

PHASE I ENVIRONMENTAL SITE ASSESSMENT



Brunswick Hotel
3030 Scarlett Street
Brunswick, GA 31520

Prepared by
Metropolitan Solutions
1420 Chestnut Street
Portsmouth, Virginia 23704

Prepared for
Touchmark National Bank
3651 Old Milton Parkway
Alpharetta, GA 30005

August 30, 2019
Project # 2019-10692



August 30, 2019

Attention: Daniel Vo
Touchmark National Bank
3651 Old Milton Parkway
Alpharetta, GA 30005

Reference: Completion of Environmental Site Assessment performed for
MS #2019-10692
Brunswick Hotel
3030 Scarlett Street
Brunswick, GA 31520

Dear Client :

Upon request from Touchmark National Bank, Metropolitan Solutions (MS) has performed a Phase I Environmental Site Assessment (ESA) for the above-referenced property.

The Phase I assessment has revealed no RECs in conjunction with this property.

Metropolitan Solutions appreciates your business, and we want to thank you for choosing us as your environmental health and safety firm. Please do not hesitate to call with questions regarding this submission or the services rendered by MS.

Best regards,

Metropolitan Solutions

A handwritten signature in blue ink that reads "Deborah Veasey". The signature is written in a cursive, flowing style.

Deborah Veasey, PG

A handwritten signature in blue ink that reads "J. Keene Fleck". The signature is written in a cursive, flowing style.

J. Keene Fleck, PG
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Project Summary

Metropolitan Solutions
Portsmouth, Virginia 23704
August 30, 2019
Project Number: 2019-10692

Report Section		No Further Action	REC	CREC	HREC	Other Environmental Considerations	Recommended Action
<u>3.2</u>	Site Vicinity General Characteristics	✓					
<u>3.4</u>	Current Uses of the Adjoining Properties	✓					
<u>4.3</u>	Commonly Known Reasonably Ascertainable Information	✓					
<u>5.2</u>	Standard Environmental Records Sources	✓					
<u>5.3</u>	Additional Environmental Records Sources and Interviews	✓					
<u>5.4</u>	Historical Use Information on the Subject Property	✓					
<u>5.5</u>	Historical Use Information on the Adjoining Properties	✓					
<u>6.1</u>	Methodology and Limiting Conditions	✓					
<u>6.3</u>	Exterior Observations	✓					
<u>6.4</u>	Interior Observations	✓					
<u>6.5</u>	Any Other Conditions of Concern	✓					
<u>7.1</u>	Vapor Encroachment	✓					
<u>7.2</u>	Regulatory Compliance	✓					

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GENERAL INFORMATION

Project	Site
Project Number: 2019-10692	Brunswick Hotel
	3030 Scarlett Street
	Brunswick, GA 31520
	Latitude: 31.220913 - 31°13'15.3"
Assessment Date: August 30, 2019	Longitude: -81.518832 - -81°31'7.8"
Report Date: August 30, 2019	Site Access Contact: Bobby Wilkes

Client	Consultant
Touchmark National Bank	Metropolitan Solutions
Daniel Vo	1420 Chestnut Street
3651 Old Milton Parkway	Portsmouth, Virginia 23704
Alpharetta, GA 30005	Phone: (757) 853-4000 Fax: (757) 853-5744

1.0 EXECUTIVE SUMMARY

Metropolitan Solutions has performed a Phase I Environmental Site Assessment in general accordance with the scope of work and limitations of American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Method E 1527-13 and set forth by Touchmark National Bank for the Brunswick Hotel located at 3030 Scarlett Street, Brunswick, GA.

1.1 Subject Property Description

The subject property consists of approximately 2.6 acres of land which is currently occupied by a vacant hotel. The 43,200-square foot building was constructed in 1974. The area surrounding the property is primarily commercial with a few residential properties interspersed. The property is accessed via Scarlett Street which runs adjacent to the northwest side of the subject property.

1.2 Data Gaps

A data gap exists for historical information prior to 1951. However, this data gap is not significant because the historical investigation yielded nothing to indicate that the subject property was anything other than undeveloped/forested land prior to the construction of the existing building.

A data gap exists because the environmental professional was not able to conduct an interview with the fire department. However, since the historical investigation yielded sufficient data to determine the site's environmental status, the interview is not deemed crucial to the assessment.

1.3 Recommendations

The Phase I assessment has revealed no Recognized Environmental Conditions (RECs) in conjunction with the subject property. As such Metropolitan Solutions believes the risk of contamination is so minimal that further investigation is unwarranted.

1.4 Environmental Report Summary

Metropolitan Solutions has performed a Phase I Environmental Site Assessment, in conformance with the Scope of Work developed in cooperation with the client and the provisions of ASTM Practice E 1527-13. Any exceptions to, or deletions from, this practice are described in Section 2.3, General Limitations and Exceptions of Assessments, and Section 2.7, Project-Specific Limitations and Exceptions, of this report.

Within the scope of this investigation, Metropolitan Solutions discovered no evidence of recognized environmental conditions or significant environmental concerns in connection with the subject property, other than as indicated in the Project Summary in the beginning of the Report.

2.0 INTRODUCTION

The following sections describe the reason for performing this Phase I Environmental Site Assessment and the terms and limitations of the report.

2.1 Purpose

Metropolitan Solutions was retained to perform this Phase I for Touchmark National Bank (client), as part of a financial proceeding involving the sale, purchase or foreclosure of the subject property. Its purpose is to satisfy one of the legal requirements so the client may qualify for the "innocent landowner" defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). The Assessment identifies recognized environmental conditions, thus fulfilling the CERCLA requirement for an "All appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC 9601(35)(B).

The identification of recognized environmental conditions, in connection with the subject property, may:

- Impose an environmental liability on owners or operators of the site,
- Reduce the value of the site, or
- Restrict its use or marketability.

Therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

2.2 Detailed Scope of Services

The client did not request that Metropolitan Solutions screen for potential issues related to asbestos, lead-based paint, mold or radon as part of this Phase I Environmental Site Assessment.

2.2.1 Phase I Environmental Site Assessment

The objective of this Phase I Environmental Site Assessment was to identify, to the extent feasible, recognized environmental conditions within the environs of the subject property. Metropolitan Solutions conducted the assessment in accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process Method E 1527-13. The Phase I Environmental Assessment consists of four essential components:

- A records review,
- Site reconnaissance,
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties, and
- A final report on the information gathered during the preceding activities.

2.2.2 Non-Scope Services

No services other than those delineated in ASTM's Method E 1527-13 were provided as part of this Phase

I Environmental Site Assessment.

2.3 General Limitations and Exceptions of Assessment

Local, State, and Federal records; topographic maps; and aerial photographs were used to determine historical conditions at the subject property. In addition, interviews with the property owner, site manager, and other local personnel were conducted. The information and opinions furnished to Metropolitan Solutions and contained in this report were obtained from sources considered to be reliable and are believed to be true and correct. However, Metropolitan Solutions does not assume responsibility for the accuracy of such items. The findings, conclusions, and opinions contained in this report are based solely on the review of the sources of information referenced herein. Metropolitan Solutions is not responsible for information contained in other documents, reports, agency/departmental files, or databases.

Best technical judgment has been used to prepare this report using generally accepted industry standards. Nonetheless, the following exceptions should be noted:

- No environmental samples were collected in accordance with the ASTM E 1527-13 practice.
- It is possible that historic contamination remains undiscovered.
- Sketches or maps are included to assist the reader. No survey has been performed. All measurements are approximate.
- No structural assessment was made of any building.
- Regulatory compliance is not guaranteed by this assessment, specifically with regards to OSHA, EPA, and federal and state agencies.

The report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry". Only legal counsel retained by you is competent to determine the legal implications for you of any information or conclusions contained in this report. Except as expressly provided, Metropolitan Solutions is not responsible for any effect on legal rights, obligations, or liabilities of any party or for any effect on the marketability or value of the property investigated in the study or for the occurrence or non-occurrence of any transaction involving the property.

Limitations to the completion of this specific assessment are listed in Section 2.7, Project-Specific Limitation and Exceptions.

2.4 Special Terms and Conditions

Authorization to perform this assessment, instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were provided by Touchmark National Bank.

2.5 User Reliance

This report has been prepared for the sole benefit of the client, Touchmark National Bank, and is based on the conditions existing as of the date of this report. The report contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part, without prior written consent of Metropolitan Solutions. However Metropolitan Solutions acknowledges

and agrees that the report may be conveyed to and relied upon by Touchmark National Bank and any other entity associated with the selling, purchase, or foreclosure of the subject property.

2.6 Definitions

The following definitions apply to this report:

Controlled Recognized Environmental Condition (CREC) - a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Data Failure - a failure to achieve the historical research objectives designated in ASTM E1527-13 even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful.

Data Gap - a lack or inability to obtain information required by ASTM E1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required, including but not limited to site reconnaissance and interviews.

De Minimis Condition - a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Historical Recognized Environmental Condition (HREC) - a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

Recognized Environmental Condition (REC) - the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Vapor Encroachment Condition (VEC) - the presence or likely presence of vapors from chemicals of concern in the subsurface of a property caused by the release of vapors on or near the property.

2.7 Project-Specific Limitations and Exceptions

Metropolitan Solutions conducted this Phase I ESA in accordance with the ASTM Standard E 1527-13. Section 2.3, General Limitations and Exceptions of Assessment, delineates exceptions, deviations, and limitations from this practice. Any additional limitations and/or exceptions are listed below.

- An environmental lien search was not provided to Metropolitan Solutions in conjunction with this assessment.

The following describes any applicable data gaps or failures, which are also presented in Section 1.2, Data Gaps.

- A data gap exists for historical information prior to 1951. However, this data gap is not significant because the historical investigation yielded nothing to indicate that the subject property was anything other than undeveloped/forested land prior to the construction of the existing building.
- A data gap exists because the environmental professional was not able to conduct an interview with the fire department. However, since the historical investigation yielded sufficient data to determine the site's environmental status, the interview is not deemed crucial to the assessment.

3.0 SITE DESCRIPTION

The information below describes the subject property and its surroundings, including its location, the structure(s) currently present on the property, and its use.

3.1 Location and Legal Description

Brunswick Hotel, the subject property, is located at 3030 Scarlett Street, Brunswick, GA. The geographic coordinates are approximately 31.220918 North latitude and -81.518893 West longitude. Information obtained from the Glynn County assessor's office indicated that the tax assessment parcel number for the subject property is 03-03655. A site location map and other figures are included in Appendix II, Maps.

Property Location and Legal Description	
Site Name:	Brunswick Hotel
Address	3030 Scarlett Street Brunswick, GA 31520
Latitude	31.220918
Longitude	-81.518893
Glynn County's APN Number	03-03655

3.2 Site Vicinity General Characteristics

Property Setting	
Property Setting	Commercial
Property Size	2.6 Acres
Zoning	Commercial C-1
Property Use	Former hotel
Property Elevation	13.471 feet above mean sea level
Surrounding Property Elevation	Variable
Surface Water Flow	Southeast
Nearby Major Bodies of Water	Yellow Bluff Creek
Utilities	
Electricity Provider	Georgia Power
Natural Gas Provider	N/A
Sewage Disposal	Municipal
Drinking Water Source	Municipal
Property Features	

Property Setting	
Landscaping	Trees, shrubs and grass
Parking	Asphalt
Other Property Features	None

3.3 Structures and Other Improvements

The single concrete masonry unit (CMU) building is constructed on a slab on grade foundation. The improvements on the property have approximately 43,200-square feet of interior space on a parcel that is 2.6 acres in size. The building was constructed in 1974, and significant renovations are currently in progress.

Building 1	
Building Use	Former hotel
Number of Stories	Two
Number of Square Feet	43,200
Year Constructed	1974
Last Significant Renovation	Currently in progress
Foundation	slab on grade

3.4 Current Uses of the Adjoining Properties

Direction From Site	Type of Property	Name of Business/Tenant	Current Uses
Northwest	Commercial	Multiple	Professional Offices
North	Commercial	Multiple	Retail/Professional Offices
Northeast	Unimproved	N/A	Wooded lot with utility easement
South	Unimproved	N/A	Field
Southwest		Motel 6	Hotel

4.0 USER PROVIDED INFORMATION

Metropolitan Solutions requested Touchmark National Bank provide information or knowledge about the subject property to assist in identifying recognized environmental conditions. Failure to provide this information could result in a determination that All Appropriate Inquiry is not complete. The following information was requested:

- Land title records related to the property.
- Environmental liens and activity and land use limitations (AULs) that are filed or recorded against the subject property.
- Specialized knowledge or experience of the client concerning conditions indicative of releases or threatened releases.
- Relationship of the purchase price to the fair market value of the property if the property was not contaminated.
- Commonly known or reasonably ascertainable information within the local community that is material to recognized environmental conditions in connection with the property.
- The degree of obviousness of the presence or likely presence of contamination at the property and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

4.1 Environmental Liens or Activity and Use Limitations

Metropolitan Solutions requested the owner provide any records regarding environmental liens and activity/use restrictions in connection with the subject property. No environmental liens or restrictions were provided nor was an environmental lien search conducted by Metropolitan Solutions in conjunction with this assessment.

4.2 Specialized Knowledge

Metropolitan Solutions has no specialized knowledge of the subject property outside of the research that was conducted and reported as part of this assessment. Neither the property owner, the tenants, nor individuals interviewed as part of this investigation have reported specialized knowledge of this subject property outside of what is contained in this assessment.

4.3 Commonly Known Reasonably Ascertainable Information

Metropolitan Solutions requested the client provide any previous environmental reports, including asbestos, lead-based paint, radon and mold inspections, in conjunction with the subject property. No previous environmental site assessments were furnished to Metropolitan Solutions by the client.

4.4 Valuation Reduction for Environmental Issues

Metropolitan Solutions requested information from the client regarding the relationship between the purchase price and the fair market value of the property. No environmental issues were identified by the client that would result in a reduction in the subject property's value.

4.5 Owner, Property Manager, and Occupant Information

No written or verbal communication with the property owner, manager and/or tenants yielded any current or historical recognized environmental conditions associated with the subject property.

4.6 Reason for Performing a Phase I

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-13) as part of environmental due diligence prior to property transfer or refinancing.

5.0 RECORDS REVIEW

Available public records were reviewed and researched to obtain information on the physical characteristics, the environmental conditions and the past use of the subject property and its surroundings.

5.1 Physical Settings Sources

General geologic information in Envirosite Corporation's Geological Landscape Addendum was reviewed for the vicinity of the subject property. The dominant soil composition was determined to be Pelham loamy sand, 0 to 2 percent slopes, frequently flooded (Pe), described as nearly level to gently sloping, poorly drained soil in drainageways and depressions on flatwoods. The soil type is classified as Hydrologic Soil Groups B which has moderate infiltration rates, and D which has the highest runoff potential and very low infiltration rates.

The area topography was used to estimate surface and groundwater flow directions in order to judge the likelihood of contaminate migration onto, or from, the subject property. The USGS 7.5 minute Topographic Map for the subject property (Brunswick, GA, 2017) was reviewed, as well as Envirosite Corporation's Geological Landscape Addendum data on surface and groundwater flow directions. Based on a review of surface topography and Envirosite Corporation's Geological Landscape Addendum data, groundwater is estimated to flow to the southeast towards Yellow Bluff Creek.

A well search was conducted to locate the nearest public water sources, both up-gradient and down-gradient. The closest well is located approximately 510 feet/0.097 miles east northeast of the subject property.

See Envirosite Corporation's Government Records Report in Appendix V, Records Review/Supporting Documents, for more information.

5.2 Standard Environmental Records Sources

Metropolitan Solutions retained Envirosite Corporation to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. A complete list of detailed information for sites identified within the approximate minimum search distance (AMSDs) specified in ASTM Standard E1527-13 is included in Envirosite Corporation's Government Records Report report in Appendix V, Records Review/Supporting Documents, of this report.

A review of the Envirosite Government Records Report has revealed a number of listings for the nearby properties. These have been addressed in the table below. Metropolitan Solutions reviewed the other cases listed in the report, and, based on their distance, topographic gradient, estimated groundwater flow direction, and/or the type of site or materials involved, determined that the sites do not pose a potential environmental threat to the subject property or are listings of environmental regulatory registrations with no violations or issues.

Site Name:	PENSKE LSG
Databases:	HIST SPILLS - GA

Address:	3040 SCARLETT STREET
Distance:	27 feet/0.005 miles
Direction:	West
Elevation:	16.631 feet above mean sea level - higher than the subject property
Comments:	On 6/4/2004, a saddle tank on a tractor trailer truck failed causing a release of diesel fuel onto the pavement. Emergency response team cleaned the spill on site and the case was closed on 1/19/2005.

5.3 Additional Environmental Records Sources and Interviews

Metropolitan Solutions contacted state and local agencies, such as the fire and/or health departments, regarding activities on or near the subject property that may have had a potential environmental impact on the subject property. Records from those contacts are found in the tables below and in Appendix V, Records Review and Supporting Documents.

	No Response	Awaiting Docs	Docs Rec'd	N/A
Glynn County Fire Department	✓			
Georgia Environmental Protection division, On Line GEOS System				✓

Organization:	Glynn County Fire Department
Date:	8/26/2019
Name and Title:	Glynn County Fire Department
Phone:	912-554-7779
Website:	https://www.glynncounty.org/652/Fire-Department
Email:	gcfadmin@glynncounty-ga.gov
Topics:	Requested information regarding any hazardous materials responses by the fire department to this address or nearby addresses, as well as any environmental or health risks or responses with regard to the property.
Response:	A response was not received prior to the submission of this report.

Organization:	Georgia Environmental Protection division, On Line GEOS System
Date:	8/26/2019

Name and Title:	N/A
Phone:	N/A
Website:	https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx
Email:	N/A
Topics:	Researched documents related to documented releases and cleanup efforts.
Response:	No records in database for the subject property or adjoining properties.

5.4 Historical Use Information on the Subject Property

The following is a summary of the search of standard historical sources to determine historical uses of the subject property. Envirosearch Corporation's City Directory Abstract is found in Appendix V, Records Review/Supporting Documents.

Historical Use(s) Information on the Subject Property:

Year	Historical Sources	Findings
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	2018-1989 Address Not Listed 1984-1914 Street Not Listed
2019	Property Interview	No additional information
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017	Aerial Photograph	2017-1973 Similar building configuration as present 1968 Undeveloped 1956 Residence 1951 Wooded

5.5 Historical Use Information on the Adjoining Properties

The following tables summarize the historical uses of the adjoining properties as identified in the referenced standard historical sources:

Historical Use(s) Information on Adjoining Properties

Year	Historical Sources	Findings
Northwest		

Year	Historical Sources	Findings
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	<u>3045 Scarlett Street</u> 2018 Ebay Enterprise 2014-2010 Gateway Behavioral Health Service 2005 Gateway Behavioral Health Service, Child & Adolescent Service 2000 C5U 1995-1989 No Listings 1984-1914 Street Not Listed
2019	Property Interview	No additional information
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017	Aerial Photograph	2017-1993 Similar building configuration as present 1988-1983 Undeveloped 1974-1968 Undeveloped with pond 1956-1951 Undeveloped
North		
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	<u>3003 Scarlett Street</u> 2018 Casebier Construction, Whole House Doctor, 207 Tko Group 2014-2010 25 E Bay Enterprise 2005 Chain Baseball Academy, New Roads, Magic Beads & Other Goodies 2000 Leather Loft Stores, Bon Worth 1995 Outlets Limited Plaza 1989 Office Building, Shopping Center 1984-1914 Street Not Listed
2019	Property Interview	No additional information
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017	Aerial Photograph	2017-1988 Similar building configuration as present 1983-1973 Residences 1968-1951 Wooded
Northeast		
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	<u>429 Picric Street</u> This address was not included in the EnviroSite report
2019	Property Interview	No additional information

Year	Historical Sources	Findings
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017	Aerial Photograph	2017-1951 Wooded
South		
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	<u>485 Warren Mason Boulevard</u> This address was not included in the Envirosite report
2019	Property Interview	No additional information
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017		2017-2007 Field 1999-1951 Wooded
Southwest		
2018, 2014, 2010, 2005, 2000, 1995, 1989, 1984, 1980, 1975, 1970, 1964, 1960, 1955, 1950, 1945, 1940, 1935, 1930, 1925, 1920, 1914	City Directory	<u>3040 Scarlett Street</u> 2018 Motel 6-Brunswick, Rajababoo LLC 2014 Motel 6-Brunswick 2010 Travelodge 2005-2000 Ramada Inn 1995 -1989 No Listings 1984-1914 Street Not Listed
2019	Property Interview	No additional information
2019	Site Reconnaissance	No additional information
1951, 1956, 1968, 1973, 1974, 1983, 1988, 1993, 1999, 2007, 2009, 2010, 2013, 2015, 2017	Aerial Photograph	2017-1973 Similar building configuration as present 1968-1956 Residences 1951 Natural land

6.0 SITE RECONNAISSANCE

The following sections describe the methodology and findings of the site reconnaissance.

6.1 Methodology and Limiting Conditions

The site reconnaissance was conducted on August 30, 2019 by Frank Crisanto for Metropolitan Solutions, accompanied by Bobby Wilkes, Wineland Management. Weather conditions at the time of the site reconnaissance were overcast and warm. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structure was observed along with interior accessible common areas, storage and maintenance areas. Any conditions that limited observation of portions of the subject property are described in Section 6.1.1, Property Access and Non-Access Disclosure, below. Photographs of pertinent site features identified during the site reconnaissance are included in Appendix III, Photos.

6.1.1 Property Access and Non-Access Disclosure

Access to the property was not limited. There were no areas which were inaccessible during the site reconnaissance due to locked or unsafe structures, thick vegetation or occupied portions of the building(s).

6.1.2 Phase I Environmental Site Assessment

The Phase I Environmental Site Assessment was conducted in general accordance with ASTM E 1527-13 Standard Practice for Environmental Site Assessments. A standard practice for a Phase I ESA consists of four essential segments:

- A records review,
- Site reconnaissance,
- Interviews with regulatory officials and personnel associated with the subject and adjoining properties, and
- A final report on the information gathered during the preceding activities.

During the interviews, the questions asked of owners are the same questions as those asked of occupants.

6.1.3 Non-Scope Services

No non-scope services were provided as a part of this Phase I Environmental Site Assessment.

6.2 General Site Setting

6.2.1 Current Use(s) of the Property

The current use of the subject property is described in Section 3.3 of this report. No additional information regarding the use of the subject property was revealed during the site reconnaissance.

During the site reconnaissance, the overall condition of the subject property was observed to be fair. The building was unoccupied and appeared to be under renovation. There were areas of debris related to the renovations under stairwells and in the parking area.

6.2.2 Past Use(s) of the Property

Past uses of the subject property are described in Section 5.4 of this report. No additional information regarding past use was identified during the site reconnaissance.

6.2.3 Current or Past Use(s) of Adjoining Properties

Current and past uses of adjoining properties are described in Section 5.5 of this report. No additional information regarding use of the adjacent property was identified during the site reconnaissance.

6.2.4 Current or Past Use(s) in the Surrounding Area

The general characteristics and zoning information of the area containing the property are described in Section 3.2 of this report. Information gathered from a collective search of regulatory databases on the radii specified by ASTM E1527-13 is displayed in Section 5.2 of this report. No additional information was gained from the site reconnaissance to indicate that a surrounding property effected the presence of a recognized environmental condition on the subject property.

6.3 Exterior Observations

6.3.1 Pits, Ponds, or Lagoons

No pits, ponds or lagoons associated with waste disposal or wastewater treatment were observed on the subject property during the site reconnaissance.

6.3.2 Stained or Soiled Pavement

No stained soil or pavement was observed on the subject property during the site reconnaissance.

6.3.3 Stressed Vegetation

No stressed vegetation was observed on the subject property during the site reconnaissance.

6.3.4 Indications of Solid Waste Disposal

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance.

6.3.5 Waste Water

No discharge features, such as drains, sumps, catch basins, retention ponds or oil/water separators, were

observed on the subject property during the site reconnaissance.

6.3.6 Wells

No wells were observed or identified on the subject property during the site reconnaissance.

6.3.7 Septic Systems

No evidence indicating the presence of a septic system or cesspool was identified during the site reconnaissance.

6.4 Interior Observations

6.4.1 Heating, Cooling and Ventilation

The building on the subject property is under renovation and not currently heated.

6.4.2 Condition of Interior

No interior staining or corrosion was observed in the subject building during the site reconnaissance.

6.4.3 Drains and Sumps

No floor drains or sumps were identified within the subject building.

6.5 Any Other Conditions of Concern

6.5.1 Hazardous Substances

No hazardous substances were identified on the subject property during the site reconnaissance.

6.5.2 Storage Tanks

No readily apparent evidence of storage tanks was identified on the subject property during the site reconnaissance.

6.5.3 Odors

No abnormal odors were noted during the site reconnaissance.

6.5.4 Pools of Liquid

There were no pools of liquid containing hazardous substances or petroleum products identified on the subject property.

6.5.5 Drums

No drums or containers greater than five gallons containing unidentified substances, hazardous substances or petroleum products were identified on the subject property.

6.5.6 Unidentified Substance Containers

No open or damaged containers containing unidentified substances suspected to be hazardous were observed.

6.5.7 Indication of PCBs

No equipment likely to contain PCBs was observed on the subject property during the site reconnaissance.

7.0 ADDITIONAL CONSIDERATIONS

The subject property was evaluated regarding the existence of vapor encroachment and compliance with regulatory requirements, as well as any non-scope screens, such as those related to asbestos, lead-based paint, radon, or mold, that were requested.

7.1 Vapor Encroachment

The subject property and nearby sites were evaluated regarding their likelihood for being potential sources for Vapor Encroachment Conditions in connection with the subject property. The properties were evaluated regarding the existence of or potential of releases of volatile organic chemical (VOC) emitting contaminants that are likely to impact the subject property.

Based on the findings of this assessment, vapor encroachment is not considered a significant environmental concern to the subject property as no on-site or off-site Recognized Environmental Conditions have been identified which would include vapor as one of several media by which suspected or known contaminant(s) may migrate to and/or on the subject property.

An ASTM E 2600-10 Tier 1 assessment has not been requested for inclusion to this report and is beyond the scope of this ASTM E 1527-13 Phase I Environmental Site Assessment.

7.2 Regulatory Compliance

The GA Environmental Protection Division does not regulate the business of the subject property.

8.0 FINDINGS AND OPINIONS

A Recognized Environmental Condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The following RECs were identified:

- No RECs were identified during the course of this investigation.

A Controlled Recognized Environmental Condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following CRECs were identified:

- No CRECs were identified during the course of this investigation.

A Historical Recognized Environmental Condition (HREC) is 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 following HRECs were identified:

- No HRECs were identified during the course of this investigation.

A De Minimis Condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The following de minimis conditions were identified:

- No de minimis conditions were identified during the course of this investigation.

The following additional items of interest were identified:

- No additional items of interest were identified during the course of this investigation.

9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM practice E 1527-13 of 3030 Scarlett Street, Brunswick, GA, the subject property. Any exceptions to, deletions from or limitations imposed upon this practice are described in Sections 2.3 and 2.7 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property and as such Metropolitan Solutions finds that the risk of contamination is so minimal that no further investigation is warranted.

10.0 REFERENCES

This reference section identifies published reference sources relied upon in preparing this Phase I.

- American Society for Testing and Materials Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E1527-13).
- Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfield Amendments"), 42 U.S.C. 9601, ET, seq.
- Resource Conservation and Recovery Act, as amended ("RCRA"), 42 U.S.C 6901, ET. seq.
- Aerial photographs, USGS, NHAP, DOQ, NAIP, 1951-2017
- USGS Topographic map, Brunswick, GA, 2017
- Soil Conservation Service SSURGO data
- City Directory
- Glynn County Zoning Ordinances

11.0 SIGNATURES

Prepared By



Deborah Veasey , PG

Quality Assurance By



J. Keene Fleck, PG

Certification:

The information provided in this report summarizes the current recognized environmental conditions on and within the vicinity of the subject property. All conclusions contained in this report are based on the site reconnaissance of the property, a review of historical sources, a review of regulatory records, and interviews with the current owner and/or buyer of the property. This report addresses only those recognized environmental conditions in existence at the time of the site reconnaissance and cannot account for conditions that may arise in the future as circumstances change.

I declare that, to the best of my professional knowledge and belief, as the undersigned Environmental Professional, 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 nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

12.0 RELIANCE LETTER



August 30, 2019

To: Touchmark National Bank
3651 Old Milton Parkway
Alpharetta, GA 30005 ("Lender")

And

U.S. Small Business Administration ("SBA")

RE: Borrower Name: Brunswick Hotel
Project Address ("Property"): 3030 Scarlett Street, Brunswick GA 31520
Environmental Investigation Report Number(s): 2019-10692

Dear Lender and SBA:

Deborah Veasey, PG ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed or supervised the performance of the following "Environmental Investigation(s)" (check all that apply):

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

☒ A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated, August 30, 2019 and any addendum(s) thereto, conducted in accordance with ASTM International's most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the "additional inquiries" set forth at 40 C.F.R. § 312.22;

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

Reliance by SBA and Lender. Environmental Professional (and Environmental Professional's firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional.

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

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

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

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

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

Environmental Professional
Printed Name: Deborah Veasey , PG



(Note: The Environmental Professional must always sign this letter above. If the Environmental Professional is employed or retained by an Environmental Firm, then an authorized representative of the firm must also sign below).

Signature of representative of firm who is authorized to sign this letter
Printed Name & Title: David Spinazzolo, CEO



Name of Environmental Firm: Metropolitan Solutions

Enclosure: Evidence of Insurance

Effective April 1, 2019

Appendix #1:

Administrative Documents

ACORDTM**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

2/14/2019

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

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

PRODUCER McGriff Insurance Services 2108 W. Laburnum Ave Suite 300 PO Box 17370 Richmond, VA 23227	CONTACT NAME: PHONE (A/C, No, Ext): 804 359-0044 FAX (A/C, No): 8887513010 E-MAIL ADDRESS: certificatesvawv@mcgriffinsurance.com														
INSURED Metropolitan Solutions Group, Inc. 1420 Chestnut Street Portsmouth, VA 23704	<table border="1"> <thead> <tr> <th data-bbox="816 426 1433 453">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1433 426 1572 453">NAIC #</th> </tr> </thead> <tbody> <tr> <td data-bbox="816 453 1433 485">INSURER A : Charter Oak Fire Insurance Company</td> <td data-bbox="1433 453 1572 485">25615</td> </tr> <tr> <td data-bbox="816 485 1433 516">INSURER B : Travelers Indemnity Co of America</td> <td data-bbox="1433 485 1572 516">25666</td> </tr> <tr> <td data-bbox="816 516 1433 548">INSURER C : Travelers Property Casualty Co of Amer</td> <td data-bbox="1433 516 1572 548">25674</td> </tr> <tr> <td data-bbox="816 548 1433 579">INSURER D : Travelers Indemnity Company</td> <td data-bbox="1433 548 1572 579">25658</td> </tr> <tr> <td data-bbox="816 579 1433 611">INSURER E : XL Specialty Insurance Company</td> <td data-bbox="1433 579 1572 611">37885</td> </tr> <tr> <td data-bbox="816 611 1433 640">INSURER F :</td> <td data-bbox="1433 611 1572 640"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Charter Oak Fire Insurance Company	25615	INSURER B : Travelers Indemnity Co of America	25666	INSURER C : Travelers Property Casualty Co of Amer	25674	INSURER D : Travelers Indemnity Company	25658	INSURER E : XL Specialty Insurance Company	37885	INSURER F :	
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INSURER D : Travelers Indemnity Company	25658														
INSURER E : XL Specialty Insurance Company	37885														
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			6806H9296951947	02/02/2019	02/02/2020	EACH OCCURRENCE \$1,000,000
B	CLAIMS-MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/>			6807G3171101847	02/02/2019	02/02/2020	DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
C				6806H9299591947	02/02/2019	02/02/2020	MED EXP (Any one person) \$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$1,000,000
	POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						GENERAL AGGREGATE \$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$2,000,000
							\$
C	AUTOMOBILE LIABILITY			BA3L50662919GRP	02/02/2019	02/02/2020	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	<input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY						BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
D	<input checked="" type="checkbox"/> UMBRELLA LIAB			CUP7G327698	02/02/2019	02/02/2020	EACH OCCURRENCE \$4,000,000
	EXCESS LIAB						AGGREGATE \$4,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$10000						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			UB0K0524171947G	02/02/2019	02/02/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N						E.L. EACH ACCIDENT \$500,000
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$500,000
							E.L. DISEASE - POLICY LIMIT \$500,000
E	Professional			DPR9921463	02/02/2019	02/02/2020	\$1,000,000 per Claim
							\$1,000,000 Aggregate
							\$5k/\$15k Deds.


DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Per project aggregate requires a written contract.

Umbrella Liability does not extend to Professional Liability Coverage.

Information Purposes Only

CERTIFICATE HOLDER**CANCELLATION**

Metropolitan Solutions Group, Inc. 1420 Chestnut Street Portsmouth, VA 23704	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> 
---	---

Appendix #2: Maps



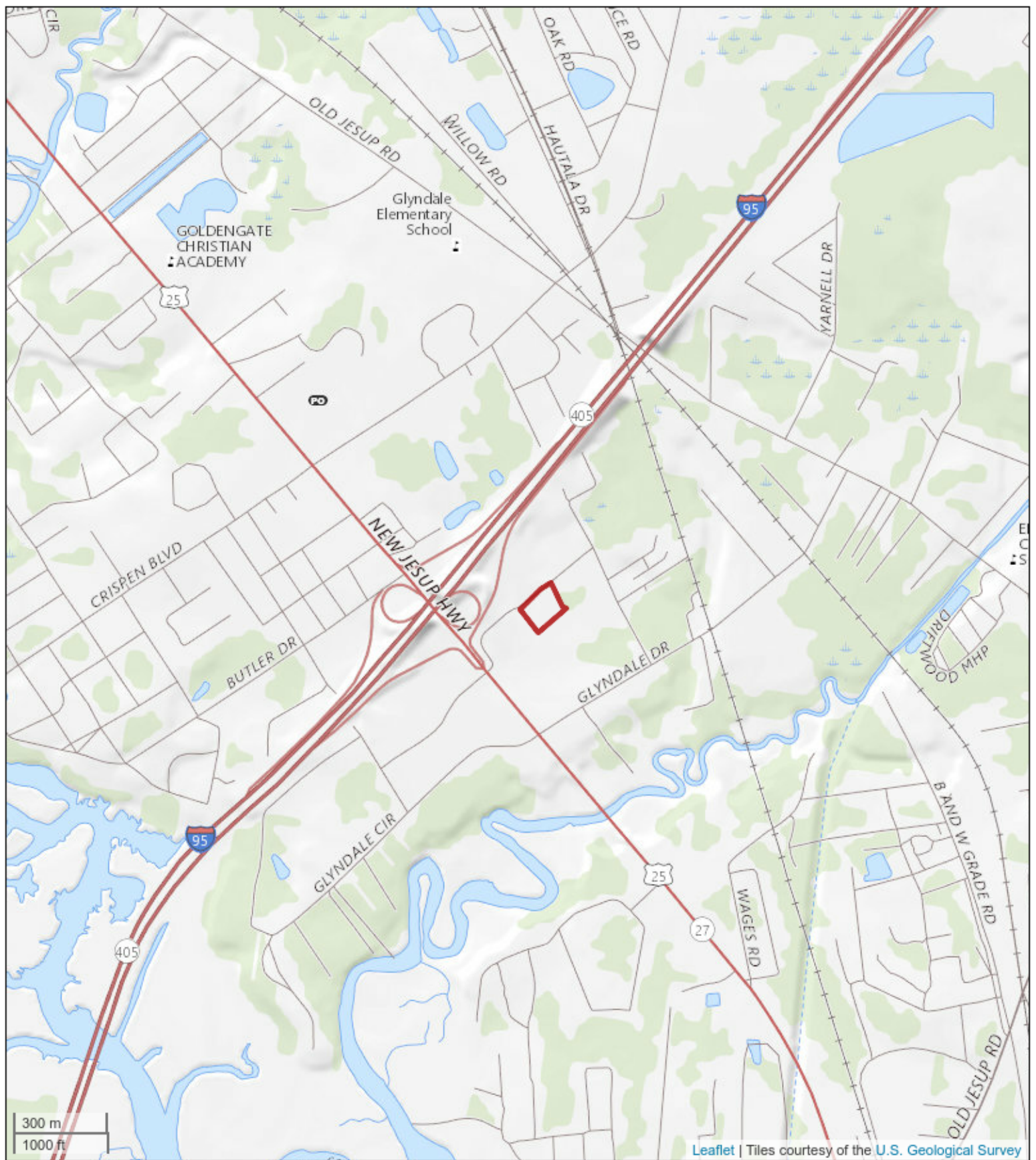
Aerial Map
3030 Scarlett Street
Brunswick, GA 31520





Site Location Map
3030 Scarlett Street
Brunswick, GA 31520





Topographic Map
3030 Scarlett Street
Brunswick, GA 31520



Appendix #3: Photos



1 Front east side view



2 Front north side view 2



3 Front north side view



4 Front parking drainage 3



5 Front parking drainage



6 Rear east corner view



7 Rear east side corner view



8 Rear east side parking drainage 2



9 Rear east side parking drainage



10 Rear east side view 2



11 Rear east side view 3



12 Rear east side view



13 Rear north side parking drainage



14 Rear north side view



15 Rear parking drainage



16 Rear south side view 2



17 Rear south side view 3



18 Rear south side view



19 Debris under ext. stairwell



20 Constr. debris



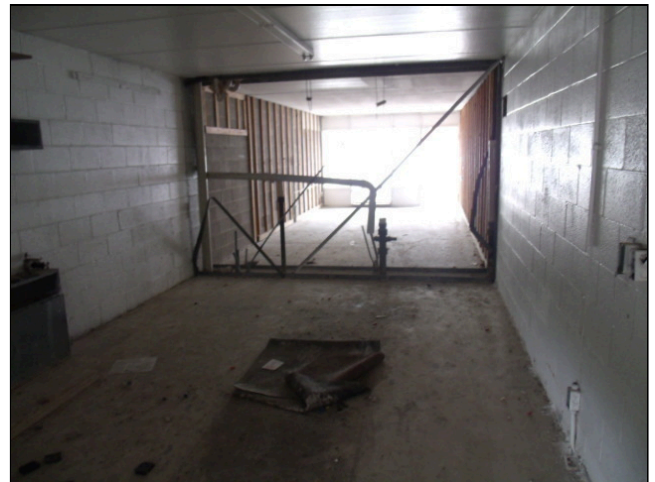
21 Ext. empty power box 2



22 Ext. empty power box



23 Mech. room 1



24 Mech. room 1 2



25 Mech. room 1 3 debris



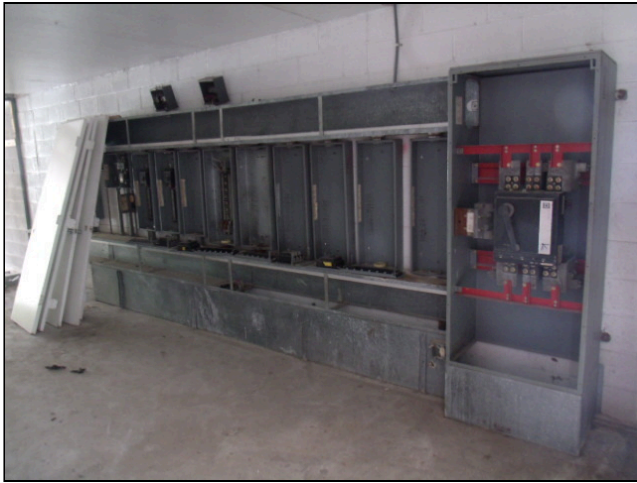
26 Mech. room 1 4



27 Mech. room 1 5



28 Mech. room 2 2



29 Mech. room 2



30 Room 1



31 Room 2



32 Room 3



33 Room 4



34 Room 5



35 Room 6



36 Room 7



37 Room 8



38 Room 9



39 Room 10



40 Room 11



41 Room 12



42 South side adjacent Motel 6 view



43 East side adjacent vacant lot



44 West side adjacent Radial 800 Call center

Appendix #4: Interview Documents

Metropolitan Solutions

Portsmouth, VA

1-877-844-0021

**Environmental Site Assessment - ESA
Environmental Questionnaire Form**

Please return this survey within two (2) business days to: Metropolitan Solutions at Reports@MetroSolutionsUSA.com

General Information

Name of subject property:

3030 Scarlett Street, Brunswick, GA 31520

Name of person completing the survey:

Thomas N. Winelnad

Owner of property:

RW Scarlett Properties, LLC & AEW Property, LLC

Any AKA/DBA of business:

Title: Manager of AEW Property, LLC

Address:

List the physical street address and /or parcel number of all the properties part of this report:

Address	Acres	Parcel Number	Lot	Block
3030 Scarlett Street Brunswick, GA 31520				

Previous owners name:	Welcome Hotels of Brunswick, Inc
Previous owners business name:	
Address:	P.O. Box 2437, Smyrna, GA 30081
Phone:	
Email:	
Square footage of the building:	43,200
Number of floors:	2 floors
Date of original construction:	1974
Date of last major renovation:	1974
Electrical service provider	N/A
Gas service provider	N/A
Type of Heat (elect, gas, oil)	electrically supplied heating & cooling
Location of heating/cooling unit	N/A
Public Water & Sewer?	Yes

Other info:

Currently, the property is an unoccupied 2-story, 43,200 sq. ft. commercial motel building. It is concrete block construction with tar and gravel roof with a wood framed asphalt shingle covered fascia, all resting on poured reinforced concrete slab foundation. The guest rooms in the building are constructed of concrete block walls. The floors were once covered in carpet with ceramic floor tiles in the bathroom. The area around the buildings is covered by an asphalt parking lot two to three inches thick covering approximately 45,500 sq. ft.

Describe the present use of the property including current business name(s) (if applicable):

The property is currently vacant.

Describe the past use of the property including past business name(s) (if applicable):

The property was constructed in 1974 for use as a motel.

Do you know of any specific chemicals that are present or once were present at the property? If so, please explain:

No known chemicals have ever been present on the property

Do you know of any spills or other chemical releases that have taken place at the property? If so, please explain:

No known chemical releases on the property

Do you know of any environmental cleanups that have taken place at the property? If so, please explain:

No known environmental cleanups have been necessary at the property.

Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls, that are in place on the property or have been filed or recorded in a registry under federal, tribal, state, or local law? If so, please explain:
No known land use limitations (AULs) on the property.

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? If so, please explain:
No specialized knowledge or experience related to the property or nearby properties.

Does the purchase price being paid for this property reasonably reflect the fair market values of the property? If not, have you considered whether the lower price being paid is because contamination is known or believed to be known to be present at the property? Please explain:
There is no knowledge of any contamination present at the property.

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? If so, please explain:
There are no indicators that point to the presence or likely presence of contamination at the property.

Documents: Please indicate which of these can be provided.

Are any of these reports available on this property?

	Yes*	No
Building drawings or floor plans	X	
Phase I or TSA	X	
Phase II		
Property Condition Assessment		
Asbestos Inspection	X	
Lead based paint inspection		
Environmental Lien Search		
Rent Rolls		

* Please provide copies of all available reports.

Questions to be answered by the site contact or property operator

1 Has this property or any neighboring property ever been used as any of the following?

UK=Unknown

	Subject Property			Adjacent Properties											
	Yes	No	UK	North			South			East			West		
Gas Station		X			X			X			X			X	
Motor Repair Facility		X			X			X			X			X	
Dry Cleaners		X			X			X			X			X	
Photo Developing Laboratory		X			X			X			X			X	
Junkyard or Landfill		X			X			X			X			X	
Waste Treatment		X			X			X			X			X	
Waste Storage		X			X			X			X			X	
Waste Disposal		X			X			X			X			X	
Waste Processing		X			X			X			X			X	
Waste Recycling		X			X			X			X			X	
Other Industrial		X			X			X			X			X	

Describe:

2 To your knowledge have any of the following ever been on the property?

Note if any of the items were damage, leaking, burned or buried.

Petroleum, Petroleum Storage Tanks, Petroleum
Toxic Wastes or Acids/Alkalis
Discarded Car Batteries
Containers of Pesticides, Paints, Solvents, or unknown
55 gallon Drums or Sacks of Chemicals
Used or Discarded Tires
Other items of note:

Yes No Damaged

	X	
	X	
	X	
	X	
	X	
	X	
	X	

If you answered "Yes" to any of the questions above, please explain:

3a Is the property served by or have a private well or other non-public water system?

Yes No Damaged

	X	
--	---	--

3b If so, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system?

Yes No Damaged

	X	
--	---	--

Describe:

4a Do you have knowledge of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Yes No Damaged

	X	
--	---	--

Describe:

4b Are you aware of any past violations of environmental laws with respect to the property?

Yes No Damaged

	X	
--	---	--

4c Are you aware of any current violations of environmental laws with respect to the property?

Yes No Damaged

	X	
--	---	--

Describe:

5a Do you have knowledge of any environmental site assessment of the property?

Yes No Damaged

X		
---	--	--

Clean Environmental Phase 1 Site Assessment provided on the property dated September 19, 2018.

5b If so, did it indicate the presence of hazardous substances or petroleum product contamination of the property or did it recommend further assessment of the property?

Yes No Damaged

	X	
--	---	--

Describe:

6 Do you have knowledge of any past or pending lawsuits concerning the release of any hazardous substance or petroleum products involving the property?

Yes No Damaged

	X	
--	---	--

Describe:

- 7 Does the property discharge waste water or other liquid (including storm water) into a drain, ditch, underground injection system, or stream onto or adjacent to the property and/or into a sanitary sewer system?
- | Yes | No | Damaged |
|-----|----|---------|
| | X | |

Describe:

- 8 Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? (PCBs are polychlorinated biphenyls used in cooling oils and electrical insulating materials.)

Yes	No	Damaged
	X	

Hydraulic elevators

Hydraulic Car lifts

Transformers

Other

Describe:

Provide additional detail photographs of any areas that may have environmental issues

This survey is being conducted to comply with certain protocols involved with assessing the environmental condition of the property.

I, the undersigned, do hereby attest that the information obtained regarding the subject property and surrounding areas are correct and truthful to the best of my knowledge.

Signature:

Printed Name:

Phone #:

Date:

Thomas W. Wineland
 Thomas W. Wineland
 404-217-6109

8/27/2019

ESA - SITE RECONNAISSANCE FORM

Rev DAP

Metropolitan Solutions

Portsmouth, VA 23704

Phone: 757-853-4000 / Fax: 757-853-5744

Project Number: 2019-10692

Date of Inspection 8/30/2019

PROJECT INFORMATION

Project Name Commercial
Address 3030 Scarlett St.
City, State Zip Brunswick, GA 31520

SITE INSPECTOR INFORMATION

Name of Inspector Frank Crisanto
Phone Number 912-322-7422
Email address fcrisanto2@yahoo.com

Property Description

Vacant Hotel fenced and locked.

PERSON ACCOMPANYING INSPECTOR

Name/Title Bobby Wilkes
Company Wineland Management
Address
Phone # 404-217-6109
Fax Number
Email address bobbywilkes@reagan.com

POINT OF CONTACT (if different)

Name/Title
Company
Address
Phone #
Fax Number
Email address

SITE VISIT DETAILS

Weather Overcast **Ground cover:** None **Temperature** 86 degrees

Other Details:

Methodology: Describe the method used to survey the property (for example, grid patterns or other systematic approaches used for large properties):

Walked property

Limitations:

Were there any issues or conditions that limited observation of the subject property in its entirety?

No

(I.e., abutting buildings, bodies of water, snow, rain, denial of entry by occupant, or locked doors)

If yes, describe limitations below:

UTILITIES

Potable water supply (public,private well, etc.)

Public

Sanitary sewage disposal (public, septic, etc.)

Public

Heating system (type and location)

N/A

Cooling system (type and location)

N/A

Emergency power/generator (type and location)

N/A

Electrical service provider

Georgia Power

Natural gas service provider

N/A

Oil service provider

N/A

CONCERNING PROPERTY AND ADJACENT PROPERTY USE

Is the subject property or are adjacent properties used for the following purposes?

	SP	N	S	E	W	Further instructions
Gas Station	No	No	No	No	No	
Motor Repair Facility	No	No	No	No	No	
Dry Cleaners: Pick up	No	No	No	No	No	
Dry Cleaners: On-site	No					
On-site dry cleaner: What are the years of operation?						
Dry Cleaners: On-site, adjacent	No	No	No	No	No	
On-site dry cleaner: What are the years of operation?						
Photo Developing Lab	No	No	No	No	No	
Junkyard or Landfill	No	No	No	No	No	
Waste Treatment/Processing	No	No	No	No	No	
Waste Storage/Disposal	No	No	No	No	No	
Waste Recycling	No	No	No	No	No	
Other Industrial Uses	No	No	No	No	No	

Further description as needed:

SUBJECT PROPERTY USE

Current Use: Occupants, including business names and business type. **Rent roll available and attached?**

No

Vacant - Totally fenced in.

Prior Uses: Knowledge of prior use based on interviews and observations, including dates if available.

Hotel - 2008.

ADJACENT PROPERTY USE

Current Use: Occupants, including business names and business type.

North	Vacant
South	Motel 6
East	Vacant
West	Radial (800) Call Center (Ebay, etc.)

Prior Uses: Knowledge of prior use based on interviews and observations, including dates if available.

North	Vacant
South	Vacant
East	Vacant
West	Vacant

HAZARDOUS MATERIALS

Chemicals: Were any of the following observed on the property?

Janitorial: Standard cleaning materials

Automotive: new/used motor oil, waste oil filters, new/used antifreeze, brake fluid, transmission fluid, batteries

Paint/Solvents: Paints, shellacs, varnishes, thinners

Funeral Home: Embalming fluids

Dry Cleaning: PERC

Unknown substances: unlabeled containers, empty or not

Other: Pesticides, pool supplies, acids

Y/N

No

No

No

No

No

No

No

Describe yes answers below. Document all chemicals and hazardous material on-site.

[illegible]

³Excellent: Has secondary containment; Good: Impervious surface; Fair: Cracked concrete or wood; Poor: Bare ground

Possible PCB material	Y/N	Labeled Non-PCB?	Describe location, age, owner and condition unless labeled non-PCB
Elevators	No		
Hydraulic lifts	No		
Transformers	No		

ABOVEGROUND AND UNDERGROUND STORAGE TANKS (ASTs and USTs)

Check box if no tanks are known to exist or previously existed on the property: ☐ No ASTs/USTs

Existing Tanks: Provided details as indicated

Type	Contents	Location	Age (yrs)	Size(gal)	Material	Registered?	Secndry Cntnmnt?

Are any of the following present?

Vent pipes ☐ Fill pipes ☐ Access ways ☐

If so, describe.

Previous Tanks: Describe any ASTs or USTs known to have previously existed on the property

Is the property vacant? ☐ Yes

If vacant, does it appear to have been developed in the past? ☐ Yes

Skip to next page unless previously developed. Describe evidence/knowledge of past development in Comments below.

IMPROVEMENT DETAILS

Parking surface	Asphalt		
Main building:	Hotel	Year of construction	1974
Construction type	Brick	Interior paint condition	
Foundation type	Slab on grade	Adequate ventilation?	
Roof material	Rubber	Roof condition	Poor

**Comments: Building under construction.

Building #2:		Year of construction	
Construction type		Interior paint condition	
Foundation type		Adequate ventilation?	
Roof material		Roof condition	

**Comments:

BUILDING(S) INTERIOR

Interior drains: Were any of the following observed in structures on the property?

	Y/N	Discharge	Odor ¹	Stains ¹	Pet/Haz ²	Further description
Restroom floor drains	Yes	Public	No	No	No	
Kitchen floor drains	No					
Maintenance room drains	Yes	Public	No	No	No	
Funeral home: Prep room drain	No					
Dry Cleaners: Floor drains near units	No					
Dry cleaners: Floor drains near storage	No					
Other drains (describe)	No					
Kitchen interior grease trap	No					
Indoor sump (give location)	No					

¹Odors and stains: Other than due to water ²Pet/Haz: Indication of petroleum or other hazardous substances

Interior Condition:

	Y/N	Location, Description for Yes answers including possible source of problem
Walls: Staining	No	
Walls: Deterioration	No	
Walls: Mold	No	
Floors: Staining	No	
Floors: Deterioration	No	
Floors: Mold	No	
Basement (if any): Staining	No	
Basement (if any): Deterioration	No	
Basement (if any): Mold	No	
Complaints re: indoor air quality	No	

WASTE HANDLING

Type of Waste	Type/Location of Waste Storage	Disposal Method/Company	Manifests Available?
Municipal solid waste	N/A		
Recyclables	N/A		
Waste cooking grease	N/A		
Used motor oil	N/A		
Used solvents	N/A		
Used coolants or other auto fluids	N/A		
Biomedical waste	N/A		
Waste disposal/treatment ponds	N/A		
Dry cleaner: Spent PERC/solvent	N/A		
Funeral home: Prep room waste	N/A		

EXTERIOR OBSERVATIONS

Were any of the following observed on the property?

	Y/N	Describe, including location, if yes.
Stained soil or pavement	No	
Stressed vegetation	No	
Solid waste dumping	No	
Suspect fill material	No	
Used or discarded tires	No	
Known/suspected buried debris	No	
Abnormal odors (exterior)	No	
Pools/sumps of liquids (exterior)	No	
Wells, other than potable wells	No	
Other	No	

Were any of the following stormwater features observed on the property

	Y/N	Describe, including location and condition, if yes.
Retention/detention ponds	No	
Storm drains/inlets	No	
Ditches	No	
Other	No	

Additional observations:

GAS STATIONS/AUTO REPAIR FACILITIES

Complete Hazardous Materials and UST sections on Page 3.

Name of facility	
Services performed at the facility	
Years of operation and operating name(s)	
Date of the most recent compliance inspection	
Results of the compliance inspection	

DRY CLEANERS

Complete Hazardous Materials and UST sections on Page 3.

Facility

Name	
Address (if different from site address)	
Contact person	
Dates under current ownership	
Name/dates of previous ownership	

Machines

	Type	Year Installed
#1		
#2		
#3		
#4		

Describe ventilation System

Describe location and condition of any drains in the machine area.

Chemicals and Storage

Solvent(s) used				
Supplier				
	Am	Uni	Time period	Y/N
Approximate amount used			per	
Solvent storage conditions	Y/N			
Containers sealed				
Containers labeled				
Secondary containment	Describe 			

Waste Generation/Storage

	Amt	Unit	Time period
Waste solvent			per
Still residues			per
Filter cartridges			per
Cooked powder residue			per
Other _____			per

Describe how wastes are removed from machine:

Waste storage conditions	Y/N	
Containers sealed		
Containers labeled		
Secondary containment		Describe

I hereby attest that I personally inspected this site and recorded the above observations to the best of my ability.

Signed *Frank Crisanto*

Appendix #5: Qualifications

Deborah Veasey

4228 Hoffman Avenue

Spring Hill, Florida, 34606

813-900-1404

Deborah.Veasey@gmail.com

WORK EXPERIENCE

GEOLOGICA, LLC, Spring Hill, Florida

Principal, Nov 2014 – Present

- Professional Geologist.
- All aspects of project management for Phase I & II Environmental Site Assessments and Sinkhole Investigations including, but not limited to property owner/tenant interviews, managing subcontractors, data acquisition and compilation, data analysis, research and report writing.
- Litigation Support
- Neutral Evaluations
- Remediation Monitoring Services including but not limited to compaction grouting, chemical grouting, underpinning, helical piles, micro-piles and pile driving.
- Drilling Monitoring
- Soil characterization Studies

PT&C FORENSIC CONSULTING SERVICES, Tampa, Florida

Senior Forensic Consultant, Jul 2011 – Sep 2015

- Professional Geologist.
- Managed and performed sinkhole study projects.
- Performed Neutral Evaluations
- Performed Sinkhole Remediation Monitoring.
- Litigation Support.

HSA ENGINEERS & SCIENTISTS, Tampa, Florida

Project Geologist, Jun 2008 – Jul 2011

- Managed and performed sinkhole investigations.
- Professional Geologist

EDUCATION

University of South Florida, Tampa, FL, Florida

Bachelor's Degree in Geology, May 1999

ADDITIONAL SKILLS

- Licensed Professional Geologist in FL, TN and MO.
- State Certified Neutral Evaluator for the State of Florida.
- ASTM Technical Training: Phase I and Phase II Environmental Site Assessments
- OSHA 40 Hour HAZWOPER Training



METROPOLITAN SOLUTIONS

Business Solutions for Environmental Problems

J. Keene Fleck, PG

SUMMARY OF QUALIFICATIONS

- 26 years experience as an environmental project manager
- 40 Hour HAZWOPER Certified
- SC Professional Geologist #1167

PROFESSIONAL EXPERIENCE

Metropolitan Solutions, Charleston, SC

October 2014 - Present

Project Manager

- Project Manager for numerous Phase I ESA Projects throughout the United States
- Prepared company formatted documents, reports including SWP3 and SPCC plans
- Responsible for field sampling for a variety of sites
- Monitored compliance with county, state and federal regulations

EDUCATION

Bachelor of Arts, Geology, *College of Charleston*, Charleston 1985

Bachelor of Arts, German Literature, *College of Charleston*, Charleston 1985

CONFERENCES AND PRESENTATIONS

Attendance for many years at Clemson University Hydrogeology Symposium and other continuing education events and seminars.

McCrone Research Institute Chicago Illinois-

- Introduction to Microscopical Identification of Asbestos
- Advanced Microscopical Identification of Asbestos
- Introduction to TEM Identification of Asbestos
- Advanced TEM Analysis
- Worked with a variety of sound system and electrical equipment installation

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