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PHASE I ENVIRONMENTAL SITE ASSESSMENT

1485 Mountain Road | Andersonville, Tennessee
PM Project Number 16-4489-0-0008
SunTrust Project No.: 17-003028-0

Prepared for:

SunTrust Bank
919 East Main Street, 8th Floor
Richmond, Virginia 23219

Prepared by:

PM Environmental, Inc.
3340 Ranger Road
Lansing, Michigan 48906

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October 10, 2017

Ms. Sabrina Goodman
SunTrust Bank
919 East Main Street, 8th Floor
Richmond, Virginia 23219

**Re: Phase I Environmental Site Assessment of the Warehouse Building
Located at 1485 Mountain Road, Andersonville, Tennessee
PM Environmental, Inc. Project No. 16-4489-0-0008
SunTrust Project No.: 17-003028**

Dear Ms. Goodman:

PM Environmental, Incorporated (PM) has completed the Phase I Environmental Site Assessment (ESA) of the above referenced property. This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

The Phase I ESA for the above referenced property represents the product of PM's professional expertise and judgment in the environmental consulting industry, and it is reasonable for **SUNTRUST BANK** to rely on PM's Phase I ESA report.

If you have any questions related to this report please do not hesitate to contact our office at 800-313-2966.

Sincerely,
PM ENVIRONMENTAL, INC.

Erica Shuff
Staff Consultant

Steven E. Price, CHMM
Principal & Vice President

EXECUTIVE SUMMARY

PM Environmental, Inc., (PM) was retained to conduct a Phase I Environmental Site Assessment (ESA) of the Manufacturing Building located at 1485 Mountain Road, Andersonville, Anderson County, Tennessee (hereafter referred to as the “subject property”). This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF SUNTRUST BANK, WHOM MAY RELY ON THE REPORT’S CONTENTS.

Item	Comments
Number of Parcels and Acreage	One parcel containing 8.32 acres
Number of Building(s) and Square Footage	One warehouse building containing 113,766-square feet
Current Property Use	Distribution warehouse

Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1940. Data failure occurred prior to that date, and between 1940 and 1956. In PM’s professional opinion, this data failure does not represent a significant data gap.

Standard and other historical sources were able to document that the property was occupied by vacant and agricultural land from at least 1940 until 1997. An outbuilding was constructed on the northwest portion of the property between 1940 and 1956 and was demolished between 1992 and 1997. The current warehouse building was constructed in 1997. The building has been occupied by Advanced Auto Parts since 1998 as a distribution center.

The following table summarizes the conditions identified as part of this assessment.

Type of Condition	Identified During the Course of this Assessment
De Minimis Condition	No
Significant Data Gap	No
Historical Recognized Environmental Condition (HREC)	No
Recognized Environmental Condition (REC)	No
Controlled Recognized Environmental Condition (CREC)	No
Significant Non-ASTM Scope Considerations and/or Business Environmental Risks	No

Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Manufacturing Building located at 1485 Mountain Road, Andersonville, Anderson County, Tennessee, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property. No further investigation is recommended.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, which contains the qualifications, considerations and subject property details mentioned herein. Details of findings and conclusions are elaborated upon in this report.

This report has been reviewed for its completeness and accuracy. Please feel free to contact our office at 800-313-2966 to discuss this report.

REPORT PREPARED BY:

PM Environmental, Inc.



Erica Shuff
Staff Consultant

REPORT REVIEWED BY:

PM Environmental, Inc.



Amanda Stone
Regional Due Diligence Manager



Steven E. Price, CHMM
Principal & Vice President

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APPENDICES

Appendix A: Property Photographs from Site Reconnaissance

Appendix B: Correspondence and Supporting Documentation

Appendix C: Previous Site Investigations

Appendix D: Regulatory Database and File Review Correspondence

Appendix E: Professional Resumes

Appendix F: Acronyms and Terminology, Scope of Work, ASTM Reference Document, and User's Continuing Obligations under CERCLA

1.0 INTRODUCTION

This Phase I ESA was conducted in accordance with (1) the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries {(AAI), 40 CFR Part 312} and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13).

THIS REPORT WAS PREPARED FOR THE EXCLUSIVE USE OF SUNTRUST BANK, WHOM MAY RELY ON THE REPORT'S CONTENTS.

PM acknowledges that this party may rely on the contents and conclusions presented in this report. Unless stated otherwise in writing, PM makes no other warranty, representation, or extension of reliance upon the findings of this report to any other entity or third party.

1.1: Property Overview

Subject Property Location/Address	1485 Mountain Road, Andersonville, Anderson County, Tennessee
Number of Parcels and Acreage	One parcel containing 8.32 acres
Number of Building(s) and Square Footage	One warehouse building containing 113,766-square feet
Current Property Use	Distribution warehouse
Current Zoning	I-2: Heavy Industrial District

The subject property location is depicted on Figure 1, Site Location Map. A diagram of the subject property and adjoining properties is included as Figure 2, Generalized Diagram of the Subject Property and Adjoining Properties. Photographs taken during the site reconnaissance are included in Appendix A.

1.2: Purpose and Scope of Services

The purpose of this Phase I ESA was to evaluate the current and historical conditions of the subject property in an effort to identify *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and *historical recognized environmental conditions* (HRECs) in connection with the subject property. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, CRECs, and HRECs in connection with the subject property.

Acronyms and terms used in this report are described in Appendix F. Additionally, PM's scope of services is included in Appendix F.

1.3: Significant Assumptions

Pursuant to ASTM Standard Practice E 1527-13, PM assumes that the information provided by all sources and parties, including the User, is accurate and complete, except where obvious inconsistencies or inaccuracies were identified.

1.4: Limitations, Deviations, and Special Terms and Conditions

There are no deviations from the ASTM Standard. Non-ASTM Scope considerations are included in Section 11.0. Any physical limitations identified during the completion of this report are referenced in Section 7.0.

Due to changing environmental regulatory conditions and potential on-site or adjacent activities occurring after this assessment, the client may not presume the continuing applicability to the subject property of the conclusions in this assessment for more than 180 days after the report's issuance date, per ASTM Standard Practice E 1527-13.

To the best of PM's knowledge, no special terms or conditions apply to the preparation of this Phase I ESA that would deviate the scope of work from the ASTM Standard Practice E 1527-13.

PM was not provided with a copy of the recorded land title records for subject property by SunTrust Bank and was not requested to complete a title search. Therefore, PM cannot comment on any potential relevant information that may have been obtained through review of these records.

2.0 USER PROVIDED INFORMATION

The ASTM Standard defines a User as "the party seeking to use Practice E 1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of the ASTM Standard Practice E 1527-13.

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") (if desired), the User must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

PM was retained to complete this Phase I ESA for refinance purposes. Therefore, innocent landowner defenses/protections under State and Federal law do not apply for the User.

2.1: Recorded Land Title Records

SunTrust Bank typically requires the completion of a chain of title search as part of Phase I ESAs, if the historical usage of the subject property cannot be adequately established. PM requested reasonably ascertainable recorded land title records for the subject property. However, PM did not receive any title records within the time constraints of this report. PM's review of reasonably ascertainable municipal and historical records documented the historical use of the subject property back to 1940. Based upon the information reviewed as part of this Phase I ESA, PM has not identified a significant data gap; therefore, a chain of title search was not completed.

2.2: Reason for Performing this Phase I ESA

According to the User, this Phase I ESA was conducted as part of environmental due diligence related to the refinance of the subject property.

3.0 PHYSICAL SETTING

PHYSICAL SETTING INFORMATION FOR THE SUBJECT PROPERTY AND SURROUNDING AREA		SOURCE
Topography: Refer to Figure 1 for an excerpt of the Topographic Map		
<i>Site Elevation</i>	970-990 feet above mean sea level (msl)	United States Geological Survey Division (U.S.G.S.) 7.5-Minute Topographic Map of the Norris, Tennessee Quadrangle, 1973 (photo revised in 1990)
<i>Topographic Gradient</i>	Southwest	
<i>Closest Surface Water</i>	Buffalo Creek located approximately 530 feet southwest at 960 feet above msl	
General Soil Characteristics: Refer to Appendix B for a copy of the soil survey map and soil type descriptions		
<i>Soil Type</i>	Colbert-Lyerly-Rock outcrop complex, 5 to 20 percent slopes	United States Department of Agriculture, Custom Soil Survey of Anderson County, Tennessee (survey area data: September 21, 2015)
<i>Description</i>	A typical soil profile consists of silt loam to nine inches below ground surface (bgs), followed by clay to 58 inches bgs, underlain by bedrock to 62 inches bgs. The capacity to transmit water is very low to moderately low. Corrosivity is high for uncoated steel and moderate for concrete.	
<i>Soil Type</i>	Collegedale silt loam, 5 to 20 percent slopes	
<i>Description</i>	A typical soil profile consists of silt loam to five inches bgs, underlain by clay to 80 inches bgs. The capacity to transmit water is moderately high. Corrosivity is high for uncoated steel and moderate for concrete.	
Area Specific Geology/Hydrogeology Characteristics:		
<i>Geology</i>	The subject property is located in the Valley and Ridge Geologic Province. The Province consists of Precambrian age igneous and metamorphic rocks.	Geophysical Provinces of the Conterminous United States, U.S.G.S., 1948 and U.S.G.S. 7.5-Minute Topographic Map of the Norris, Tennessee Quadrangle, 1973 (photo revised in 1990)
<i>Hydrogeology</i>	Depth to groundwater is likely between 10 and 20 feet bgs. Based on topography groundwater flow direction is likely to the southwest.	
Oil and Gas Wells:		
<i>Current Oil and Gas Wells on Subject Property</i>	None identified	Tennessee Department of Environmental Conservation (TDEC)
<i>Historical Oil and Gas Wells On Subject property</i>	None identified	

4.0 RECORDS REVIEW

PM reviewed reasonably ascertainable records to identify obvious uses of the subject property from the present, back to the property’s obvious first developed use, or back to 1940, whichever is earlier. Reasonably ascertainable records reviewed as part of this Phase I ESA documented the use of the property back to 1940. Data failure occurred prior to that date, and between 1940 and 1956. In PM’s professional opinion, this data failure does not represent a significant data gap.

4.1: Aerial Photographs and Sanborn Maps

PM reviewed reasonably ascertainable aerial photographs for the subject property area. The sources and years reviewed are identified in the table below. Relevant aerial photographs are included in Appendix B.

PM attempted to review reasonably ascertainable Sanborn Fire Insurance Maps for the subject property. However, no Sanborn Fire Insurance Maps were available for the subject property (Appendix B).

The following table summarizes the sources reviewed and the information obtained about the subject property from these sources. Information obtained about the adjoining properties from these sources is summarized in Section 8.0.

Aerial Summary for the Subject Property

Year and Source	Summary of Information
1940 Aerial (EDR)	The northwest portion of the property consists of vacant wooded land. A roadway is visible transecting the northeastern portion of the property. The remainder of the subject property is agricultural land.
1956 Aerial (EDR)	An outbuilding has been constructed on the northern portion of the property. Otherwise similar to the previous aerial year.
1975 Aerial (EDR)	Similar to the previous aerial year.
1985 Aerial (EDR)	Similar to the previous aerial year.
1992 Aerial (EDR)	Similar to the previous aerial year.
2006 Aerial (EDR)	The outbuilding has been demolished, agricultural operations have ceased and the current building has been constructed on the central portion of the property. The transecting roadway is no longer present. Layout is similar to the current layout.
2007 Aerial (EDR)	Similar to the previous aerial year.
2008 Aerial (EDR)	Similar to the previous aerial year.
2010 Aerial (EDR)	Similar to the previous aerial year.
2012 Aerial (EDR)	Similar to the previous aerial year.
2016 Aerial (Mapcard)	Similar to the previous aerial year.

A summary of this information along with other historical sources is included in Section 6.0.

4.2: Local Street Directories

Reasonably ascertainable local street directories for Andersonville, Tennessee were researched. Directories were available from 1992 to 2013. Directories were researched in at least five-year

increments, when available. It should not be construed that the earliest date represented is the initial date of occupancy.

Subject Property: 1485 Mountain Road

2013	Advance Auto Parts
2008	Advance Stores Company Inc.
2003	Advances Stores Company
1999-1992	Not Listed

A summary of this information along with other historical sources is included in Section 6.0.

PM also reviewed listings for adjoining commercial properties. Information from the listings reviewed is included in Section 8.0.

4.3: Assessing Department

Reasonably ascertainable assessment information provided by the State of Tennessee Comptroller of the Treasury was obtained and reviewed. Assessing records document that the subject property consists of one parcel containing 8.32 acres and developed with a 113,766-square foot light manufacturing building constructed in 1997. Assessing records only documented the current assessment information for the subject property. No historical field cards were available for review. Copies of available assessment records for the subject property and the current legal description are included in Appendix B.

4.4: Building Department

PM interviewed a representative of the City of Andersonville Building Department to review Building Department records for the subject property. PM received a written response indicating that no records were available for the subject property.

4.5: Fire Department

PM interviewed a representative of the Andersonville Volunteer Fire Department. According to the representative, there are no records of incidents of fires, chemical spills, dumping, or HAZMAT responses to the subject property. PM also attempted to review available Fire Department records, however, the representative indicated that no records were available for the subject property.

4.6: Health Department

According to a representative of the Tennessee Department of Health, the department does not maintain records for private septic systems or water wells. Additionally, other health department records are filed according to owner name, not address. Therefore, health department records are not reasonably ascertainable.

4.7: Utilities

4.7.1: Municipal Water/Water Wells

The subject property is currently connected to municipal water. PM attempted to interview a representative of the Anderson County Utility Board, however, a response was not received within the time constraints of this report. Review of the property record card for the subject property documents that the subject building is connected to municipal water. Based on the developed nature of the area, the subject building likely connected to municipal water during construction. The former outbuilding was not likely connected to a water source. No records of private water wells have been identified through review of reasonably ascertainable information.

4.7.2: Sanitary Sewer/Septic System

The subject property is currently connected to municipal sewer. PM attempted to interview a representative of the Anderson County Utility Board, however, a response was not received within the time constraints of this report. Review of the property record card for the subject property documents that the subject building is connected to municipal sewer. Based on the developed nature of the area, the subject building likely connected to municipal sewer during construction. The former outbuilding was not likely connected to a waste water source. No records of private septic fields have been identified through review of reasonably ascertainable information.

4.7.3: Heat Source

The subject property is connected to natural gas, which is supplied by Powell-Clinch Utility District. PM interviewed a representative who indicated that the subject property was initially connected to natural gas in 1998, which is generally consistent with the initial construction of the current building. The representative also indicated that natural gas has been available to the subject property area since 1997. The former outbuilding was not likely connected to a heat source. No alternative heat sources have been identified through review of reasonably ascertainable information.

4.8: Underground Storage Tank (UST) Systems

Review of reasonably ascertainable standard and other historical sources, and site observations, have not identified the current and historical presence of USTs on the subject property. Specifically, no records of USTs were identified though review of reasonably ascertainable records and PM did not observe any evidence of USTs (i.e. fill ports, vent pipes, etc.) during the site reconnaissance. Additionally, the current tenant indicated he had no knowledge of USTs associated with the subject property.

4.9: Previous Environmental Reports

No previous site investigations were identified by PM for the subject property. Previous reports may exist for the subject property, however, none were provided to PM by the client or owner of the property, and none were available with the appropriate state regulatory agencies.

4.10: Environmental Liens, Activity and Use Limitations, and Government Institutional and Engineering Controls

PM has not identified any record of environmental liens, activity and use limitations, or institutional controls or engineering controls associated with the subject property through review of reasonable ascertainable records.

5.0 INTERVIEWS

The objective of completing interviews with knowledgeable site contacts is to obtain information about the uses and physical characteristics of the property. In general, interviewees supported the information reviewed from other historical sources (i.e. aerial photos, city records, etc.).

Represents	Interviewed	Name and Title	Length of Time Associated with Subject Property	Comments
Current Property Owner	No	Not applicable	Not applicable	PM was referred to the Key Site Manager for information on the current operations at the subject property (see below).
Former Property Owner	No	Not applicable	Not applicable	Contact information for the former owner was not reasonably ascertainable or provided by the User
Key Site Manager	Yes	Mr. Larry Reid, facility manager for Advance Auto Parts	Since 2013	Mr. Reid indicated that the Advance Auto Parts has occupied the building since 1998. Additional information provided by Mr. Reid is referenced throughout this report.
Current Occupant(s)	Yes	Mr. Larry Reid, facility manager for Advance Auto Parts	Since 2013	See key site manager interview.
Former Occupant(s)	No	Not applicable	Not applicable	Contact information for the former occupants was not reasonably ascertainable or provided by the User
Other(s)	No	Not applicable	Not applicable	No other relevant interviews were conducted as part of this Phase I ESA.

6.0 SUMMARY OF HISTORICAL USE

Standard and other historical sources were able to document that the property was occupied by vacant and agricultural land from at least 1940 until 1997. An outbuilding was constructed on the northwest portion of the property between 1940 and 1956 and was demolished between 1992 and 1997. The current warehouse building was constructed in 1997. The building has been occupied by Advanced Auto Parts since 1998 as a distribution center.

7.0 SUBJECT PROPERTY RECONNAISSANCE

Reconnaissance Information	
PM Field Personnel:	Mr. Matt Alexander
Site Reconnaissance Date:	September 26, 2017
Escort:	Mr. Larry Reid, facility manager
Limitations:	None identified

7.1: Subject Property Observations

The subject building contains a total 113,766-square feet of floor space, which is divided into offices, a warehouse area, and restrooms.

Interior finish materials in the office area and restrooms include two foot by four foot suspended acoustical ceiling tile, vinyl floor tiles, drywall walls. The warehouse area is unfinished with a poured concrete floor, metal framed walls, and a metal deck ceiling. The entire building is on a poured concrete foundation.

Exterior pavement is present east and south of the building. The western portion of the subject property is wooded land. The remainder of the property contains groomed grass and landscaped areas.

The following table summarizes the site observations. Affirmative responses are discussed in more detail following the table.

Category	Feature	Observed
Interior Equipment	Elevators	Yes
	Air Compressors	Yes
	Incinerators	No
	Waste Treatment Systems	No
	Presses/Stamping Equipment	No
	Press Pits and/or In-ground Pits	No
	Hydraulic Lifts or In-ground hoists	No
	Paint Booth	No
	Plating Tanks	No
	Parts Washers	No
	Lathes, Screw Machines, etc.	No
	Aboveground Chemical or Other Waste Storage or Waste Streams	Aboveground Storage Tanks (ASTs)
Drums, Barrels and/or Containers > 5 gallons		No
Chip Hoppers		No
Hazardous or Petroleum Waste Streams		No
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground Storage Tanks	No
	Fuel Dispensers	No
	Sumps or Cisterns	No
	Dry Wells	No
	Oil/Water Separators	No
	Floor Drains, Trench Drains, etc.	Yes
Pipeline Markers	No	
Exterior Observations	Stressed Vegetation	No
	Stained Soil or Pavement	No
	Monitoring Wells, Water Supply Wells, Irrigation Wells	No

Category	Feature	Observed
	Pad or Pole Mounted Transformers and/or Capacitors	No
	Soil Piles of Unknown Origin	No
	Exterior Dumpsters with Staining	No
	Leachate or Other Waste Seeps	No
	Trash, Debris, and/or Other Waste Materials	No
	Uncontrolled Dumping or Disposal Areas	No
	Surface Water Discoloration, Sheen or Free Product	No
	Strong, Pungent or Noxious Odors	No
	Storm water retention or detention ponds	Yes
	Septic Field / Septic System	No
	Pits, Ponds, Lagoons	No

Elevators: PM observed one hydraulic freight elevator within the warehouse area of the subject building, which was installed in 2008. PM did not observe any staining in the elevator equipment room. The site escort indicated that, to the best of his knowledge, no failures have occurred.

Air Compressors: PM observed one air compressor in the warehouse area of the subject building. The compressor is used to power the rollers and tape machine used in the warehouse area. According to the site escort the compressor was installed in 2009. The compressor is staged on concrete in good condition. PM did not observe any staining in the area of the compressor.

ASTs: PM observed a back-up generator north of the subject building. The generator is fueled by an approximately 100-gallon diesel AST located under the generator. The AST is staged on concrete in good condition, with no staining observed. The AST and generator were installed during the construction of the subject building in 1997, and the site escort did not know if the AST was double or single walled. Based on the site observations, PM has not identified the AST as a REC.

Floor Drains, Trench Drains, etc.: PM observed floor drains in the restroom in the subject building which discharge to the municipal sewer system. No staining or evidence of poor waste management practices was observed associated with the drains. .

Pad or Pole Mounted Transformers and/or Capacitors: PM observed three pole-mounted transformers on the southern property boundary of the subject property. The transformers, which are likely owned by the local utility company, did not contain a label indicating polychlorinated biphenyl (PCB) content; however, the transformers appeared to be in good condition with no evidence of leaks.

Storm water retention or detention ponds: PM observed one retention pond on the southeastern portion of the subject property. The catchment basins located in the parking lot discharge into the pond. PM did not observe any staining or evidence of a release in the pond.

7.1.1: Current Operations

Current operations consists of typical office and warehouse storage activities.

8.0 ADJOINING PROPERTIES

The following paragraphs provide information about the adjoining properties obtained during the site reconnaissance and through review of reasonably ascertainable information.

North Adjoining Properties

The north adjoining properties are currently and have historically been agricultural and/or vacant land. The property directly north of the subject property has been cleared and is undergoing development.

East Adjoining Properties, across Mountain Road

The east adjoining properties are currently and have historically been residential, agricultural and/or vacant land.

South Adjoining Property

The south adjoining property, identified as 1473 Mountain Road, is currently occupied by Seneca Medical, a distribution center. Review of historical records documents that the current building was constructed in 1998, on previously agricultural and/or vacant land. The building was occupied by Advanced Auto Parts (distribution center) from construction until 2003. The current tenant has occupied the building since at least 2007.

West Adjoining Properties

The west adjoining properties are currently and have historically been agricultural and/or vacant land.

9.0 REGULATORY RECORDS REVIEW

PM retained EDR to provide current regulatory database information compiled by a variety of federal and state regulatory agencies. A copy of the complete database is included in Appendix D. The following information was obtained:

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	National Priority List (NPL) Sites	1 mile	0
Federal	Delisted National Priority List (DNPL) Sites	½ mile	0
Federal	Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites	½ mile	0
Federal	CERCLIS No Further Remediation Action Planned (NFRAP) Sites	subject property and adjoining properties	0
Federal	Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Sites	1 mile	0
Federal	RCRA non-CORRACTS Treatment, Storage or Disposal (TSD) Sites	½ mile	0
Federal	RCRA Large Quantity Generators (LQG) Sites	subject property and adjoining properties	0
Federal	RCRA Small Quantity Generators (SQG) Sites	subject property and adjoining properties	0
Federal	RCRA Conditionally Exempt Small Quantity Generators (CESQG) Sites	subject property and adjoining properties	0

Type	Regulatory Agency Database	Approximate Minimum Search Distance (AMSD)	Number of Sites within AMSD
Federal	RCRA Non-Generators (NON-GEN) Sites	subject property and adjoining properties	0
Federal	US Brownfield Sites	½ mile	0
Federal	Institutional Control / Engineering Control Registries	subject property	0
Federal	Environmental Response and Notification System (ERNS)	subject property	0
State & Tribal	Hazardous Waste Sites (HWS) (equivalents to NPL and CERCLIS)	1 mile	0
State & Tribal	Solid Waste Facilities/Landfill Sites (SWLF)	½ mile	0
State & Tribal	Leaking Underground Storage Tank (LUST) Sites	½ mile	0
State & Tribal	Registered Underground Storage Tank (UST) Sites	subject property and adjoining properties	0
State & Tribal	Institutional Control / Engineering Control Registries	subject property	0
State & Tribal	Brownfield Sites	½ mile	0
State & Tribal	Voluntary Cleanup Oversight and Assistance Program (VOAP) Sites	½ mile	0
State & Tribal	State Remediation Program (SRP)	½ mile	0
State & Tribal	SPILLS	subject property and adjoining properties	0
State & Tribal	Priority Cleaners	½ mile	0
Either	Unmappable Database Listings (a.k.a. Orphan Sites)	database-dependent	0

9.1: Subject Property and Occupant Listings

The subject property or its known occupants are not identified in the referenced databases.

9.2: Adjoining and Nearby Sites

PM's review of the referenced databases also considered the potential or likelihood of contamination from adjoining and nearby sites. To evaluate which of the adjoining and nearby sites identified in the regulatory database report present an environmental risk to the subject property, PM considered the following criteria:

- The type of database on which the site is identified.
- The topographic position of the identified site relative to the subject property.
- The direction and distance of the identified site from the subject property.
- Local soil conditions in the subject property area.
- The known or inferred groundwater flow direction in the subject property area.
- The status of the respective regulatory agency-required investigation(s) of the identified site, if any.

- Surface and subsurface obstructions and diversions (e.g., buildings, roads, sewer systems, utility service lines, rivers, lakes, and ditches) located between the identified site and the subject property.

Only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. Using the referenced criteria, and based upon a review of readily available information contained within the regulatory database report, PM did not identify adjoining (i.e., bordering) or nearby sites (e.g., properties within a ¼-mile radius) listed in the regulatory database report that were judged to present a potential environmental risk to the subject property.

10.0 FINDINGS, OPINIONS AND CONCLUSIONS

10.1: De Minimis Condition

A de minimis condition, as defined in the ASTM Standard, is a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs. No de minimis conditions were identified during this assessment.

10.2: Significant Data Gaps

A data gap, as defined in the ASTM Standard, is a lack of or inability to obtain information required by the ASTM Standard despite good faith efforts by the environmental professional to gather such information. The environmental professional must then determine whether these gaps are significant. PM did not identify or encounter any instances of significant data gaps during the course of this ESA.

10.3: Historical Recognized Environmental Conditions (HRECs)

An HREC, as defined in the ASTM Standard, is a past release of hazardous substances or petroleum products that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the subject property to any required controls. PM has not identified any HRECs in association with the subject property.

10.4: Recognized Environmental Conditions (RECs)

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Warehouse Building located at 1485 Mountain Road, Andersonville, Anderson County, Tennessee, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property.

10.5: Controlled Recognized Environmental Conditions (CRECs)

A CREC, as defined in the ASTM Standard, is a recognized environmental condition (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. PM has not identified any CRECs in association with the subject property.

10.6: Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Warehouse Building located at 1485 Mountain Road, Andersonville, Anderson County, Tennessee, the property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions connected with the property. Therefore, no further investigation is recommended at this time.

11.0 NON-ASTM SCOPE CONSIDERATIONS/BUSINESS ENVIRONMENTAL RISKS

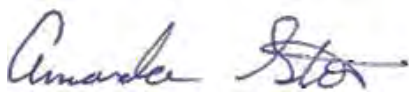
PM has included a discussion of Non-ASTM Scope Considerations based upon industry standards and lender requirements. A Business Environmental Risk is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Non-ASTM Item	Observations or Information
Potential Asbestos Containing Building Materials (ACBM)	Based upon PM's limited visual observations during the site reconnaissance, suspect ACBMs identified included vinyl floor tiles, and drywall walls. The materials appeared to be in good condition. In the future, a comprehensive asbestos survey prior to significant renovation or demolition activities.
Lead Based Paint (LBP)	Based on the construction of the subject building in 1997 (post 1978 when Federal regulations banned the use of LBP), the potential for LBP to be present is low. If a more definitive determination for LBP is preferred, PM can provide a scope of work to address.
Visual Mold or Significant Moisture Damage	PM performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the subject property. PM did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the subject property.
Radon	Review of the USEPA's Radon Map indicated that the subject property is located in Zone 1, areas with a predicted average indoor radon screening level greater than 4 pCi/L (picoCuries per liter of air). Based on the Scope of Work, radon sampling was not performed. If the determination of radon levels is preferred, PM can provide a proposal for radon sampling at the request of the client.
Wetlands	According to the U.S. Fish and Wildlife Service National Wetlands Inventory, no wetlands have been identified on the subject property. Additionally, PM did not observe evidence of wetlands on the subject property.

Non-ASTM Item	Observations or Information
Floodplain	Review of the Federal Emergency Management Agency (FEMA) flood insurance map panel 47001C0145F and 47013C0133F indicates that the subject property is not located outside of the 0.2% annual chance floodplain.
Lead in Drinking Water	Review of the 2017 Anderson County Water Authority Water Quality Report indicates that Lead is detected at 0.854 parts per billion (ppb), which is below the current US EPA drinking water standards. PM did not conduct potable water sampling as a part of this assessment.

12.0 SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

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



Amanda Stone
Regional Due Diligence Manager



Steven E. Price, CHMM
Principal & Vice President

13.0 REFERENCES

The following published sources were utilized during completion of this Phase I ESA:

- *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM, ASTM Designation E 1527-13, Published November 2013.
- Cole Information Services Directories, obtained from Environmental Data Resources, Inc. (EDR), Milford, Connecticut. City: Andersonville. Years: 1992-2013.
- U.S.G.S. 7.5-Minute Topographic Map of the Norris, Tennessee Quadrangle, 1973 (photo revised in 1990).
- United States Department of Agriculture, Custom Soil Survey of Anderson County, Tennessee (survey area data: September 21, 2015).