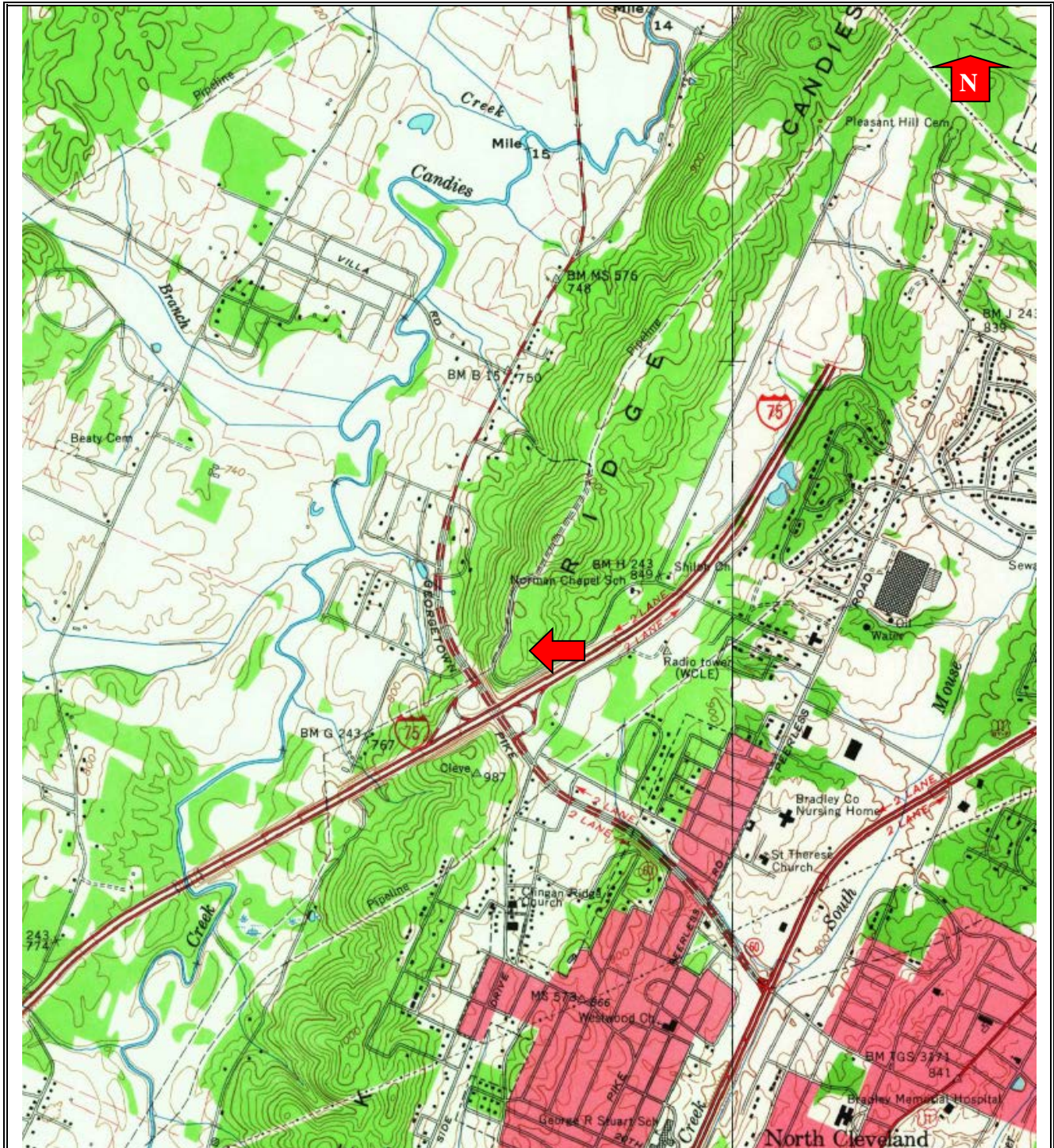


Historic USGS Topographic Map 1943

Source: USGS
South Cleveland, TN 7.5' USGS Quadrangle

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

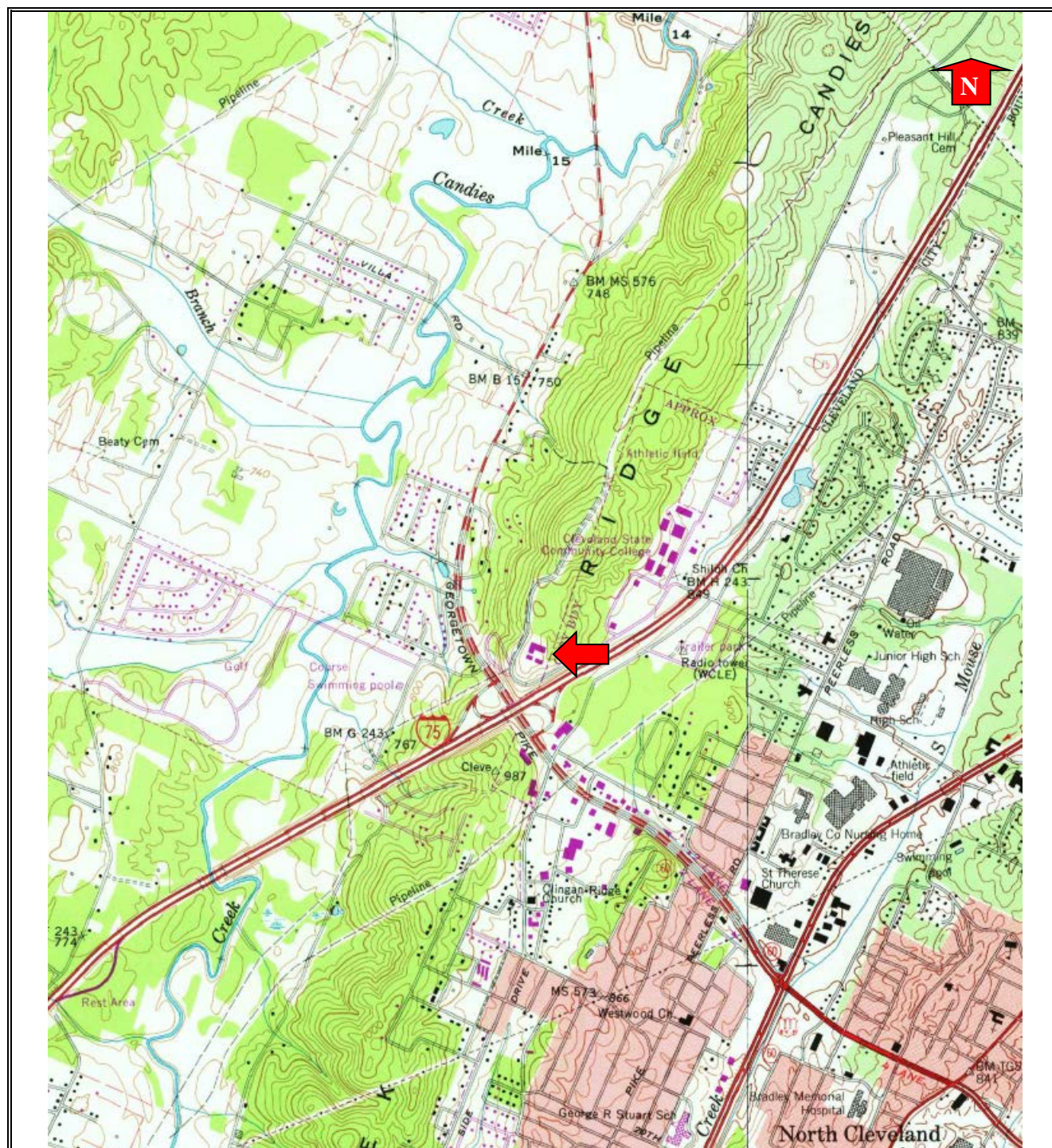


Historic USGS Topographic Map 1965

Source: USGS
South Cleveland, TN 7.5' USGS Quadrangle

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103



Historic USGS Topographic Map 1974

Source: USGS
South Cleveland, TN 7.5' USGS Quadrangle

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103



Historic USGS Topographic Map 2013

Source: USGS
South Cleveland, TN 7.5' USGS Quadrangle

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph
1938

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph 1942

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph 1950

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph 1974

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph
1976

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



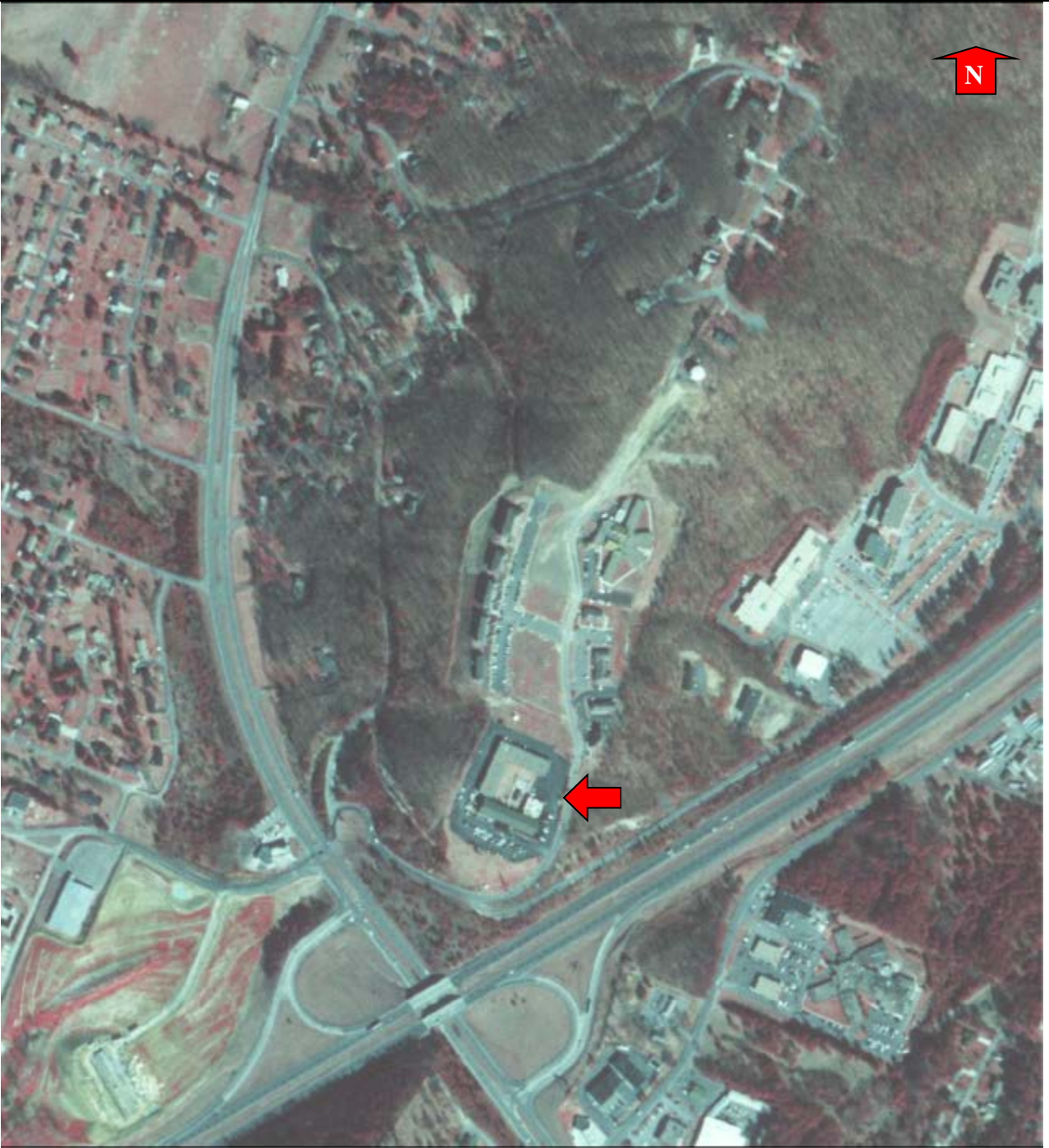
Historical Aerial Photograph
1982

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



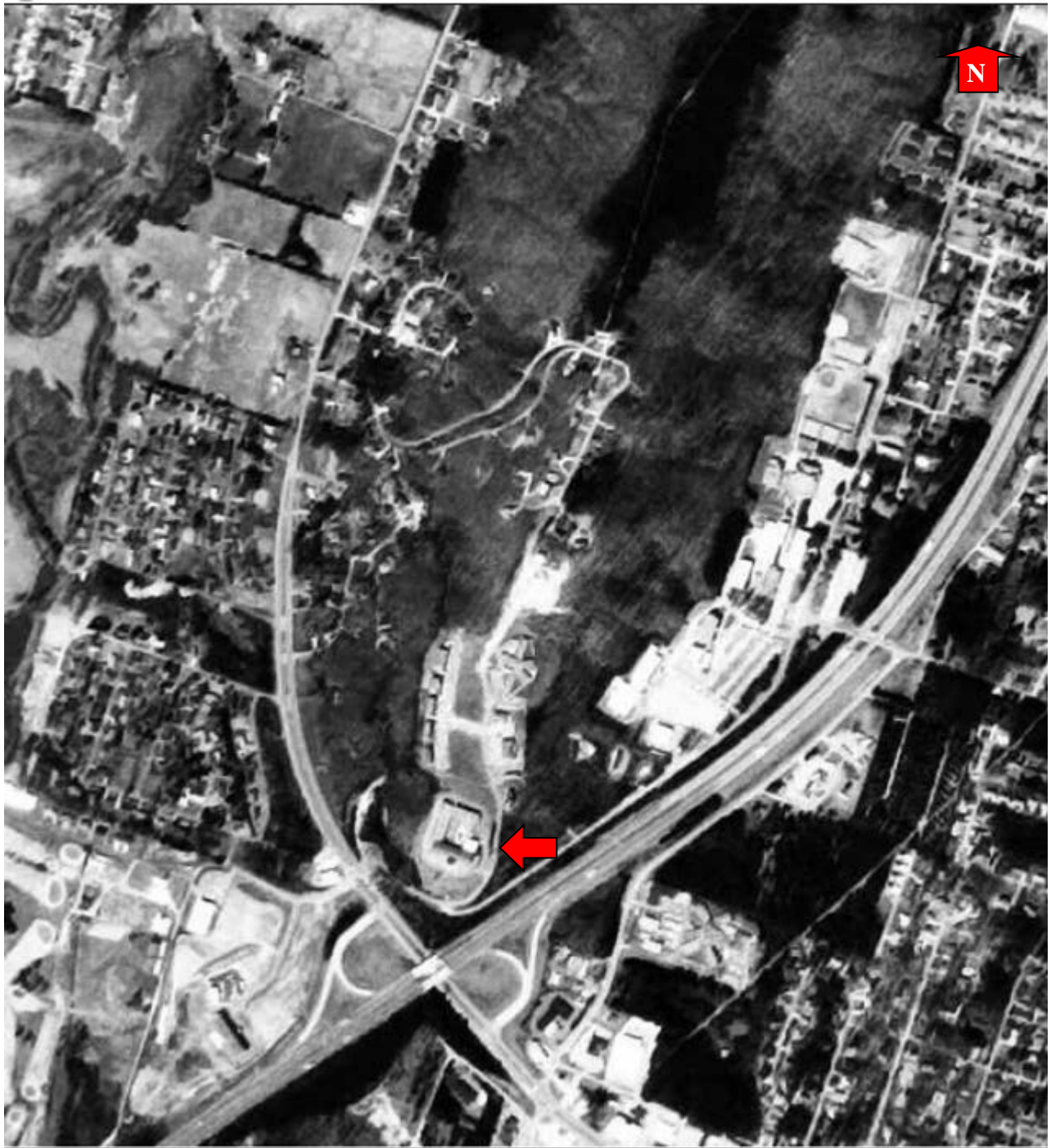
Historical Aerial Photograph 1989

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph 1992

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



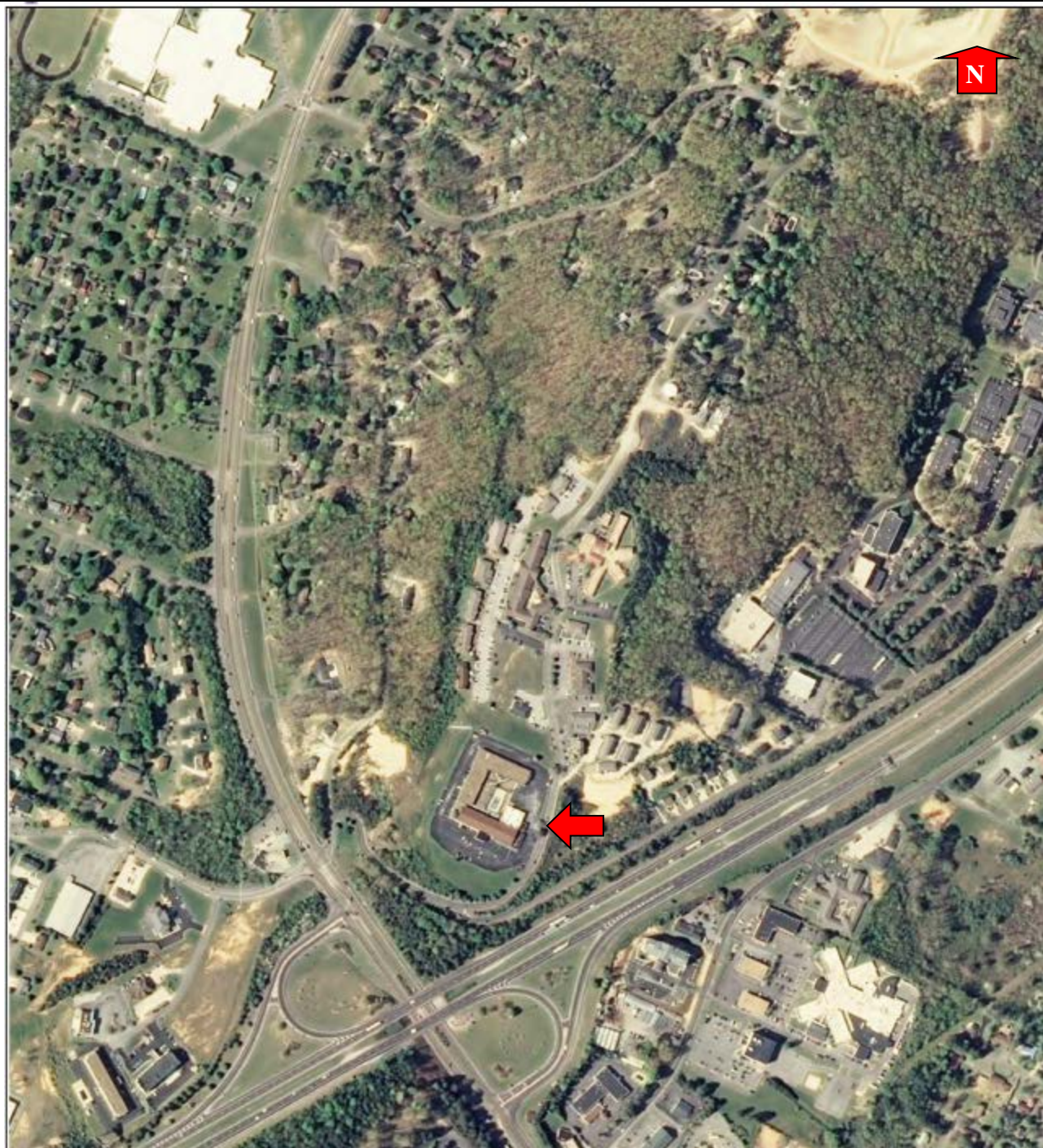
Historical Aerial Photograph 1997

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



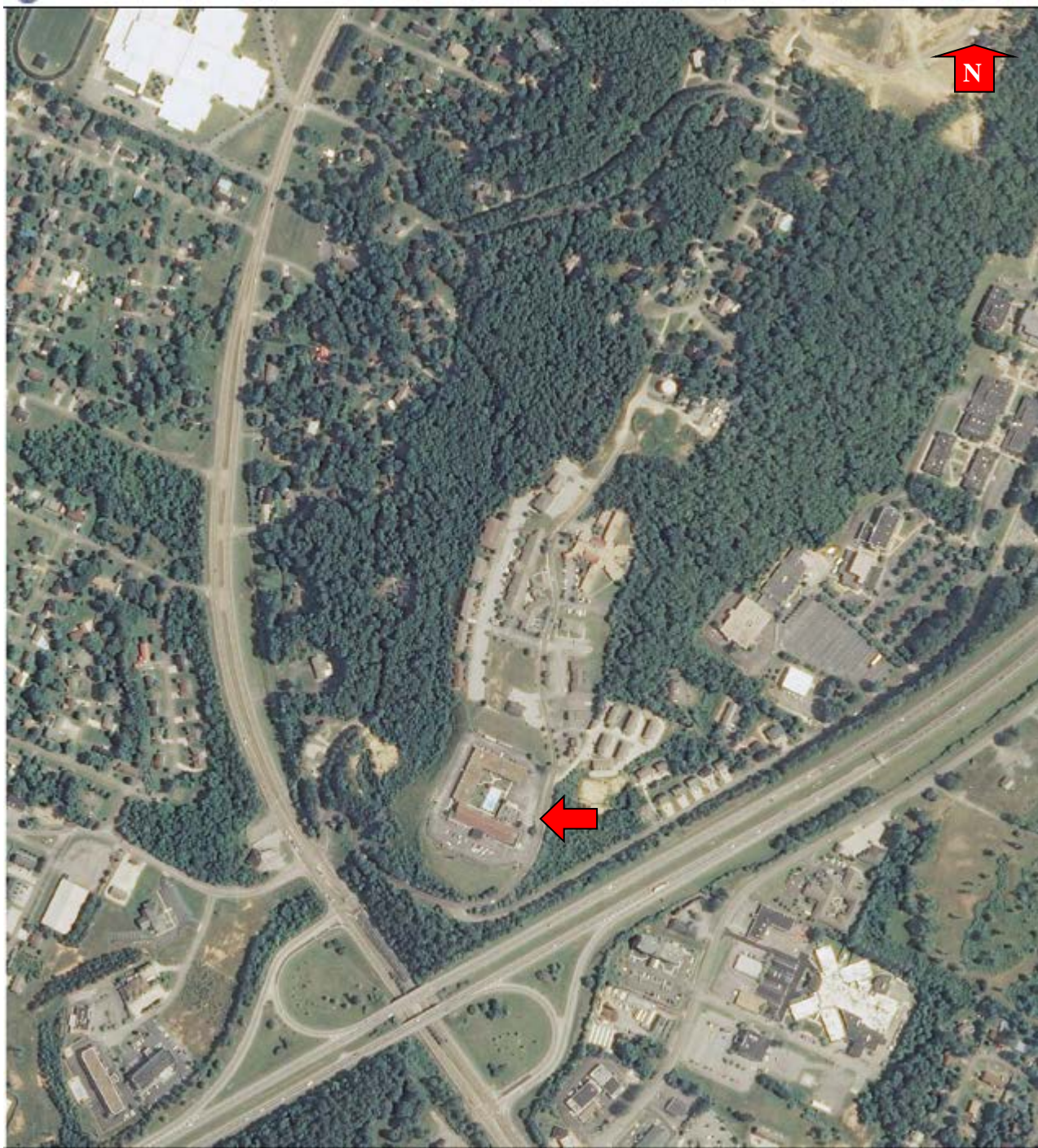
Historical Aerial Photograph 2008

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



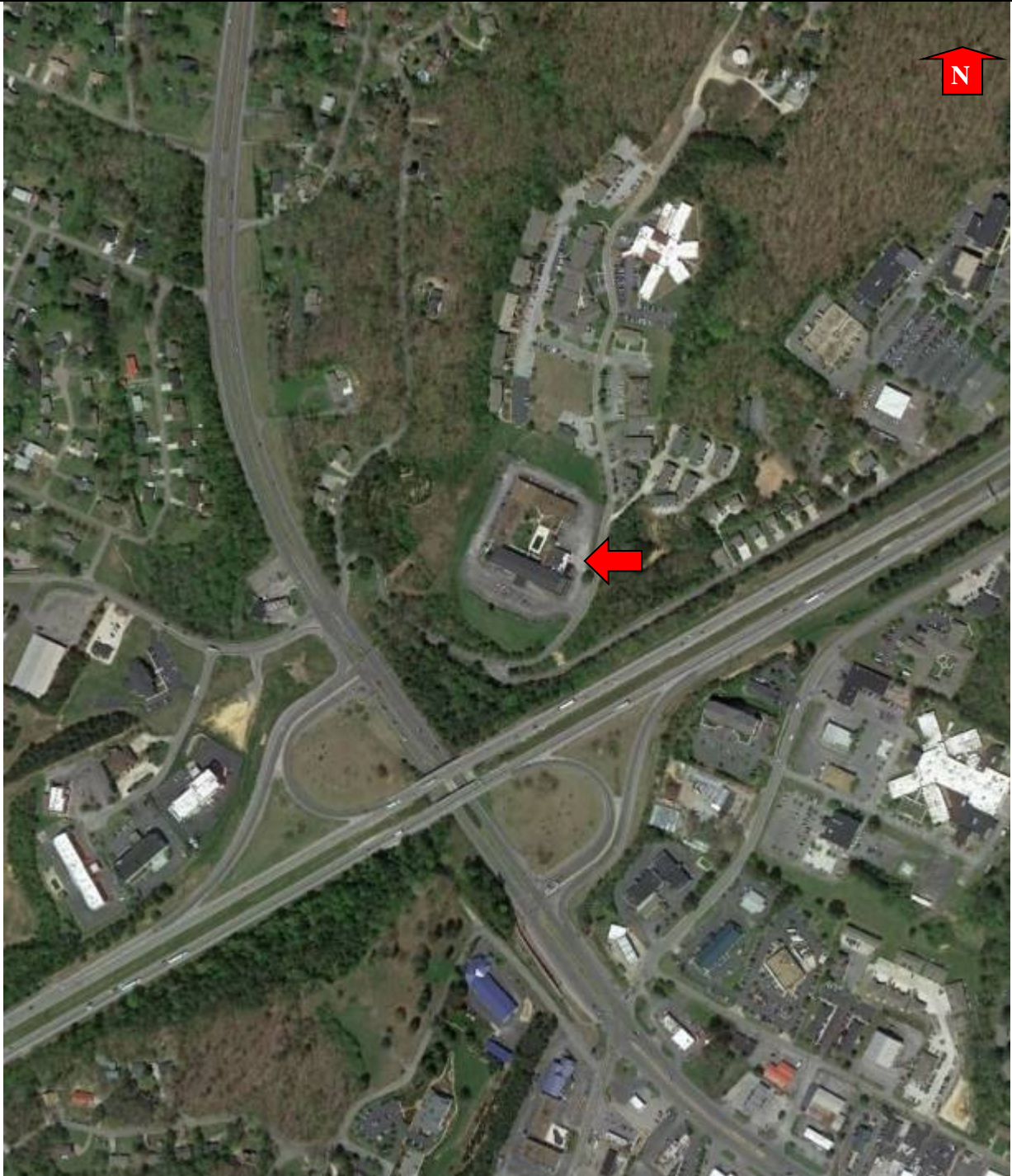
Historical Aerial Photograph 2012

Source: EDR

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS



Historical Aerial Photograph 2018

Source: Google Earth™

Project Name: Mountain View Inn
Cleveland, Tennessee

Project No. 18-137-103

DPS

APPENDIX D

REGULATORY DATABASE REPORT



On time. On target. In touch.™

E RecSearch Report

[NEW: GeoLens by Geosearch](#)

Target Property:

Mountain View Inn

2400 Executive Park Dr NW

Cleveland, Bradley County, Tennessee 37312

Prepared For:

Dickinson Property Sciences Inc

Order #: 117564

Job #: 266205

Project #: 18-137

Date: 11/08/2018

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Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR § 312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR § 312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

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Target Property Summary

Target Property Information

*Mountain View Inn
2400 Executive Park Dr NW
Cleveland, Tennessee 37312*

Coordinates

*Area centroid (-84.886255, 35.1963291)
980 feet above sea level*

USGS Quadrangle

South Cleveland, TN

Geographic Coverage Information

County/Parish: Bradley (TN)

ZipCode(s):

Cleveland TN: 37311, 37312

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSTN	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	RCRAGR04	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	RCRANGR04	0	0	0.1250
FEMA OWNED STORAGE TANKS	FEMAUST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRECTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRECTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	ECHOR04	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	FRSTN	1	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR04	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR04	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR04	0	0	TP/AP
SEMS LIEN ON PROPERTY	SEMSLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	ALTFUELS	1	0	0.2500
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	ICISCLEANERS	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	MSHA	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	MRDS	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	SMCRA	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	USUMTRCA	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	NMS	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	FUSRAP	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		2	0	

Database Summary

STATE (TN) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INSTITUTIONAL / ENGINEERING CONTROLS REGISTRY	ICEC	0	0	TP/AP
REGISTERED UNDERGROUND STORAGE TANKS	RST	3	0	0.2500
DELISTED PROMULGATED SITES	DELISTEDPS	0	0	0.5000
LANDFILL AND SOLID WASTE DISPOSAL SITES	LFSWDS	0	0	0.5000
LEAKING UNDERGROUND STORAGE TANKS	LST	8	0	0.5000
STATE REMEDIATION SITES	SRs	1	0	0.5000
VOLUNTARY CLEANUP AND BROWNFIELD SITES	VCPBF	0	0	0.5000
PROMULGATED INACTIVE HAZARDOUS WASTE SITES	PIHWS	0	0	1.0000
SUB-TOTAL		12	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
CLANDESTINE METHAMPHETAMINE LABS	CDL	0	0	TP/AP
REGISTERED DRYCLEANING FACILITIES	CLEANERS	0	0	0.2500
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR04	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR04	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000

SUB-TOTAL		0	0	
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Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000

SUB-TOTAL		0	0	
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TOTAL		14	0	
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Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ECHOR04	0.0200	0	NS	NS	NS	NS	NS	0
ERNSTN	0.0200	0	NS	NS	NS	NS	NS	0
FRSTN	0.0200	1	NS	NS	NS	NS	NS	1
HMIRSR04	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES04	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR04	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
RCRAGR04	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR04	0.1250	0	0	NS	NS	NS	NS	0
ALTFUELS	0.2500	0	0	1	NS	NS	NS	1
FEMAUST	0.2500	0	0	0	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NMS	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		1	0	1	0	0	0	2

Database Radius Summary

STATE (TN) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
CDL	0.0200	0	NS	NS	NS	NS	NS	0
ICEC	0.0200	0	NS	NS	NS	NS	NS	0
CLEANERS	0.2500	0	0	0	NS	NS	NS	0
RST	0.2500	0	1	2	NS	NS	NS	3
DELISTEDPS	0.5000	0	0	0	0	NS	NS	0
LFSWDS	0.5000	0	0	0	0	NS	NS	0
LST	0.5000	0	0	1	7	NS	NS	8
SRS	0.5000	0	0	0	1	NS	NS	1
VCPBF	0.5000	0	0	0	0	NS	NS	0
PIHWS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	1	3	8	0	0	12

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR04	0.2500	0	0	0	NS	NS	NS	0
LUSTR04	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
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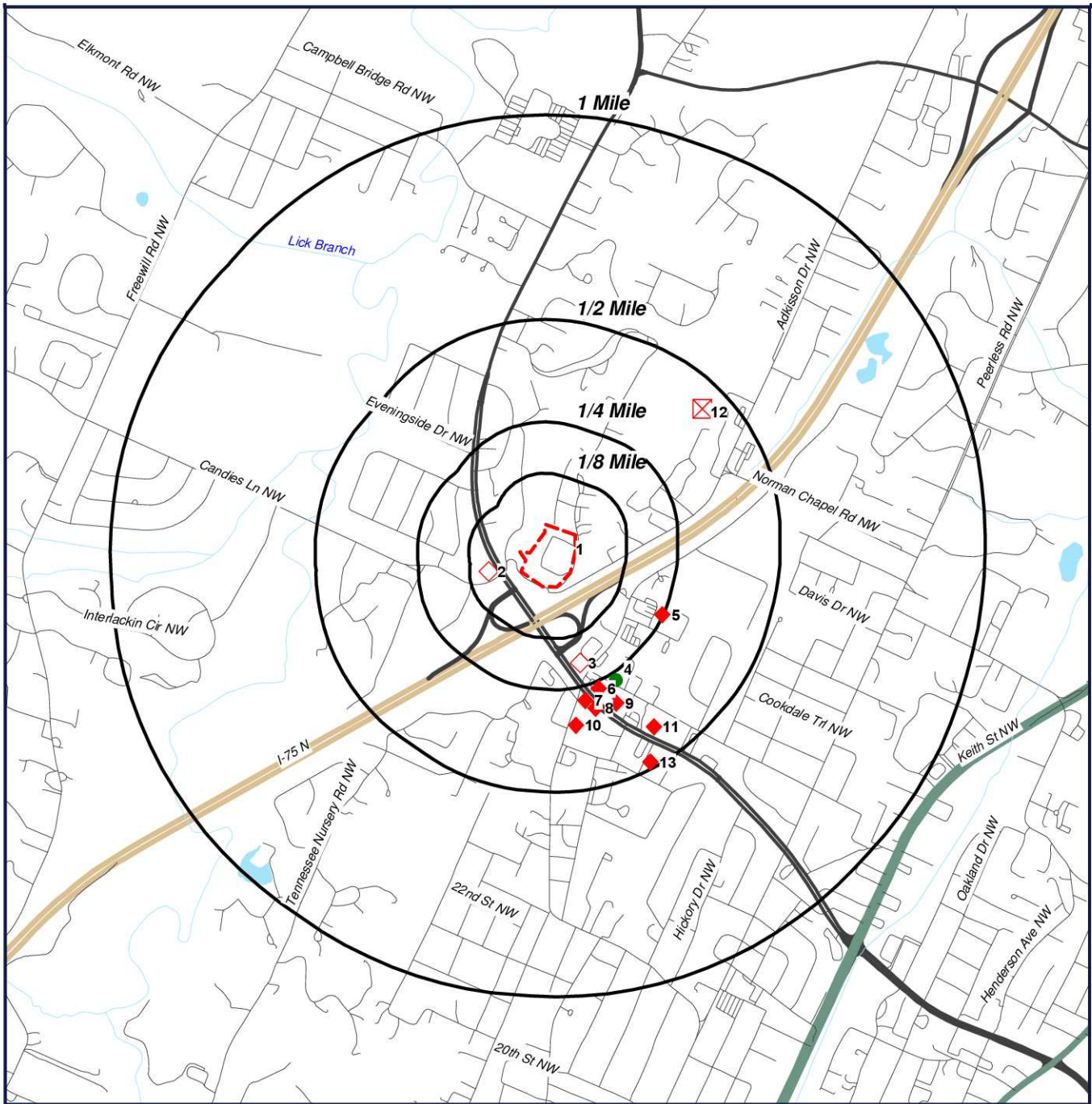
TOTAL		1	1	4	8	0	0	14
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NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



- 1 Target Property (TP)
- ◇ RST
- ALTFUELS
- ◆ LST
- X SRS

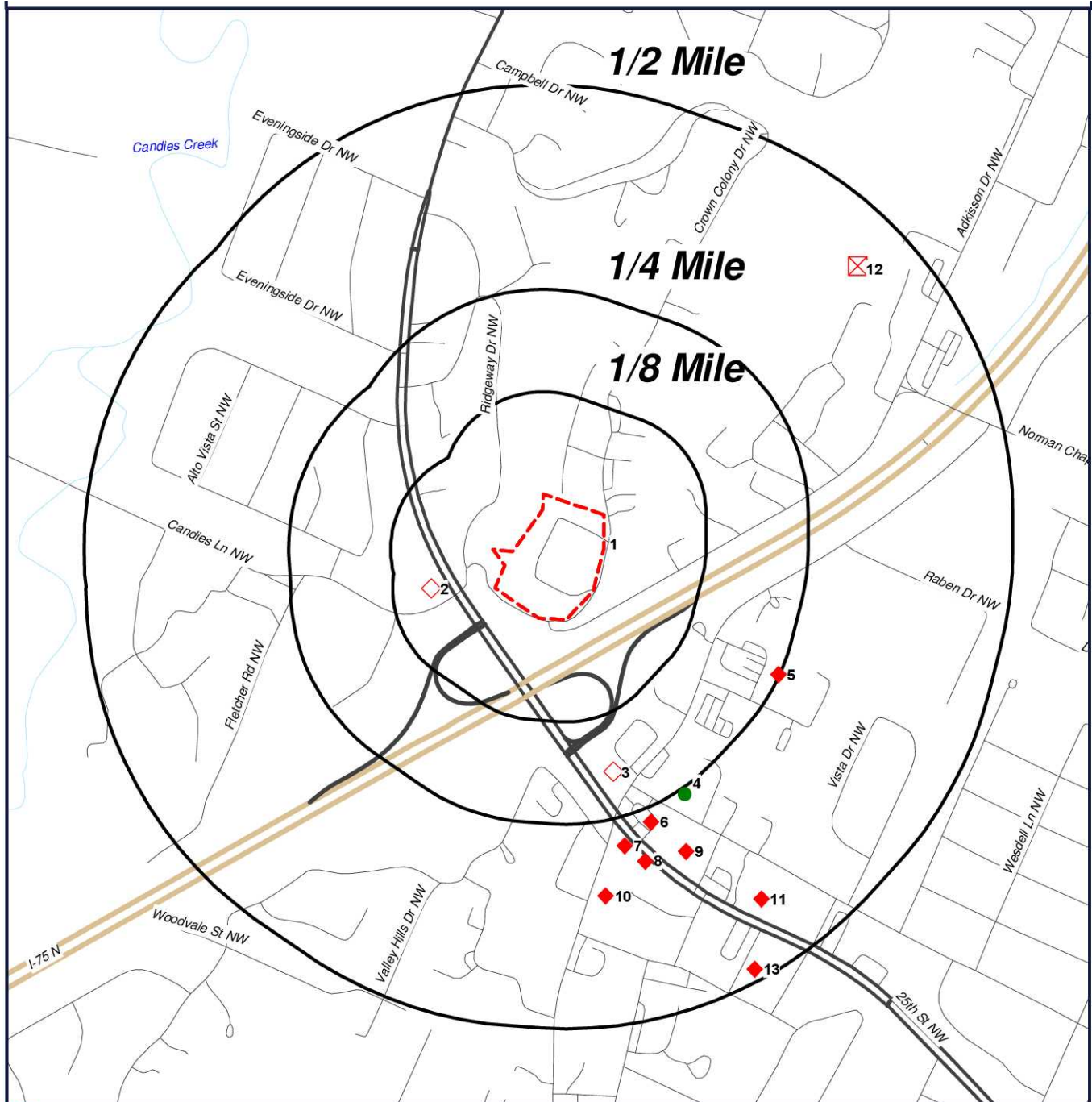
Mountain View Inn
2400 Executive Park Dr NW
Cleveland, Tennessee
37312



0' 1000' 2000' 3000'
 SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Radius Map 2



- 1 Target Property (TP)
- ◇ RST
- ALTFUELS
- ◆ LST
- X SRS

Mountain View Inn
2400 Executive Park Dr NW
Cleveland, Tennessee
37312



0' 500' 1000' 1500'
 SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Ortho Map



- Target Property (TP)
- RST
- ALTFUELS
- LST
- SRS

Quadrangle(s): South Cleveland
Mountain View Inn
2400 Executive Park Dr NW
Cleveland, Tennessee
37312

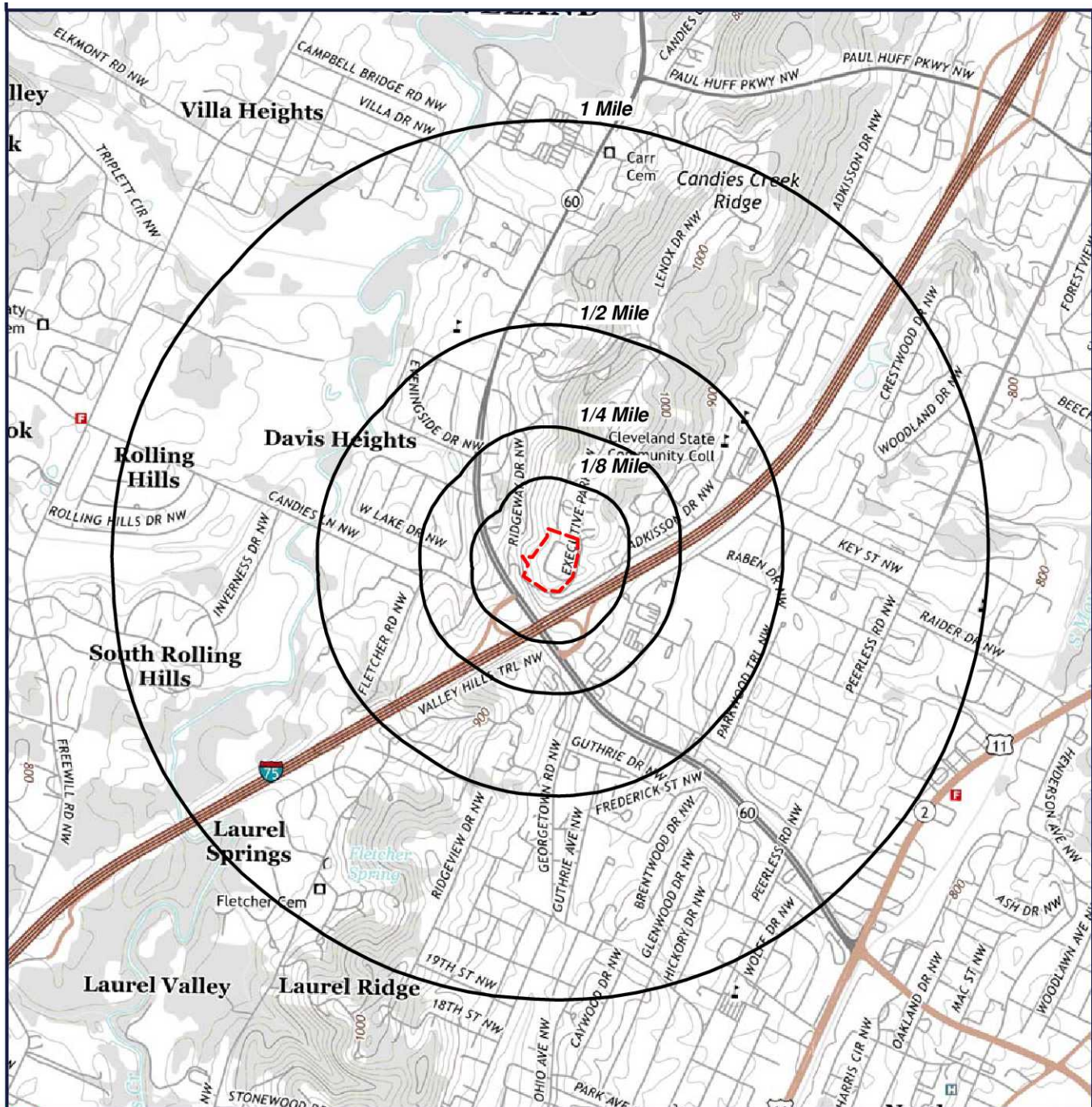


0' 500' 1000' 1500'

SCALE: 1" = 1000'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

Quadrangle(s): South Cleveland
Source: USGS, 04/12/2013
Mountain View Inn
2400 Executive Park Dr NW
Cleveland, Tennessee
37312



0' 1000' 2000' 3000'
 SCALE: 1" = 2000'

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Located Sites Summary

NOTE: Standard environmental records are displayed in **bold**.

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
1	FRSTN	110026140254	Lower (979 ft.)	TP	POLK-BRADLEY VOCATIONAL TRAINING CENTER	SOUTH CLEVELAND, TN	16
2	RST	3060083	Lower (834 ft.)	0.078 mi. W (412 ft.)	MAPCO #3655	1900 CANDIES LANE, CLEVELAND, TN 37311	17
3	RST	3060200	Lower (870 ft.)	0.195 mi. SSE (1030 ft.)	EXIT CORNER	2550 WESTSIDE DRIVE, CLEVELAND, TN 37312	20
4	ALTFUELS	45048	Lower (855 ft.)	0.247 mi. SE (1304 ft.)	CRACKER BARREL 21 CLEVELAND	1650 CLINGAN RIDGE DRIVE NW, CLEVELAND, TN 37312	23
5	LST	3060222LST	Lower (853 ft.)	0.25 mi. ESE (1320 ft.)	CLEVELAND COMMUNITY HOSPITAL	2800 WESTSIDE DR NW, CLEVELAND, TN 37312	24
5	RST	3060222	Lower (853 ft.)	0.25 mi. ESE (1320 ft.)	CLEVELAND COMMUNITY HOSPITAL	2800 WESTSIDE DRIVE NORTHWEST, CLEVELAND, TN 37312	25
6	LST	3060068LST	Lower (855 ft.)	0.269 mi. SSE (1420 ft.)	EXXON STA. # 50496 I-75 EXXON	1690 25TH ST. N.W., CLEVELAND, TN 37311	26
7	LST	3060008LST	Lower (871 ft.)	0.286 mi. SSE (1510 ft.)	TEXACO #19/STAR ENTERPRISE #21-180-0062	1695 N. 25TH ST., CLEVELAND, TN 37311	27
8	LST	3060036LST	Lower (871 ft.)	0.311 mi. SSE (1642 ft.)	CHEVRON #40757	1665 25TH ST N.W., CLEVELAND, TN 37311	28
9	LST	3060157LST	Lower (857 ft.)	0.32 mi. SSE (1690 ft.)	ROCKY TOP MKT # 12	1660 25TH ST, CLEVELAND, TN 37311	29
10	LST	3060034LST	Lower (871 ft.)	0.342 mi. S (1806 ft.)	CHALET AMOCO	2582 GEORGETOWN RD, CLEVELAND, TN 37311	30
11	LST	3060148LST	Lower (844 ft.)	0.417 mi. SE (2202 ft.)	ORBIT SERVICE STATION	1420 W. 25TH ST, CLEVELAND, TN 37311	31
12	SRS	SRS060456	Lower (896 ft.)	0.433 mi. NE (2286 ft.)	CLEVELAND UTILITIES 9TH ST SUBSTATION	309 9TH STREET SE, CLEVELAND, TN	32
13	LST	3060040LST	Lower (845 ft.)	0.486 mi. SSE (2566 ft.)	CLEVELAND NEWSPAPERS, INC.	1505 25TH ST N.W., CLEVELAND, TN 37311	33

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 980 ft.

NOTE: Standard environmental records are displayed in **bold**.

EQUAL/HIGHER ELEVATION

No Records Found

LOWER ELEVATION

Map ID#	Database Name	Elevation	Site Name	Address	Page #
1	FRSTN	979 ft.	POLK-BRADLEY VOCATIONAL TRAINING CENTER	SOUTH CLEVELAND, TN	16
2	RST	834 ft.	MAPCO #3655	1900 CANDIES LANE, CLEVELAND, TN 37311	17
3	RST	870 ft.	EXIT CORNER	2550 WESTSIDE DRIVE, CLEVELAND, TN 37312	20
4	ALTFUELS	855 ft.	CRACKER BARREL 21 CLEVELAND	1650 CLINGAN RIDGE DRIVE NW, CLEVELAND, TN 37312	23
5	LST	853 ft.	CLEVELAND COMMUNITY HOSPITAL	2800 WESTSIDE DR NW, CLEVELAND, TN 37312	24
5	RST	853 ft.	CLEVELAND COMMUNITY HOSPITAL	2800 WESTSIDE DRIVE NORTHWEST, CLEVELAND, TN 37312	25
6	LST	855 ft.	EXXON STA. # 50496 I-75 EXXON	1690 25TH ST. N.W., CLEVELAND, TN 37311	26
7	LST	871 ft.	TEXACO #19/STAR ENTERPRISE #21-180-0062	1695 N. 25TH ST., CLEVELAND, TN 37311	27
8	LST	871 ft.	CHEVRON #40757	1665 25TH ST N.W., CLEVELAND, TN 37311	28
9	LST	857 ft.	ROCKY TOP MKT # 12	1660 25TH ST, CLEVELAND, TN 37311	29
10	LST	871 ft.	CHALET AMOCO	2582 GEORGETOWN RD, CLEVELAND, TN 37311	30
11	LST	844 ft.	ORBIT SERVICE STATION	1420 W. 25TH ST, CLEVELAND, TN 37311	31
12	SRS	896 ft.	CLEVELAND UTILITIES 9TH ST SUBSTATION	309 9TH STREET SE, CLEVELAND, TN	32
13	LST	845 ft.	CLEVELAND NEWSPAPERS, INC.	1505 25TH ST N.W., CLEVELAND, TN 37311	33

Facility Registry System (FRSTN)

[MAP ID# 1](#)

Distance from Property: 0 mi. (0 ft.) X
Elevation: 979 ft. (Lower than TP)

FACILITY INFORMATION

REGISTRY ID: 110026140254

NAME: POLK-BRADLEY VOCATIONAL TRAINING CENTER

LOCATION ADDRESS: NO STREET REPORTED
SOUTH CLEVELAND, TN

COUNTY: BRADLEY

EPA REGION: 04

FEDERAL FACILITY: NOT REPORTED

TRIBAL LAND: NOT REPORTED

ALTERNATIVE NAME/S:

NO ALTERNATIVE NAME(S) LISTED FOR THIS FACILITY

PROGRAM/S LISTED FOR THIS FACILITY

GNIS - GEOGRAPHIC NAMES INFORMATION SYSTEM

STANDARD INDUSTRIAL CLASSIFICATION/S (SIC)

NO SIC DATA REPORTED

NORTH AMERICAN INDUSTRY CLASSIFICATION/S (NAICS)

NO NAICS DATA REPORTED

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Registered Underground Storage Tanks (RST)

MAP ID# 2

Distance from Property: 0.078 mi. (412 ft.) W
Elevation: 834 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 3060083
NAME: MAPCO #3655
ADDRESS: 1900 CANDIES LANE
CLEVELAND, TN 37311
COUNTY: NOT REPORTED
FACILITY TYPE: GAS STATION
CURRENTLY IN USE: 4
ABANDONED COMPARTMENT: NOT REPORTED
TEMPORARY OUT OF SERVICE: NOT REPORTED
PERMANENTLY OUT OF SERVICE: NOT REPORTED
OWNER ID: 301470
OWNER NAME: MAPCO EXPRESS, INC.
OWNER ADDRESS: 7102 COMMERCE WAY
BRENTWOOD, TN 37027
OWNER TYPE: COMMERCIAL

COMPARTMENT DETAILS

TANK ID: 18025
TANK NUMBER: 1
COMPARTMENT ID: 18276
COMPARTMENT LETTER: A
REGULATED: REGULATED
COMPARTMENT STATUS: CURRENTLY IN USE
SUBSTANCE: GASOLINE
CAPACITY: 10000
DATE OF TANK INSTALL: APR-24-1981
DATE OF LAST USE: NOT REPORTED
DATE REMOVED: NOT REPORTED
DATE CLOSED: NOT REPORTED
TANK TYPE: NONE
TANK MATERIAL: CATHODICALLY PROTECTED STEEL-STIP3
TANK RELEASE DETECTION: SIR
PIPE MATERIAL: FIBERGLASS REINFORCED PLASTIC
PIPE RELEASE DETECTION: ANNUALLEAKDET
PIPE REPAIRED: NO
OVERFILL: YES
OVERFILL TYPE: NOT REPORTED
SPILL DEVICE: YES
FLEXIBLE PIPING: NOT REPORTED

TANK ID: 18026
TANK NUMBER: 2
COMPARTMENT ID: 18277

Registered Underground Storage Tanks (RST)

COMPARTMENT LETTER: A
REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **APR-24-1981**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **CATHODICALLY PROTECTED STEEL-STIP3**
TANK RELEASE DETECTION: **SIR**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **ANNUALLEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

TANK ID: **18027**
TANK NUMBER: **3**
COMPARTMENT ID: **18278**
COMPARTMENT LETTER: A
REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **APR-24-1981**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **CATHODICALLY PROTECTED STEEL-STIP3**
TANK RELEASE DETECTION: **SIR**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **ANNUALLEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

TANK ID: **18028**
TANK NUMBER: **4**
COMPARTMENT ID: **18279**
COMPARTMENT LETTER: A

Registered Underground Storage Tanks (RST)

REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **KEROSENE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **APR-24-1981**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **CATHODICALLY PROTECTED STEEL-STIP3**
TANK RELEASE DETECTION: **SIR**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **ANNUALLEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

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Registered Underground Storage Tanks (RST)

MAP ID# 3

Distance from Property: 0.195 mi. (1,030 ft.) SSE
Elevation: 870 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 3060200
NAME: EXIT CORNER
ADDRESS: 2550 WESTSIDE DRIVE
CLEVELAND, TN 37312
COUNTY: NOT REPORTED
FACILITY TYPE: CONVENIENCE STORE
CURRENTLY IN USE: 4
ABANDONED COMPARTMENT: NOT REPORTED
TEMPORARY OUT OF SERVICE: NOT REPORTED
PERMANENTLY OUT OF SERVICE: NOT REPORTED
OWNER ID: 331883
OWNER NAME: ABK CORPORATION
OWNER ADDRESS: 3519 WILLOW OAK CIRCLE
CLEVELAND, TN 37312
OWNER TYPE: COMMERCIAL

COMPARTMENT DETAILS

TANK ID: 16653
TANK NUMBER: 1
COMPARTMENT ID: 16885
COMPARTMENT LETTER: A
REGULATED: REGULATED
COMPARTMENT STATUS: CURRENTLY IN USE
SUBSTANCE: DIESEL
CAPACITY: 2000
DATE OF TANK INSTALL: DEC-12-1993
DATE OF LAST USE: NOT REPORTED
DATE REMOVED: NOT REPORTED
DATE CLOSED: NOT REPORTED
TANK TYPE: NONE
TANK MATERIAL: COMPOSITE (STEEL W/FRP)
TANK RELEASE DETECTION: ATG
PIPE MATERIAL: FIBERGLASS REINFORCED PLASTIC
PIPE RELEASE DETECTION: 1YRTIGHTTEST AUTOLINELEAKDET
PIPE REPAIRED: NO
OVERFILL: YES
OVERFILL TYPE: NOT REPORTED
SPILL DEVICE: YES
FLEXIBLE PIPING: NOT REPORTED

TANK ID: 16654
TANK NUMBER: 2
COMPARTMENT ID: 16886

Registered Underground Storage Tanks (RST)

COMPARTMENT LETTER: A
REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **DEC-12-1993**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **COMPOSITE (STEEL W/FRP)**
TANK RELEASE DETECTION: **ATG**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **1YRTIGHTTEST AUTOLINELEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

TANK ID: **16655**
TANK NUMBER: **3**
COMPARTMENT ID: **16887**
COMPARTMENT LETTER: A
REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **DEC-12-1993**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **COMPOSITE (STEEL W/FRP)**
TANK RELEASE DETECTION: **ATG**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **1YRTIGHTTEST AUTOLINELEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

TANK ID: **16656**
TANK NUMBER: **4**
COMPARTMENT ID: **16888**
COMPARTMENT LETTER: A

Registered Underground Storage Tanks (RST)

REGULATED: **REGULATED**
COMPARTMENT STATUS: **CURRENTLY IN USE**
SUBSTANCE: **GASOLINE**
CAPACITY: **10000**
DATE OF TANK INSTALL: **DEC-13-1993**
DATE OF LAST USE: **NOT REPORTED**
DATE REMOVED: **NOT REPORTED**
DATE CLOSED: **NOT REPORTED**
TANK TYPE: **NONE**
TANK MATERIAL: **COMPOSITE (STEEL W/FRP)**
TANK RELEASE DETECTION: **ATG**
PIPE MATERIAL: **FIBERGLASS REINFORCED PLASTIC**
PIPE RELEASE DETECTION: **1YRTIGHTTEST AUTOLINELEAKDET**
PIPE REPAIRED: **NO**
OVERFILL: **YES**
OVERFILL TYPE: **NOT REPORTED**
SPILL DEVICE: **YES**
FLEXIBLE PIPING: **NOT REPORTED**

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Alternative Fueling Stations (ALTFUELS)

MAP ID# 4

Distance from Property: 0.247 mi. (1,304 ft.) SE
Elevation: 855 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: **45048**

UNIQUE IDENTIFIER FOR THIS SPECIFIC STATION: **45048**

STATION NAME: **CRACKER BARREL 21 CLEVELAND**

ADDRESS: **1650 CLINGAN RIDGE DRIVE NW
CLEVELAND, TN 37312**

INTERSECTION DIRECTIONS: **NOT REPORTED**

STATION PHONE: **888-998-2546**

STATION CURRENT STATUS: **OPEN: THE STATION IS OPEN.**

TYPE OF ALTERNATIVE FUEL THE STATION PROVIDES: **ELECTRIC**

OWNER TYPE: **NOT REPORTED**

FEDERAL AGENCY ID: **NOT REPORTED**

FEDERAL AGENCY NAME: **NOT REPORTED**

DATE THAT THE STATION BEGAN OFFERING THE FUEL: **NOT REPORTED**

DATE THE STATION'S DETAILS WERE LAST CONFIRMED: **1/4/2018**

TIME THE STATION'S DETAILS WERE LAST UPDATED (ISO 8601 FORMAT).: **2018-01-04 21:28:57 UTC**

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Leaking Underground Storage Tanks (LST)

MAP ID# 5

Distance from Property: 0.25 mi. (1,320 ft.) ESE
Elevation: 853 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060222LST
FACILITY ID: 3060222
FACILITY NAME: CLEVELAND COMMUNITY HOSPITAL
ADDRESS: 2800 WESTSIDE DR NW
CLEVELAND, TN 37312
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: 3 HUMAN ERROR
DISCOVERY DATE: JUN-14-1994
HOW DISCOVERED: 3 ON-SITE IMPACT
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: NOT REPORTED
OWNER ID: NOT REPORTED
OWNER NAME: NATIONAL HEALTHCARE
ADDRESS: 2800 WESTSIDE DR NW
CLEVELAND, TN 37312
OWNER PHONE: (423) 339-4100

[Back to Report Summary](#)

Registered Underground Storage Tanks (RST)

MAP ID# 5

Distance from Property: 0.25 mi. (1,320 ft.) ESE
Elevation: 853 ft. (Lower than TP)

FACILITY INFORMATION

FACILITY ID: 3060222
NAME: CLEVELAND COMMUNITY HOSPITAL
ADDRESS: 2800 WESTSIDE DRIVE NORTHWEST
CLEVELAND, TN 37312
COUNTY: NOT REPORTED
FACILITY TYPE: NOT LISTED
CURRENTLY IN USE: NOT REPORTED
ABANDONED COMPARTMENT: NOT REPORTED
TEMPORARY OUT OF SERVICE: NOT REPORTED
PERMANENTLY OUT OF SERVICE: 1
OWNER ID: 303012
OWNER NAME: CLEVELAND TENNESSEE HOSPITAL COMPANY, LLC.
OWNER ADDRESS: 2305 CHAMBLISS AVENUE
CLEVELAND, TN 37320
OWNER TYPE: PRIVATE

COMPARTMENT DETAILS

TANK ID: 16843
TANK NUMBER: 1
COMPARTMENT ID: 17079
COMPARTMENT LETTER: A
REGULATED: REGULATED
COMPARTMENT STATUS: PERMANENTLY OUT OF USE
SUBSTANCE: DIESEL
CAPACITY: 1000
DATE OF TANK INSTALL: AUG-18-1975
DATE OF LAST USE: JUN-07-1994
DATE REMOVED: JUN-08-1994
DATE CLOSED: NOT REPORTED
TANK TYPE: NONE
TANK MATERIAL: ASPHALT COATED OR BARE STEEL
TANK RELEASE DETECTION: NOTLISTED
PIPE MATERIAL: GALVANIZED STEEL
PIPE RELEASE DETECTION: NOTLISTED
PIPE REPAIRED: NO
OVERFILL: NO
OVERFILL TYPE: NOT REPORTED
SPILL DEVICE: NO
FLEXIBLE PIPING: NOT REPORTED

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Leaking Underground Storage Tanks (LST)

MAP ID# 6

Distance from Property: 0.269 mi. (1,420 ft.) SSE
Elevation: 855 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060068LST
FACILITY ID: 3060068
FACILITY NAME: EXXON STA. # 50496 I-75 EXXON
ADDRESS: 1690 25TH ST. N.W.
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: 7 UNKNOWN
DISCOVERY DATE: NOV-12-1992
HOW DISCOVERED: 7 ENVIRONMENTAL AUDIT
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: NOT REPORTED
OWNER ID: NOT REPORTED
OWNER NAME: EXXON COMPANY, USA
ADDRESS: 6401 POPLAR AVENUE
MEMPHIS, TN 38119-4880
OWNER PHONE: (901) 762-4239

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Leaking Underground Storage Tanks (LST)

MAP ID# 7

Distance from Property: 0.286 mi. (1,510 ft.) SSE
Elevation: 871 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060008LST
FACILITY ID: 3060008
FACILITY NAME: TEXACO #19/STAR ENTERPRISE #21-180-0062
ADDRESS: 1695 N. 25TH ST.
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: 7 UNKNOWN
DISCOVERY DATE: AUG-04-1992
HOW DISCOVERED: 7 ENVIRONMENTAL AUDIT
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: NOT REPORTED
OWNER ID: NOT REPORTED
OWNER NAME: STAR ENTERPRISE
ADDRESS: 333 RESEARCH CT
NORCROSS, GA 30092
OWNER PHONE: (770) 453-5400

CASE NUMBER: 2
CAUSE: NOT REPORTED
DISCOVERY DATE: NOT REPORTED
HOW DISCOVERED: NOT REPORTED
STATUS: 1A COMPLETED TANK CLOSURE
CASE DESCRIPTION: TANK CLOSURE
OWNER ID: NOT REPORTED
OWNER NAME: NOT REPORTED
ADDRESS: OWNER STREET NOT REPORTED
OWNER CITY NOT REPORTED,
OWNER PHONE: NOT REPORTED

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Leaking Underground Storage Tanks (LST)

MAP ID# 8

Distance from Property: 0.311 mi. (1,642 ft.) SSE
Elevation: 871 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060036LST
FACILITY ID: 3060036
FACILITY NAME: CHEVRON #40757
ADDRESS: 1665 25TH ST N.W.
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: 7 UNKNOWN
DISCOVERY DATE: JAN-25-1990
HOW DISCOVERED: 1 AT CLOSURE
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: TANK CLOSURE AND RESULTING CASE
OWNER ID: NOT REPORTED
OWNER NAME: CHEVRON PRODUCTS COMPANY
ADDRESS: PO BOX 1706
ATLANTA, GA 30301
OWNER PHONE: NOT REPORTED

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Leaking Underground Storage Tanks (LST)

MAP ID# 9

Distance from Property: 0.32 mi. (1,690 ft.) SSE
Elevation: 857 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060157LST
FACILITY ID: 3060157
FACILITY NAME: ROCKY TOP MKT # 12
ADDRESS: 1660 25TH ST
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: 2 OVERFILL
DISCOVERY DATE: MAR-10-1993
HOW DISCOVERED: 3 ON-SITE IMPACT
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: NOT REPORTED
OWNER ID: NOT REPORTED
OWNER NAME: SAM,RHEA BROWDER & STEVE KIRKHAM
ADDRESS: 1324 LAWNVILLE ROAD
KINGSTON, TN 37763
OWNER PHONE: (423) 882-9541

CASE NUMBER: 2
CAUSE: NOT REPORTED
DISCOVERY DATE: NOT REPORTED
HOW DISCOVERED: 2 RELEASE DETECTION
STATUS: 0A SUSPECTED RELEASE - CLOSED
CASE DESCRIPTION: PLUS-GRADE GASOLINE LINE
OWNER ID: NOT REPORTED
OWNER NAME: NOT REPORTED
ADDRESS: OWNER STREET NOT REPORTED
OWNER CITY NOT REPORTED,
OWNER PHONE: NOT REPORTED

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Leaking Underground Storage Tanks (LST)

MAP ID# 10

Distance from Property: 0.342 mi. (1,806 ft.) S
Elevation: 871 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060034LST
FACILITY ID: 3060034
FACILITY NAME: CHALET AMOCO
ADDRESS: 2582 GEORGETOWN RD
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: NOT REPORTED
DISCOVERY DATE: NOT REPORTED
HOW DISCOVERED: NOT REPORTED
STATUS: 1A COMPLETED TANK CLOSURE
CASE DESCRIPTION: TANK CLOSURE.
OWNER ID: NOT REPORTED
OWNER NAME: JAFCO INC. DBA FRANKLIN CO
ADDRESS: VILLAGE OFFICE BUILD
301 KEITH
CLEVELAND, TN 37311
OWNER PHONE: (423) 472-5071

CASE NUMBER: 2
CAUSE: 7 UNKNOWN
DISCOVERY DATE: OCT-21-1998
HOW DISCOVERED: 1 AT CLOSURE
STATUS: 1A COMPLETED TANK CLOSURE
CASE DESCRIPTION: TANK CLOSURES
OWNER ID: NOT REPORTED
OWNER NAME: JAFCO INC. DBA FRANKLIN CO
ADDRESS: VILLAGE SHOPPING CENTER
CLEVELAND, TN 37323
OWNER PHONE: (423) 629-6611

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Leaking Underground Storage Tanks (LST)

MAP ID# 11

Distance from Property: 0.417 mi. (2,202 ft.) SE
Elevation: 844 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060148LST
FACILITY ID: 3060148
FACILITY NAME: ORBIT SERVICE STATION
ADDRESS: 1420 W. 25TH ST
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: NOT REPORTED
DISCOVERY DATE: NOT REPORTED
HOW DISCOVERED: NOT REPORTED
STATUS: 1A COMPLETED TANK CLOSURE
CASE DESCRIPTION: TANK CLOSURES
OWNER ID: NOT REPORTED
OWNER NAME: ORBIT OIL INC
ADDRESS: P. O. BOX 4045
P O BOX 4045
CLEVELAND, TN 37311
OWNER PHONE: (423) 472-3128 (476-2172)

CASE NUMBER: 2
CAUSE: 7 UNKNOWN
DISCOVERY DATE: JUL-01-1996
HOW DISCOVERED: NOT REPORTED
STATUS: 8 CASE CLOSED
CASE DESCRIPTION: NOT REPORTED
OWNER ID: NOT REPORTED
OWNER NAME: ORBIT OIL INC
ADDRESS: P. O. BOX 4045
P O BOX 4045
CLEVELAND, TN 37311
OWNER PHONE: (423) 472-3128

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State Remediation Sites (SRS)

[MAP ID# 12](#)

Distance from Property: 0.433 mi. (2,286 ft.) NE

Elevation: 896 ft. (Lower than TP)

FACILITY INFORMATION

SITE ID: **SRS060456**

FACILITY NAME: **CLEVELAND UTILITIES 9TH ST SUBSTATION**

ADDRESS: **309 9TH STREET SE**

CLEVELAND, TN

COUNTY: **BRADLEY**

STATUS: **CLOSED**

ACTIVITY: **VOLUNTARY CLEANUP OVERSIGHT AND ASSISTANCE PROGRAM/STATE REMEDIATION PROGRAM SITE**

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Leaking Underground Storage Tanks (LST)

MAP ID# 13

Distance from Property: 0.486 mi. (2,566 ft.) SSE
Elevation: 845 ft. (Lower than TP)

FACILITY INFORMATION

GEOSEARCH ID: 3060040LST
FACILITY ID: 3060040
FACILITY NAME: CLEVELAND NEWSPAPERS, INC.
ADDRESS: 1505 25TH ST N.W.
CLEVELAND, TN 37311
COUNTY: BRADLEY

FACILITY DETAILS

CASE NUMBER: 1
CAUSE: NOT REPORTED
DISCOVERY DATE: NOT REPORTED
HOW DISCOVERED: NOT REPORTED
STATUS: 1A COMPLETED TANK CLOSURE
CASE DESCRIPTION: TANK CLOSURE
OWNER ID: NOT REPORTED
OWNER NAME: CLEVELAND NEWSPAPERS, INC.
ADDRESS: 1505 25TH ST N.W.
CLEVELAND, TN 37311
OWNER PHONE: (423) 472-5041

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Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/15

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 10/05/17

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ECHOR04 Enforcement and Compliance History Information

VERSION DATE: 09/01/18

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

ERNSTN Emergency Response Notification System

VERSION DATE: 04/29/18

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSTN Facility Registry System

VERSION DATE: 10/09/18

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRS04 Hazardous Materials Incident Reporting System

VERSION DATE: 09/30/18

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 09/01/18

Environmental Records Definitions - FEDERAL

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System
VERSION DATE: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

LUCIS Land Use Control Information System
VERSION DATE: 09/01/06

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

MLTS Material Licensing Tracking System
VERSION DATE: 06/29/17

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements. Disclaimer: Due to agency regulations and policies, this database contains applicant/licensee location information which may or may not be related to the physical location per MLTS site.

NPDES04 National Pollutant Discharge Elimination System
VERSION DATE: 04/01/07

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

PADS PCB Activity Database System
VERSION DATE: 09/14/18

Environmental Records Definitions - FEDERAL

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

PCSR04 Permit Compliance System

VERSION DATE: 08/01/12

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 4. This region includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 03/21/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with institutional controls in place.

SEMSLIENS SEMS Lien on Property

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs. This is a listing of SEMS sites with a lien on the property.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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

Environmental Records Definitions - FEDERAL

these sites and properties. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 02/01/17

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/16

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/12

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

RCRAGR04 Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

Environmental Records Definitions - FEDERAL

RCRANGR04

Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 4 includes the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ALTFUELS

Alternative Fueling Stations

VERSION DATE: 09/01/18

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

FEMAUST

FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

ICISCLEANERS

Integrated Compliance Information System Drycleaners

VERSION DATE: 09/01/18

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

MRDS

Mineral Resource Data System

VERSION DATE: 03/15/16

Environmental Records Definitions - FEDERAL

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

MSHA Mine Safety and Health Administration Master Index File

VERSION DATE: 08/31/18

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

BF Brownfields Management System

VERSION DATE: 10/01/18

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 08/13/18

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/01/18

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

Environmental Records Definitions - FEDERAL

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

SEMS Superfund Enterprise Management System

VERSION DATE: 08/13/18

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 08/13/18

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

SMCRA Surface Mining Control and Reclamation Act Sites

VERSION DATE: 09/14/18

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.

Environmental Records Definitions - FEDERAL

USUMTRCA Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

DOD Department of Defense Sites

VERSION DATE: 12/01/14

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

FUSRAP Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

The U.S. DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/01/18

Environmental Records Definitions - FEDERAL

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NMS Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites.

During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

NPL National Priorities List

VERSION DATE: 08/13/18

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 08/13/18

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

Environmental Records Definitions - FEDERAL

RCRASUBC

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

RODS

Record of Decision System

VERSION DATE: 08/13/18

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (TN)

CDL Clandestine Methamphetamine Labs

VERSION DATE: 10/01/18

This Registry of Methamphetamine Contaminated Properties is maintained by the Department of Environment and Conservation. The registry includes properties reported by a law enforcement agency that have been under order of quarantine for at least sixty days because of potentially hazardous residual contamination that pose a threat to human health and render a property 'Unsafe for Human Use.'

ICEC Institutional / Engineering Controls Registry

VERSION DATE: 04/17/18

The Department of Environment and Conservation (TDEC) provides this registry of sites with institutional controls in place. According to the TDEC, in cases where the cleanup does not remove or address all of the contamination at the property to the most stringent of standards (e.g., for residential or unrestricted use), Institutional Controls (ICs) may be required as part of the cleanup. ICs are legally enforceable restrictions, conditions, or controls that limit or prevent the use of the property, ground water, or surface water so that future exposure to contamination can be prevented or minimized. In Tennessee, ICs are implemented as a Notice of Land Use Restrictions. ICs can also be used in conjunction with engineering controls (ECs). ECs are constructed parts of a cleanup that act to cover (i.e. "cap") or limit exposure to residual contamination at the property.

CLEANERS Registered Drycleaning Facilities

VERSION DATE: 04/13/18

The Department of Environment and Conservation provides this list of Registered Drycleaning Facilities.

RST Registered Underground Storage Tanks

VERSION DATE: 09/04/18

This underground storage tank database is provided by the Department of Environment and Conservation. The mission of the Division of Underground Storage Tanks is to protect human health and environment by preventing future petroleum underground storage tank releases and remediating existing petroleum underground storage tank contamination.

DELISTEDPS Delisted Promulgated Sites

VERSION DATE: 04/17/18

These sites have been deleted from the Department of Environment and Conservation's (TDEC) Inactive Hazardous Substance Sites list. According to the TDEC, in order for a promulgated site to be removed from the List, the following shall have occurred: (a) The hazardous substances which posed or may have posed a threat to human health or the environment have to the satisfaction of the Commissioner been removed/stabilized or determined to no longer pose a threat, (b) All relevant site characteristics, including, but not limited to, migration

Environmental Records Definitions - STATE (TN)

pathways, have been evaluated and either no longer pose a threat to human health or the environment, or have been remediated or any such threat is being controlled by other means, such as institutional controls, to the satisfaction of the Commissioner, (c) The site will require no long term monitoring and maintenance activities, or financial assurance for the costs of these activities has been established in a form, amount, and manner acceptable to the Commissioner, (d) All monitoring wells, etc., that serve as potential sources or routes for future contamination have been properly abandoned, protected, or otherwise accounted for, and (e) All state cost recovery issues have been resolved to the satisfaction of the Commissioner.

LFSWDS

Landfill and Solid Waste Disposal Sites

VERSION DATE: 08/28/18

The Department of Environment and Conservation provides this list of permitted solid waste management facilities.

LST

Leaking Underground Storage Tanks

VERSION DATE: 07/02/18

This leaking underground storage tank database is provided by the Department of Environment and Conservation. The database includes details on all facilities where any type of environment related activity has occurred due to a tank closure, a suspected release or a confirmed release.

SRS

State Remediation Sites

VERSION DATE: 01/09/18

The State Remediation Program (SRP) was established in 1994 within the Division of Solid Waste Management of the Department of Environment and Conservation for the purpose of providing owners, prospective purchasers and other interested parties the means to voluntarily investigate, clean up or monitor contaminated sites not regulated under RCRA, CERCLA or the Tennessee Division of Underground Tanks. The goal of the program is to provide fair, comprehensive and consistent regulation of the investigation and remediation of contaminated sites in a timely and cost effective manner consistent with other State and Federal programs. This list includes both active and inactive program sites.

VCPBF

Voluntary Cleanup and Brownfield Sites

VERSION DATE: 04/20/18

This list of Voluntary Cleanup Oversight and Assistance Program (VOAP) sites, which also includes Brownfield sites, is provided by the Department of Environment and Conservation. The VOAP offers people the opportunity to work proactively with state government to address necessary cleanup of a property to return it to productive use. In return for their efforts, participants can receive a No Further Action letter and a release of liability for areas where investigation and cleanup is conducted.

Environmental Records Definitions - STATE (TN)

PIHWS

Promulgated Inactive Hazardous Waste Sites

VERSION DATE: 12/22/17

The Promulgated Sites list consists of inactive hazardous substance sites regulated by the Department of Environment and Conservation's (TDEC) Division of Remediation. These sites, under Tennessee's Chapter 1200-1-13 and rules issued by the Solid Waste Board under the Authority of Part 2 of the "Hazardous Waste Management Act" (T.C.A. §68-212-201 et seq.), are inactive and pose or may reasonably be anticipated to pose a danger to public health, safety, or the environment as a result of the presence of a hazardous substance.

Environmental Records Definitions - TRIBAL

USTR04 Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/08/18

Underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

LUSTR04 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/08/18

Leaking underground storage tanks on Tribal lands located in Region 4 include the following states: Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX E

CORRESPONDENCE AND SUPPORTING DOCUMENTS

**Environmental Health Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date:	November 19, 2018	To:	Representative
Subject:	Mountain View Inn 2400 Executive Park Drive Cleveland, TN 37312	Health Dept.:	Bradley County Health Department
		Tel :	(423) 728-7020
		Fax:	(423) 479-6130
		Project No.:	18-137-103
Project Manager:	Michael Dickinson		

Dickinson Property Sciences, Inc. (DPS) has been retained to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

- Are there any health problems in connection with the Subject or the surrounding area? Yes ☐ No ☐
- Do any general environmental conditions, such as soil or groundwater contamination, exist on or adjacent to the above referenced property? If yes, please explain. Yes ☐ No ☐
- Are there solid or hazardous waste landfills in the vicinity of the above named property? Yes ☐ No ☐
- Is there any chemical storage on the property? If yes, what kind? Yes ☐ No ☐
- Are there any drinking water wells on or adjacent to the above referenced property? If so, are they known to be contaminated? Yes ☐ No ☐
- Are there any active septic systems located on the above referenced property? If so, what was the installation date? Yes ☐ No ☐
- Are there any open violations or health complaints associated with the above referenced property? If so, please explain. Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____

Date: _____

**Fire Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date: November 19, 2018
Subject: [Mountain View Inn](#)
2400 Executive Park Drive
Cleveland, TN 37312
To: Fire Chief Ron Harrison
Fire Dept: Cleveland Fire Department
Tel (423) 476-6713
Fax (423) 472-9169
Project Manager: [Michael Dickinson](#)
Project No.: 18-137-103

Dickinson Property Sciences, Inc. (DPS) has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

1. Does the Fire Department have records of any active or inactive above or underground storage tanks at Subject? If yes, please provide copies of any documents/reports regarding same and fill out the table below (attach additional sheets if required):

Yes ☐ No ☐

Tank Type Above or Underground	Tank Capacity (Gallons)	Tank Contents	Leaker? (Yes/No)	Tank Status Active/Inactive

2. Is the Fire Department aware of any leaking above or underground storage tanks on or around Subject? If so, please provide copies of any documents/reports regarding same.
3. Do you have any records of hazardous, toxic, or flammable materials or wastes used or stored at Subject?
4. Have you responded to any fires or hazardous materials spills on or around Subject? If so, please explain:
5. Are you aware of any compliance infractions or outstanding violations associated with the Subject? If so, please explain:
6. Are you aware of the use of the Subject prior to construction of the existing improvements? If so, please explain:

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____

Date: _____

**Building Department
Freedom of Information Act Request**

Dickinson Property Sciences, Inc.

639 Huntington Trace
Winder, Georgia 30680
404.840.2046 (tel) 770.867.7815 (fax)
Email: envguy@comcast.net

Date: November 19, 2018
Subject: [Mountain View Inn](#)
[2400 Executive Park Drive](#)
[Cleveland, TN 37312](#)

To: Bryan Turner
Bldg Dept: Cleveland Building Department
Tel (423) 479-1913
Fax (423) 559-3373

Project Mgr: [Michael Dickinson](#)

Project. No.: 18-137-103

Dickinson Property Sciences, Inc. (DPS) has been commissioned to conduct a Phase I Environmental Site Assessment on the above referenced property (the "Subject"). Please respond to the following documentation/information requests. Should you have any questions or should there be any fees associated with providing the requested information, please call Michael Dickinson.

In accordance with the Freedom of Information Act, DPS is requesting information with respect to the above referenced site. Specifically, DPS is requesting the following information:

1. Are you aware of any environmental issues at or adjacent to the property? Yes ☐ No ☐
2. Are you aware of any petroleum, chemical, or hazardous waste storage tanks that are active or have been removed/closed located on the site? If yes, please forward copies of all permits, inspection reports, closure documentation, etc. Yes ☐ No ☐
3. Are you aware of asbestos or lead paint abatements conducted on the site? If yes, please forward copies of all permits, inspection reports, documentation, etc. regarding same. Yes ☐ No ☐
4. Are you aware of any compliance infractions or outstanding violations associated with the Subject? If so, please explain: Yes ☐ No ☐
5. Are you aware of the prior use of the Subject? If so, please explain: Yes ☐ No ☐

Please let me know if there are any costs associated with processing this request prior to processing. Your response can either be faxed to **770.867.7815** or emailed (preferred) to the address above. Thank you in advance for your assistance and cooperation.

Submitted by: _____

Date: _____

From: Jones, Sonya
Sent: Tuesday, November 20, 2018 3:55 PM
To: 'Michael Dickinson'
Subject: RE: Colonial Phase One Assessment Request

Hello Mr. Dickson,

We have not had any releases near the property in question.

Regards,

Sonya

Sonya Jones
Environmental Coordinator | [Colonial Pipeline Company](#)
Ph: [\(678\) 762-2754](#) | sjones@colpipe.com

From: Michael Dickinson <envguy@comcast.net>
Sent: Tuesday, November 20, 2018 2:45 PM
To: Phase_One_Information <Phase_One_Information@colpipe.com>
Subject: Colonial Phase One Assessment Request

Colonial Phase One Assessment Request

Name : Michael Dickinson
Company : Dickinson Property Sciences, Inc.
Email Address : envguy@comcast.net
Telephone # : 404-840-2046
Site Information

Property Owner: Mountain View Inn
Address : 2400 Executive Park Drive
City : Cleveland
State : TN
County : Bradley
Intersection : Executive Park Dr & Adkisson Dr
Lat/Long : 35.196433/-84.885919

Michael P. Dickinson, REPA, CES
DICKINSON PROPERTY SCIENCES, INC.
Geologist, Environmental Professional
[404.840.2046](tel:404.840.2046)

APPENDIX F

RESUME(S) OF ENVIRONMENTAL PROFESSIONAL(S)

MICHAEL DICKINSON, LPG, REPA, CES*Sr. Geologist/Environmental Property Assessor***Education**

- Bachelor of Science, Geology, University of Georgia, 1992
- Masters Level Coursework – Georgia State University, 1993

Project Experience

- **Owner, Technical Director – Dickinson Property Sciences, Inc. (DPS)** – As the owner and Technical Director for DPS, Mr. Dickinson operates an environmental consulting firm with a focus on environmental due diligence for real estate transactions (Phase I and Phase II Environmental Site Assessments). DPS's full range of Phase I due diligence services include asbestos and lead-based paint inspections, lead-in-drinking water sampling, and radon gas screening. The DPS client list includes several lending institutions, commercial developers, and government entities such as U.S. Army Reserve and USDA Forest Service.
- **U.S. Army Reserve Facilities, United States, Puerto Rico** – As a government contractor, Mr. Dickinson was responsible for performing Phase I and Phase II ESAs for U.S. Army Reserve properties all over the United States and Puerto Rico. He conducted site visits, interviews, historical research, and was responsible for writing, managing, and producing final reports. Mr. Dickinson was also responsible for drafting Finding of Suitability to Transfer (FOST) reports and Record of Environmental Consideration (REC) documents.
- **Gasoline Service Station Portfolio, Augusta, Georgia** – As a Project Manager, Mr. Dickinson was responsible for performing several Phase I ESAs for Citgo service stations in the Augusta, Georgia area. This project included review of several previous Phase II ESA reports, extensive historical review, and Georgia EPD file review. Mr. Dickinson completed this project ahead of schedule and within budget.
- **Asbestos/Lead-Paint Inspections** – Mr. Dickinson performed asbestos & lead paint inspections on 20 commercial buildings, a school facility, and two apartment complexes, Lawrenceville, GA.
- **Hotel Portfolio, Metro Atlanta, Georgia** – As a Project Manager, Mr. Dickinson was responsible for the completion of fourteen Phase I ESAs for a large Extended Stay Hotel portfolio. Mr. Dickinson coordinated the site visits, conducted historical review, summarized and incorporated previous reports. Mr. Dickinson completed this project ahead of schedule and within budget.

Industry Tenure

Environmental: since 1993

Related Experience

RCRA, CERCLA Experience
Government Contracting
Intimately Familiar with AAI
and ASTM 1527-13

Industry Experience

U.S. Army Reserve Facilities
Former NIKE Missile Site
Retail
Housing
Gasoline Service Stations
Industrial Warehouses
Dry Cleaners
Farms/Large Timberland Tracts
Daycare
Assisted Living Facilities
Hotel Portfolios
Bank Portfolios
ACM/LBP Portfolios

Active Licenses/Registration

Licensed Professional
Geologist, TN 1998 (#38269)
Registered Environmental
Property Assessor, 2004
(#6023)
Certified Environmental
Scientist, 2009 (#8374)
EPA/AHERA/ASHARA
certified asbestos inspector
HAZWOPER Certified, 2016
ISO-14001 Training

Special Skills & Training

Excellent Communicator
Dependable
Fast and Thorough
Honest
Loyal

Regional Locations

United States & Puerto Rico