

PHASE I ENVIRONMENTAL SITE ASSESSMENT & RISK HAZARD ANALYSIS



CLAIRMONT PRESBYTERIAN PROPERTY

2020 CLAIRMONT ROAD
DECATUR, GEORGIA 30033

ECS PROJECT NO. 49:19804

FOR: THE GLOBE ACADEMY, INC

MARCH 27, 2023





March 27, 2023

Mr. Andrew Reynolds
The Globe Academy, Inc
4105 Briarcliff Road NE
Atlanta, Georgia 30345

ECS Project No. 49: 19804

Reference: Phase I Environmental Site Assessment Report, Clairmont Presbyterian Property, 2020
Clairmont Road, Decatur, DeKalb County, Georgia 30033

Dear Mr. Reynolds:

ECS Southeast, LLP (ECS) is pleased to provide The Globe Academy, Inc with the results of our Phase I Environmental Site Assessment (ESA) and Risk Hazard Analysis for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 49:36418P authorized on March 13, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which ECS believes to be in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312. Additionally, the study included a preliminary review of potential hazards in accordance with Georgia Department of Education guidelines.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Southeast, LLP

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Project Summary

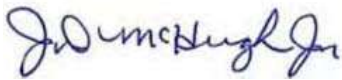
Clairmont Presbyterian Property
 2020 Clairmont Road
 Decatur, Georgia 30033

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
4.0	User Provided Information	✓					
5.1	Federal ASTM Databases	✓					
5.2	State ASTM Databases	✓					
5.3	Additional Environmental Record Sources	✓					
6.0	Historical Use Information	✓					
7.0	Site and Area Reconnaissance	✓					
8.0	Hazard Analysis Checklist	✓					It is the opinion of ECS that a hazard to the school property from the southwestern fueling station is possible according to the Dept of Education guidelines. Therefore, an expanded Risk Analysis was completed and hazard not deemed to be a risk.
9.0	Interviews	✓					



ENVIRONMENTAL PROFESSIONAL STATEMENT

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. 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 inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Dan McHugh, REM
Principal
March 27, 2023

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1.0 EXECUTIVE SUMMARY

ECS Southeast, LLP (ECS) was contracted by The Globe Academy, Inc to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Clairmont Presbyterian Property located at 2020 Clairmont Road in Decatur, DeKalb County, Georgia (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

ECS conducted the site reconnaissance on March 20, 2023. The subject property is identified by DeKalb County Geographic Information System (GIS) as Parcel Identification Numbers (PINs) 18 112 03 003, 18 112 03 004, 18 112 03 005, 18 112 03 006, 18 112 03 007, 18 112 03 008, 18 112 03 009, 18 112 03 010, 18 112 03 011, 18 112 03 012, 18 112 03 013, 18 112 03 014, and a portion of 18 112 003 001 and is owned by Clairmont Presbyterian Church. The approximately 7.3-acre subject property is developed with seven residential houses on the northern portion and two commercial structures on the southern and southeastern portions which are associated with the southern adjoining church, Clairmont Presbyterian Church.

The residential houses were constructed in 1949 and 1950 and contain approximately 1,339, 1382, 1,367, 1,248, 1,408, 1,352, and 1,398 square feet. The church-related building on the southeastern portion contains approximately 20,988 square feet and was originally constructed in 1968. The building on the southern portion contains 23,734 square feet and was originally constructed in 1985. The subject property is served by DeKalb County for water and sanitary sewer services. The buildings are heated with natural gas and cooled with electrical systems.

The subject property is located in a mixed-use area of Decatur, Georgia. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the south are presumed to be hydrogeologically up-gradient of the subject property. The subject property is bordered on the north by Azalea Circle followed by residences; on the east by Clairmont Road followed by residences and Bridgepoint Church at Toco Hills; on the south by Clairmont Presbyterian Church; and on the west by Azalea Circle followed by residence, LPL Foot Massage, and Joinus Cleaners and Alterations. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance and interviews, it appears that the subject property was undeveloped land from at least 1888 until 1949. From 1949 through 1968, the subject property was developed with residential structures on the northern portion and undeveloped land on the southern portion. In 1949, five of the current residential houses were constructed and in 1950, the other two current residential houses were constructed. In 1968, an institutional structure was constructed on the southeastern portion of the subject property. In 1985, an institutional structure was constructed on the southern portion. The structures are associated with the southern adjoining church, Clairmont Presbyterian Church.

Historical records prior to 1888 were not reasonably ascertainable for the subject property. Our review of historical information for adjoining or nearby properties identified the area as originally residential area that transitioned to a mixed-use area of Decatur, Georgia.



Historical aerial photographs depict apparent additional residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, heating oil USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

ECS is currently conducting a Property Condition Assessment (PCA) on the building that currently occupies the subject property (ECS Project Number 48: 3339). The PCA is to be submitted under a separate cover.

A regulatory database search report was provided by Environmental Data Resources, Inc (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, issues associated with the listings in the database report are not believed to represent a REC for the subject property.

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

ECS was contracted to conduct a Hazard Analysis in conjunction with this ESA. The Hazard Analysis study evaluated the twenty potential hazards detailed in the Georgia Department of Education's Site Selection Criteria guidelines (May 2012). If any of the potential hazards are located within three miles of the proposed site, an analysis of the hazard is undertaken to determine the potential risks associated with the hazard. The Risk/Hazard Analysis Checklist is included in Appendix VI of this ESA report.

Of the twenty potential hazards, four potential hazards are located within designated distances of the Site. Information regarding each potential hazard is detailed below:

Natural Gas Pipelines

A natural gas pipeline is located approximately 0.52 miles east of the subject property. The pipeline is in a parallel alignment to the subject property and runs north to south. According to the National Pipeline Mapping System (NPMS), this pipeline is reported as permanently abandoned. Based on the distance, parallel alignment, and the current abandonment status, this pipeline is not deemed a risk.



Fuel Facilities

A Chevron fueling station is located at 2995 North Druid Hills Road, approximately 250 feet southwest from the subject property. Access to the fueling station would be along North Druid Hills Road, which is located to the south and the west of the subject property. Delivery tanker trucks carrying flammable products to the fueling station will likely travel on North Druid Hills Road to access the fueling station. It is the opinion of ECS that risk to the school property from this fueling station is possible. Therefore, an expanded Risk Analysis is warranted.

ECS completed a computerized incident model to determine a Boiling Liquid Expanding Vapor Explosion (BLEVE) hazard in the event of a gasoline tanker truck accident on Clairmont Road east of the site. ECS utilized the Automated Resource for Chemical Hazard Incident Evaluation (ARCHIE) modeling program. The ARCHIE model was developed jointly by the Department of Transportation, the Federal Emergency Management Agency, and the Environmental Protection Agency in 1989. The model allows the quick prediction of hazard zones surrounding the release of flammable, explosive, or toxic materials. The computer models are reported to produce conservative risk distances.

It is the opinion of ECS that may be a risk to the property if a catastrophic accident occurs with a tanker truck carrying flammable products (4,000-gallons of gasoline). Based on the ARCHIE calculations, the fatality radius would be 373 feet and the injury zone could be 769 feet. However, the incident would likely occur during UST refilling and the delivery truck would be positioned approximately 415 feet to the west-southwest of the subject property building closest to the filling station. Additionally, roadway and filling station elevation appear to be approximately 10 to 12 feet lower than the proposed school location. It is the opinion of ECS that based on the current conditions, elevation change, distance, and limited presence of a delivery tanker, the risk to the school property is low.

Railroads

A railroad located over 2,800 feet to the southeast of the subject property. The railroad is approximately 900 feet above sea level (10 feet below the subject property elevation). Based on the distance, topography, and intervening buildings, this railroad is not deemed a risk.

Major Highways

North Druid Hills Road is located to the west and south of the subject property. North Druid Hills Road is aligned in a north to south alignment and is at a slightly lower elevation in relation to the subject property. North Druid Hills Road is considered by GDOT traffic count a high traffic highway (35,700 vehicles per day). As reported in prior studies by GDOT, 90.18% of traffic is attributed to passenger cars and approximately 0.16% of traffic is attributed to trailer trucks. Tankers trucks carrying flammable products to the fueling station located to the southwest of the subject property will likely travel on North Druid Hills Road to access the fueling station. The filling station issues are discussed previously.

Clairmont Road (GA SR 155/ US Highway 23) is the eastern adjoining road to the subject property. Clairmont Road is considered by GDOT traffic count a high traffic highway (22,400 vehicles per day). As reported in prior studies by GDOT, 84.51% of traffic is attributed to passenger cars and approximately 0.74% of traffic is attributed to trailer trucks. The incident would have to occur directly east of the site to be at the closest location and the lower roadway elevation would mitigate the injury distance. Based on the limited truck traffic and the presence of a large residential area along Clairmont Road, tanker traffic is unlikely.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Clairmont Presbyterian Property located at 2020 Clairmont Road in Decatur, DeKalb County, Georgia, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

The Risk Hazard Analysis study evaluated the twenty potential hazards detailed in the Georgia Department of Education's Site Selection Criteria guidelines. It is impossible to accurately predict every variable of all possible scenarios that could affect the site. The conclusions and/or recommendations presented within this report are based upon a reasonable level of study within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. **It is the professional opinion of ECS that this site is suitable for use as a school site based on this risk analysis, site observations, and current conditions in the area.**

1.1 Recommendations

It is the opinion of ECS Southeast, LLP that additional environmental assessment of the subject property for the Phase I ESA is not warranted at this time.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	March 27, 2023
Date of Interview with Past and Present Owners and Occupants	March 17, 2023
Date of Recorded Environmental Cleanup Lien Search	Not Provided
Date of Government Record Review Report	March 14, 2023
Date of Visual Inspection of Subject and Adjoining Properties	March 20, 2023
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	March 14, 2023
Report Viability Date	September 10, 2023

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-21 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property pending a real estate transaction.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by The Globe Academy, Inc to perform an ASTM E1527-13, Phase I Environmental Site Assessment (ESA) of the Clairmont Presbyterian Property located at 2020 Clairmont Road in Decatur, DeKalb County, Georgia. ECS was not contracted to address non-scope considerations. A Risk Hazard Analysis can be viewed in Section 8.0 of this report and a Professional Engineer checklist is included in Appendix II.

2.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition,



"likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 8.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release 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. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate

uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of The Globe Academy, Inc. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

2.5 Data Gaps

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Use of the subject property was generally documented back to 1888 (historical topographic maps). Historical use of the subject property prior to 1940 could not be discerned based on reasonably ascertainable records reviewed. The ASTM E1527-21 standard requires review of reasonably ascertainable historical resources to develop a history of previous uses of the subject property, adjoining properties, and surrounding area from 1940 or first developed use, at intervals not to exceed five years. Review of reasonably ascertainable historical sources for this assessment has identified gaps in the historical record that exceeded five years during which the use of the subject property could not be discerned, which is considered a data failure per ASTM E1527-21. However, based on other information obtained, this data failure would not be expected to alter the findings of this ESA, and is not considered to be a significant data gap. No significant data gaps were encountered.

2.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints. ECS is not aware of deviations from the ASTM Standard during this assessment. The following limiting conditions were encountered during the performance of this Phase I ESA:

- ECS was unable to access some interior portions of subject property, including the residential structures on the northern portion, and cannot attest to environmental conditions within areas that were not directly observed.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Location and Legal Description

Site Name	Clairmont Presbyterian Property
Property Address	2020 Clairmont Road
Property City, State	Decatur, Georgia
Property County	DeKalb County
Number of Parcels	13
Property ID Number(s)	18 112 03 003, 18 112 03 004, 18 112 03 005, 18 112 03 006, 18 112 03 007, 18 112 03 008, 18 112 03 009, 18 112 03 010, 18 112 03 011, 18 112 03 012, 18 112 03 013, 18 112 03 014, and a portion of 18 112 003 001
Property Size	7.3 Acres
Property Owner of Record	Clairmont Presbyterian Church
Property Legal Description	Not provided to ECS

3.2 Physical Setting and Hydrogeology

USGS Topographic Map	
Quad Designation	Northeast Atlanta, Georgia
Date	1999
Subject Property Settings	
Geologic Province	Piedmont Physiographic region
Average Subject Property Elevation (in feet or meters)	Approximately 1,010 to 990 feet above sea level
General Sloping Direction	Down-gradient to the north, east, and west
Bodies of Water	None on the subject property
Presumed Direction of Groundwater Flow	North, east, and west, with overall trend to the north



<p>Up-gradient Property Direction (Groundwater Flow)</p>	<p>South (the southern portion of the subject property is situated on a topographical high point); Properties west of N. Druid Hills Road and south of Clairmont Road appear to drain away from the site.</p>
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<p>Nearby Properties' Setting</p>	
<p>General Sloping Direction</p>	<p>North, east, and west</p>
<p>Bodies of Water</p>	<p>An unnamed drainage to the northwest and Burnt Fork Creek to the south and east</p>
<p>General Directions of Surface Flow</p>	<p>Surface flow typically follows topography</p>
<p>Presumed Direction of Groundwater Flow</p>	<p>Varies based on proximity to the subject property; generally to the north, east, and west</p>

Regional influences may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

Groundwater flow in the immediate vicinity of the site is presumed to be generally to the north and away from the subject property to the east, and west. Adjoining properties immediately to the south are presumed to be “hydrogeologically upgradient”. Adjoining properties to the north, east, and west are presumed to be “hydrogeologically downgradient” in relation to the subject property.

The hydrogeologic term “crossgradient” is used for properties that are neither hydrogeologically upgradient or downgradient, but generally on a line from the subject property perpendicular to the presumed direction of groundwater flow. Other properties not in the same drainage watershed are presumed to be “disconnected” from the groundwater in the immediate vicinity of the subject property.

3.3 Current Use and Description of the Site

The subject property consists of an approximately 7.3-acre parcel of land that is developed with seven residential houses on the northern portion and two commercial structures on the southern and southeastern portions which are associated with the southern adjoining church, Clairmont Presbyterian Church. The residential houses were constructed in 1949 and 1950 and contain approximately 1,339, 1382, 1,367, 1,248, 1,408, 1,352, and 1,398 square feet.

The institutional building on the southeastern portion contains approximately 20,988 square feet and was originally constructed in 1968. The other institutional building on the southern portion contains 23,734 square feet and was originally constructed in 1985. The subject property is located in an area that can generally be described as mixed-use.



4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Andrew Reynolds, representing The Globe Academy, Inc (User of the report). Section 4.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

4.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA. If the activity use information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge regarding historical uses that may reveal environmental issues at the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that they were not aware of commonly known environmental concerns related to the subject property.

4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

4.6 Owner, Property Manager, and Occupant Information

The User indicated that Megan Johnson is the property owner contact.



4.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	0
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	5 GA Non-HSI (2 less than 1,000 feet away)
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	8 LUST (2 less than 1,000 feet away)
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	0
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	1 Brownfield (Greater than 1,000 feet away)

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by EDR, and their report is dated March 14, 2023. ECS did not modify the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

5.1 Federal ASTM Databases

The subject property was not identified on the standard federal databases researched for this assessment.



5.1.1 Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Very small quantity generators (VSQG) (previously identified as conditionally exempt small quantity generators or CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

No off-site properties within the minimum search distance of inquiry (adjoining properties) were reported by EDR as being on the Federal RCRIS Generators database. One off-site property within 0.25 miles of the subject property was reported as being on the Federal RCRIS Generators database. Additionally, four off-site properties within 0.25 miles of the subject property were reported as being on the RCRA Non-Generator (Non-Gen)/No Longer Regulated (NLR) database, which lists facilities that do not currently generate hazardous wastes but were previously tracked as generators. Four of these listings are discussed below:

BP Facility #22234/Texaco, 1975 Clairmont Road. This facility is located approximately 400 feet south from the subject property. Based off topographic influence, this property is situated in a position where groundwater flow is to the southeast and is not expected to reach the subject property. This facility was listed twice on the RCRA generators, twice on the EDR Historical Auto Stations, AST, LUST, and UST databases. The facility was listed as a non-generator of ignitable waste and benzene. The facility was listed as a small quantity generator from at least 1991 through 1999, a conditionally exempt small quantity generator from 1999 through 2007, and as a non-generator since 2007. RCRA violations were not listed for the facility. Based the presumed flow of groundwater, the lack of reported violations, and the listing as a non-generator, issues at this facility are not believed to present a REC for the subject property.

DryClean USA, 3077 N Druid Hills Rd. This facility is located approximately 460 feet southeast from the subject property. Based off topographic influence, this property is situated in a position where groundwater flow is to the south and is not expected to reach the subject property. This facility was also listed on the Drycleaners and EDR Historical Cleaners databases. The facility was listed as a non-generator and the former hazardous waste summary in included spent halogenated solvents. The facility has been listed as a non-generator since at least 1998. RCRA violations were not listed for the facility. The facility was listed as a drycleaning plant from at least 1994 through approximately 2001. No violations have been reported in association with the drycleaner operations. Based the presumed flow of groundwater, the lack of reported violations, and the listing as a non-generator, issues at this facility are not believed to present a REC for the subject property.

Publix Supermarket 773 Toco Hills Shopping Center, 2969 North Druid Hills Road NE. This facility is located approximately 790 feet northwest from the subject property. This property is situated in a position where groundwater flow is presumed to be to the southwest and will not reach the subject property. The facility was listed as a conditionally exempt small quantity generator and the hazardous waste summary was not reported. The facility has been listed as a conditionally exempt small quantity generator since at least

2020. RCRA violations were not listed for the facility. Based on the lack of reported violations, the presumed flow of groundwater, and the distance, generator issues at this facility are not believed to present a REC for the subject property.

ECS has reviewed the remaining listing, Crown Central Petroleum Ga-052, on the RCRA Generators database. This other off-site listing is reported more than 1,200 feet south from the subject property. Based on the distance from the subject property and relative position, ECS does not believe issues at this listing result in a REC for the subject property. Additional information pertaining to this listing can be viewed in the regulatory report included in Appendix III.

5.2 State ASTM Databases

The subject property was not identified on the standard state databases researched for this assessment.

5.2.1 Leaking Underground Storage Tank (LUST) List

The LUST list is a record of reported leaking underground storage tank incidents. The LUST list may also identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills, and other sources.

The database report lists nine properties within the designated search radius for this database. Two of these are discussed below:

Druid Hills Texaco, 2995 N Druid Hills Rd. This facility (now a Chevron) is located approximately 250 feet west-southwest from the subject property. Based on topographic influence, this property is situated in a position where groundwater flow is to the west-southwest and is not expected to reach the subject property. This facility was also listed on the UST, AST, and EDR Historical Auto Stations databases. The facility was listed on the AST databases for the presumed retail sale and purchase of propane cylinders. Based on the nature of LP gas, propane releases are not expected to adversely impact the subject property. The facility was listed as a gasoline service station from at least 1970 through approximately 2014. However, based on observations made during the site reconnaissance, this facility is an active fueling station.

Based on the proximity to the subject property, ECS obtained regulatory files from the Georgia Environmental Protection Division (GA EPD) regarding the USTs information and LUST report for this facility. According to the EDR report and the regulatory files, this facility utilized two gasoline USTs (10,000-gallons and 6,000-gallons), two kerosene USTs (1,000-gallons and 550-gallons), and one 6,000-gallon diesel UST, reported as installed in March and April 1984 and removed from the ground. The facility currently utilizes three 10,000-gallon gasoline USTs and one 10,000-gallon diesel UST, reported as installed in August 1991. The gasoline USTs are reported as currently in use and the diesel UST is reported as temporarily out of use. Four releases have been reported to the GA EPD. The releases are dated September 1990, January 1994, June 1999, and June 2010. Closure was granted in the form of No Further Action (NFAs) required status in December 1993, May 1995, November 2020, and March 2019, respectively.



According to a UST Closure Report dated May 1999, one 550-gallon kerosene UST was removed from the ground and BTEX and DRO were detected above detection levels in the soil; however, the concentrations did not exceed applicable threshold levels. A nearby monitoring well was sampled and benzene was detected at 15 ug/l. The facility received a release notification of free product in November 1999.

A Corrective Action Plan Part A (CAP-A) was conducted on the property in March 2000. BTEX (benzene, toluene, ethylbenzene and xylene) was detected in one soil sample at a concentration of 0.011 mg/kg and the maximum concentration of benzene detected in groundwater was 1,100 ug/l. It was also reported that free product was reported in Monitoring Well-2 at a thickness of 0.17 feet. A NFA was granted for the release in November 2020. According to the CAP-A Report dated March 2000, groundwater flow from this facility is to the northwest (away from the subject property). Based on the reported flow of groundwater and the NFAs granted for the releases, releases at this site are not expected to present a REC for the subject property.

ESD Exxon, 1975 Clairmont Road @ North Druid. This facility is located approximately 400 feet south from the subject property. Based off topographic influence, this property is situated in a position where groundwater flow is to the southeast and is not expected to reach the subject property. This facility was listed twice on the RCRA generators, twice on the EDR Historical Auto Stations, AST, LUST, and UST databases. The facility was listed on the AST database for the presumed retail sale and purchase of propane cylinders. Based on the nature of LP gas, propane releases are not expected to adversely impact the subject property. The facility was listed as a gasoline service station from at least 1969 through approximately 2014.

Based on the proximity to the subject property, ECS obtained regulatory files from the GA EPD regarding the USTs and LUST information at this facility. According to the EDR report and the regulatory files, this facility utilized two 10,000-gallon USTs (product not reported and installed in August 2008), one 10,000-gallon gasoline UST (installed in February 1985), one 8,000-gallon kerosene UST (installed in February 1985), one 1,000-gallon UST (product reported as other and installed in February 1985), and one 550-gallon used oil UST (installed in February 1985). The tanks are reported as removed from the ground.

It was reported that the facility currently utilizes one 9,000-gallon gasoline UST and one 6,000-gallon diesel UST; however, based on observations made during the site reconnaissance, this facility is no longer a fueling station. This property has been redeveloped into a retail shopping center in 2017-2018. Two releases have been reported to the GA EPD. The releases are dated August 2008 and April 2018 and closure was granted in the form of NFAs in March 2009 and May 2018, respectively.

According to a UST Closure Report dated April 2018, one 20,000-gallon gasoline UST was removed from the property. It was reported that all samples analyzed for TPH (total petroleum hydrocarbons) GRO/DRO (gasoline range and diesel range) were below detection levels with the exception of one soil sample (D-4) that detected TPH GRO at 870 ppm. It was also reported that the highest benzene concentration was 1.0 mg/kg and was detected in soil sample D-4. Groundwater was not encountered during sampling. Approximately 50 tons of soil was over excavated in the area of D-4 and a conformation sample indicated that concentrations of BTEX,



PAH, and TPH GRO/DRO were below detection levels. A NFA status was granted for the closure of the UST. Based on the removal of the USTs, the NFAs granted for the releases, and the presumed flow of groundwater, releases at this site are not considered to present a REC for the subject property.

ECS has reviewed the remaining listings reported by EDR on the LUST database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and/or relative position, ECS does not believe releases at these off-site listings would result in a REC for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.2.2 Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the state. This list does not identify USTs that have not been registered or are exempt, such as home heating oil tanks and other unregulated tanks.

The database report identified no UST facilities within the ASTM-designated search radius (subject and adjoining). In addition, the database report identified seven UST facilities within 0.25 mile of the subject property. In addition, the database report identified no "delisted tanks" within 0.25-mile. Two nearby facilities are described below:

Druid Hills Texaco, 2995 N Druid Hills Rd. Discussed in greater detail in section 5.2.1.

ESD Exxon, 1975 Clairmont Road @ North Druid. Discussed in greater detail in section 5.2.1.

ECS has reviewed the remaining off-site listings reported by EDR on the UST database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and/or relative position, ECS does not believe these off-site listings would have issues that present a REC for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.2.3 Aboveground Storage Tank (AST) Database

The AST Database is a list of facilities that have registered ASTs with the state regulator. The AST Database is a list of propane storage and retail facilities that have registered ASTs with the state fire marshal. In Georgia, this is usually a listing of facilities with liquid propane storage. The database is issued by the State Fire Marshall and may be updated randomly.

The database report identified no AST facilities within the ASTM-designated search radius (subject and adjoining). In addition, the database report identified six AST facilities within 0.25 mile of the subject property. Three facilities are described below:

Happy Stores #373, 2995 North Druid Hills Road. Discussed in greater detail in section 5.2.1.

J H Bond Texaco - Closed, 1975 Clairmont Rd. Discussed in greater detail in section 5.2.1.



Bo-Lo Business Partners, 2983 North Druid Hills Road. This Ace Hardware facility is located approximately 780 feet southwest from the subject property in the Toco Hills shopping center. This facility was listed on the AST database for the presumed retail sale, refilling, and purchase of propane cylinders. This facility is also reported to have one 1,000-gallon AST. Based on a review of Google Earth Imagery, this facility utilizes a 1,000-gallon propane AST for retail refilling of cylinders. Based on the nature of LP gas, releases are not expected to adversely impact the subject property.

ECS has reviewed the remaining properties listed by EDR on the AST database. These other off-site listings are reported more than 1,100 feet from the subject property. Based on the distance from the subject property and/or relative position, ECS does not believe these listings have issues that present a REC for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.2.4 State Brownfield Projects Inventory

The State Brownfield Projects Inventory identifies brownfield projects. The properties in the inventory are working toward a brownfield agreement for cleanup and liability control.

The database report lists one property, Toco Hills Shopping Center, within the designated search radius for this database. This off-site listing is reported more than 1,100 feet west from the subject property. Based on the distance from the subject property and relative position, ECS does not believe this listing has issues that present a REC for the subject property. Additional information pertaining to this listing can be viewed in the regulatory report included in Appendix III.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM Federal Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM federal databases researched for this assessment.

5.3.2 Additional Non-ASTM State Databases

The subject property was not identified on the additional non-ASTM state databases researched for this assessment.

5.3.2.1 Drycleaners

The Drycleaners database identifies potential and known drycleaning sites, active and abandoned.

The database report lists five facilities within the designated search radius for this database. Four of these are discussed below:

Cachet Classic Cleaners, 3077 N Druid Hills Road. Discussed in greater detail in section 5.1.1.

Joinus Dry Cleaners, 2996 N Druid Hills Rd NE. This facility can be identified as the western adjoining property, beyond Azalea Circle. This site is situated in a presumed downgradient hydrogeological position relative to the subject property. This facility was also listed on the EDR Historical drycleaners and EDR Historical Auto Stations databases. According to the EDR report, this facility operated as a drycleaning plant from at least 2004 through approximately 2014. Based on observations made during the site reconnaissance, this facility is an active drycleaner. No violations have been reported for the facility and the property is at a lower elevation than the subject property. Based on the lack of reported violations and the presumed hydrogeological position, issues at this listing are not considered to present a REC for the subject property.

One Price Dry Cleaning, 3025 N. Druid Hills Road. This facility is located approximately 450 feet southwest from the subject property. This property is situated in a position where groundwater flow is presumed to be to the south and will not reach the subject property. This facility was also listed on the GA Non-HSI and EDR Historical Drycleaners databases. According to the EDR report, this facility operated as a drycleaning plant from at least 1995 through approximately 2009. The facility is listed on the GA Non-HSI database due to tetrachloroethene contamination. The report date is listed as April 2005, the Groundwater Pathway Score is reported as 4.10 and the On-site Pathway Score is reported as 20.00. Based on a review of Google Earth Imagery, this facility appears to be no longer active. Based on the presumed flow of groundwater, the listing as a Non-HSI, and the closure of the drycleaning facility, issues at this listing are not considered to present a REC for the subject property.

Zamscleaners, 2941 N Druid Hills RD NE. This facility is located approximately 580 feet west from the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. This facility was also listed on the EDR Historical drycleaners and EDR Historical Auto Stations databases. According to the EDR report, this facility operated as a drycleaning plant from at least 1970 through approximately 2012. Based on a review of Google Earth Imagery, this facility appears to be no longer active. No violations have been reported for the facility. Based on the lack of reported violations and the presumed hydrogeological position, issues at this facility are not considered to present a REC for the subject property.

ECS has reviewed the remaining facility, Texaco (abandoned), listed on the Dry Cleaners database. This other off-site listing is reported more than 1,300 feet west from the subject property. Based on the distance from the subject property and relative position, ECS does not believe this off-site listing would have issues that result in a REC for the subject property. Additional information pertaining to this listing can be viewed in the regulatory report included in Appendix III.

5.3.2.2 Georgia Non-Hazardous Site Inventory (GA Non-HSI)

This Georgia Non-Hazardous Site Inventory (GA Non-HSI) database is compiled by a private consultant and is an inventory of properties that have been reported to the GA EPD as sites with contamination that does not appear to be a risk to human health or the environment. These properties have been deemed by the EPD as not requiring remediation based on the information reported and site score determined by the EPD. The risk-based score is based on the current conditions and analytical data of



a release provided to the EPD. The EPD determination allows impacted soil or groundwater to remain at the reported property. If site conditions or land use changes, the EPD should be notified and, based on a revised risk-based scoring, corrective actions may be warranted in the future.

The database report lists seven properties within the utilized search radius for this database. Two of these are discussed below:

One Price Dry Cleaning, 3025 N. Druid Hills Road. Discussed in greater detail in section 5.3.2.1.

Toco Hills Promenade Shopping Center, 2945-3027 N Druid Hills Rd. This facility is located approximately 600 feet west from the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. According to the EDR report, this facility is listed on the GA Non-HSI database due to carbon disulfide contamination. The report date is listed as February 1999, the Groundwater Pathway Score is reported as 4.10, and the On-site Pathway Score is listed as 17.80. Based on the presumed hydrogeological position and the listing on the Non-HSI database, issues at this property are not expected to present a REC for the subject property.

ECS has reviewed the remaining properties listed on the GA Non-HSI database. These other facilities are located greater than 1,100 feet from the subject property. Based on the distance from the subject property and relative locations, ECS does not believe these off-site listings have issues that would result in a REC at the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.3.3 Other Proprietary Databases

The subject property was not identified on the other proprietary databases researched for this assessment.

5.3.3.1 EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

The database report lists seven properties within the utilized search radius for this database. These seven properties are discussed below:

Uroka Inc, 2995 N Druid Hills Rd. Discussed in greater detail in section 5.2.1.

Bond Texaco Service, 1975 & 1978 Clairmont Road. This facility was listed twice on the EDR Historical Auto stations database and is discussed in greater detail in section 5.2.1.



Toco Standard/ Toco Hill Standard Station, 2957 N Druid Rd NE. This facility is located approximately 500 feet west from the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. This facility was listed twice on the EDR Historical Auto Stations database. According to the EDR report, this facility operated as a gasoline service station from at least 1966 through 1975. No violations have been reported for the facility. Based the hydrogeological position, the short duration of operation, and the lack of reported violations, issues at this station are not considered to present a REC for the subject property.

Simmons Esso Service, 2996 N Druid Hills Rd NE. The reported addressed can be identified as the former western adjoining property, beyond Azalea Circle. However, based a review of EDR historical aerial images and the EDR radius report, this facility is presumed to be located at 2957 N Druid Road NE (Toco Standard/ Toco Standard Station) and located approximately 500 feet west from the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. According to the EDR report, this facility operated as a gasoline service station in 1966. No violations have been reported for the facility. Based the hydrogeological position, the short duration of operation, and the lack of reported violations, issues at this station are not considered to present a REC for the subject property.

Toco Hills Tenneco, 2941 N Druid Hills Rd NE. his facility is located approximately 580 feet west from the subject property. This site is situated in a presumed down-gradient hydrogeological position relative to the subject property. This facility was also listed on the EDR Historical drycleaners and Drycleaners databases. According to the EDR report, this facility operated as a gasoline service station in 1966. No violations have been reported for the facility. Based the hydrogeological position, the short duration of operation, and the lack of reported violations, issues at this listing are not considered to present a REC for the subject property.

5.3.3.2 EDR Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, laundry, laundromat, cleaning/ laundry, wash & dry etc.

The database report lists an additional four properties within the utilized search radius for this database. These four properties are discussed below:

Join Us Cleaners, 2996 N Druid Hills Rd NE. Discussed in greater detail in section 5.3.2.1.

One Price Dry Cleaning, 3025 N. Druid Hills Road. Discussed in greater detail in section 5.3.2.1.

Rayker Inc, 3077 N Druid Hills Rd. Discussed in greater detail in section 5.1.1.

Pilgrim Laundry and Cleaners, 2941 N Druid Hills Rd NE. Discussed in greater detail in section 5.3.2.1.

5.3.4 Unmapped (Orphan) Facilities and Sites

No properties were identified by EDR on the Orphan Summary List. . These listings would be considered unmappable by EDR because the location data in the regulatory files is deemed insufficient.

5.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property. Therefore, ECS does not believe the off-site listings would have issues that result in RECs for the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from EDR. The aerial photographs reviewed were dated 1940, 1949, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2000, 2007, 2010, and 2019. Google Earth was utilized to obtain an additional aerial photograph dated 2021. Aerial photographs dated prior to 1940 were not available for review.

The ECS review is dependent on the quality and scale of the photographs. The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1940	The subject property appears to be undeveloped, wooded land and terraced pasture land.	Undeveloped, wooded land appears to the north and east. Terraced pasture land appears to the south and west. Presumed residential structures appear to the south and west. Roads appear to the east and south.	No
1949	Similar to prior.	Similar to prior. Presumed residential structures appear to the east. A road appears to the west.	No
1955 and 1960	Multiple presumed residential structures appear on the subject property.	Presumed residential structures appear to the north, east, and west. Presumed commercial structures appear to the south. Roads appear to the north, east, and west.	No
1968, 1972, 1978, and 1981	Similar to prior. A presumed commercial structure appears on the southeastern portion of the subject property.	Similar to prior. Presumed commercial structures appear farther west.	No



Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1988	Multiple presumed residential structures appear on the northern portion. Presumed commercial structures appear on the southern and southeastern portions.	Presumed residential structures appear to the north, east, and west. Presumed commercial structures appear to the south and farther west. A presumed fueling station appears to the southwest. Roads appear to the north, east, and west.	No
1993, 1999, 2000, 2007, and 2010	Similar to prior.	Similar to prior. A presumed fueling station appears to the south.	No
2019 and 2022 (Google Earth Pro)	Similar to prior.	Similar to prior. The presumed fueling station to the south appears to be razed.	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained. A copy of the Unmapped Property report is included within Appendix IV.

6.3 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental issues. The topographic maps were obtained from EDR and were dated 1888, 1895, 1927, 1928, 1968, 1973, 1995, 1999, 2014, 2017, and 2020. Topographic maps dated prior to 1888 were not available for review. The following is a description of relevant information from the topographic maps:



Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1888 and 1895	No structures or topographic features are depicted on the subject property. A road transects the northern portion.	Topographic high points are depicted to the north and south. Unnamed drainage features are depicted to the north, east, and south. A railroad is depicted father south and east. Roads are depicted to the north and west.	No
1927 and 1928	Multiple topographic ridge lines are depicted on the subject property. No structures are depicted on the subject property.	A topographic high point is depicted to the south. An unnamed drainage feature is depicted to the northwest. Presumed residential structures are depicted to the northwest and south. A railroad is depicted father south and east. Roads are depicted to the south and east.	No
1968 and 1973	Topographic ridge lines are depicted on the southern portion. A topographic high point is depicted on the northern portion. No structures are depicted on the subject property.	Topographic high points are depicted to the south and east. An unnamed drainage feature is depicted to the northwest and Burnt Fork Creek is depicted father south and east. A railroad is depicted father south and east. Presumed commercial structures are depicted to the south nd west.	No
1995 and 1999	Topographic ridge lines are depicted on the northern and southern portions. No structures are depicted on the subject property.	Topographic high points are depicted to the south and west. An unnamed drainage feature is depicted to the northwest and Burnt Fork Creek is depicted father south and east. A railroad is depicted father south and east. Churches are depicted to the south and presumed commercial structures are depicted to the west.	No



Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
2014, 2017, and 2020	Structures are not depicted on these map versions. Topographic ridge lines are depicted on the northern and southern portions.	Structures are not depicted on these map versions. A topographic high point is depicted to the south. An unnamed drainage feature is depicted to the northwest and Burnt Fork Creek is depicted father south and east. A railroad is depicted father south and east.	No

6.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from EDR. The subject property addresses utilized for the research were 1994, 2020, 2028, 2036, 2044, 2052, and 2060 Clairmont Road and 1955, 1965, 1975, 1985, 1995, and 2005 Azalea Circle. 1994 Clairmont Road is also an address associated with the southern adjoining property. The directories reviewed were dated 1967, 1970, 1976, 1981, 1987, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020. Directories dated prior to 1967 were not available for review. A copy of the city directory report is included in Appendix IV. The following is a description of relevant information from the city directories:

Year(s)	Listed Occupants	REC? (yes or no)
1994, 2020, 2028, 2036, 2044, 2052, and 2060 Clairmont Road and 1955, 1965, 1975, 1985, 1995, and 2005 Azalea Circle (Subject Property)		
1967	1994 Clairmont Rd - Clairmont Presb Ch 2020, 2028, 2036, 2044, and 2060 Clairmont Rd - Residential 1965, 1975, 1985, 1995, 2005 Azalea Cir - Residential 2052 Clairmont Rd - Indstrl Insulation	No
1970 and 1976	1994 Clairmont Rd - Clairmont Presb Ch 2020, 2028, 2036, 2044, 2052, and 2060 Clairmont Rd - Residential 1955, 1965, 1975, 1985, 1995, and 2005 Azalea Cir - Residential	No



Year(s)	Listed Occupants	REC? (yes or no)
1981	1994 Clairmont Rd - Clairmt Presby Ch and Korean Cmnty Sv Ctr 2020, 2028, 2036, 2044, 2052, and 2060 Clairmont Rd - Residential 1955, 1965, 1975, 1985, 1995, and 2005 Azalea Cir - Residential	
1987	1975, 1985, 1995, and 2005 Azalea Cir - Residential 1955 and 1965 Azalea Cir - Vacant	No
1992	1994 Clairmont Rd - Clairmont Presby Ch, Oates Jack C Dr, and Young Life GA Rgn 2036 and 2060 Clairmont Rd - Residential 1985, 1995, and 2005 Azalea Cir - Residential	No
1995	1994 Clairmont Rd - Clairmont Presbyterian Church 2044 and 2060 Clairmont Rd - Residential 1975, 1985, 1995, and 2005 Azalea Cir - Residential 2052 Clairmont Rd - Occupant Unknown	No
2000	1994 Clairmont Rd - Clairmont Presbyterian Church, Esty Phil Rev, and Weimer Scott Dr 2036, 2044, 2052, and 2060 Clairmont Rd - Residential 1975, 1985, 1995, and 2005 Azalea Cir - Residential	No
2005	1994 Clairmont Rd - Clairmont Presbyterian Church 2052 and 2060 Clairmont Rd - Residential 1975, 1985, 1995, and 2005 Azalea Cir - Residential 2036 and 2044 Clairmont Rd - Unknown Occupant	No
2010	1994 Clairmont Rd - Clairmont Presbyterian Church 2036, 2044, and 2060 Clairmont Rd - Residential 1975 and 1995 Azalea Cir - Residential 2052 Clairmont Rd, 1985 and 2005 Azalea Cir - Occupant Unknown	No
2014	1994 Clairmont Rd - Clairmont Presbyterian Church, Esty Phil Rev, and Weimer Scott Dr 2044 and 2060 Clairmont Rd- Residential 1975 and 1995 Azalea Cir - Residential 2036 and 2052 Clairmont Rd and 1985 and 2005 Azalea Cir - Unknown Occupant	No
2017	1994 Clairmont Rd - Clairmont Presbyterian Church 2044 Clairmont Rd - Residential 1975 and 1985 Azalea Cir - Residential	No



Year(s)	Listed Occupants	REC? (yes or no)
2020	1994 Clairmont Rd - Clairmont Presbyterian Church 2036, 2044, and 2052 Clairmont Rd- Residential 1975, 1985, and 1995 Azalea Cir - Residential	No
2000 and 2006 Azalea Circle (North Adjoining)		
1967 and 1970	2000 Azalea Cir - Residential 2006 Azalea Cir - Residential	No
1976 and 1981	2000 Azalea Cir - Vacant 2006 Azalea Cir - Residential	No
1987	2000 Azalea Cir - Residential 2006 Azalea Cir - Residential	No
1992	2006 Azalea Cir - Residential	No
1995, 2000, 2005, 2010, 2014, 2017, and 2020	2000 Azalea Cir - Residential 2006 Azalea Cir - Residential	No
1995 and 2057 Clairmont Road (East Adjoining)		
1967, 1970, and 1976	1995 Clairmont Rd - Clarmnt Hls Bpt Ch 2057 Clairmont Rd - Vogler Wm Ralph Dr	No
1981	1995 Clairmont Rd - Vacant 2057 Clairmont Rd - Vogler Wm R Dr	No
1992	1995 Clairmont Rd - Clairmont Hll Cnslg	No
1995	1995 Clairmont Rd - Clairmont Hills Baptist Church, Clairmont Baptist School, First India Baptist Church, and Psychological Studies Inst Inc 2057 Clairmont Rd - Residential	No
2000	1995 Clairmont Rd - Clairmont Hills Baptist Church Office, Clairmont Baptist Weekday Preschool, Clairmont Hills Counseling Center PSI, and First India Baptist Church 2057 Clairmont Rd - Residential	No
2005	1995 Clairmont Rd - Clairmont Hills Baptist Church and First India Baptist Church 2057 Clairmont Rd - Occupant Unknown	No
2010	1995 Clairmont Rd - Clairmont Hills Baptist Church 2057 Clairmont Rd - Residential	No
2014	2057 Clairmont Rd - Residential	No



Year(s)	Listed Occupants	REC? (yes or no)
2017	1995 Clairmont Rd - Clairmont Hills Baptist Church 2057 Clairmont Rd - Residential	No
2020	1995 Clairmont Rd - Clairmont Hills Baptist Church, Creative Hearts, and First India Baptist Church 2057 Clairmont Rd - Residential	No
1994 Clairmont Road (South Adjoining)		
1967, 1970, and 1976	Clairmont Presb Ch	No
1981	Clairrmt Presby Ch and Korean Cmnty Sv Ctr	No
1992	Clairmont Presby Ch, Oates Jack C Dr, and Young Life GA Rgn	No
1995	Clairmont Presbyterian Church	No
2000	Clairmont Presbyterian Church, Esty Phil Rev, and Weimer Scott Dr	No
2005 and 2010	Clairmont Presbyterian Church	No
2014	Clairmont Presbyterian Church, Etsy Phil Rev, and Weimer Scott Dr	No
2017 and 2020	Clairmont Presbyterian Church	No
1962 Azalea Circle (West Adjoining)		
1967, 1970, 1976, 1981, 1987, 1992, 1995, 2000, 2005, 2010, and 2014	Residential	No

6.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the DeKalb County tax assessor online information, the subject property is owned by Clairmont Presbyterian Church. The subject property is listed as 7.3-acres The PINs, addresses, acreage, building square feet, and construction dates are listed below:

PIN	Address	Building Square feet	Construction Date
A portion of 18 112 03 001	1994 Clairmont Road	Administration Building (Mulligan Hall): 20,988 Family Life Center: 23,734	Administration Building (Mulligan Hall): 1968 Family Life Center: 1985



18 112 03 003	2020 Clairmont Road	N/A	N/A
18 112 03 004	2028 Clairmont Road	N/A	N/A
18 112 03 005	2036 Clairmont Road	1,339	1950
18 112 03 006	2044 Clairmont Road	1,382	1949
18 112 03 007	2052 Clairmont Road	1,367	1950
18 112 03 008	2060 Clairmont Road	N/A	N/A
18 112 03 009	2005 Azalea Circle	1,248	1949
18 112 03 010	1995 Azalea Circle	1,408	1949
18 112 03 011	1985 Azalea Circle	1,352	1949
18 112 03 012	1975 Azalea Circle	1,398	1949
18 112 03 013	1965 Azalea Circle	N/A	N/A
18 112 03 014	1955 Azalea Circle	N/A	N/A

6.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources. ECS was not provided with Land Title Records.

6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS contacted the DeKalb County Building Department to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. A Freedom of Information Act request was submitted to the Building Department on March 17, 2023. The Building Department responded that they do not have responsive records to our request. A copy of the correspondence is included in Appendix II.

6.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions. ECS reviewed zoning/land use records obtained from DeKalb County Zoning Map. The subject property is currently zoned for R-100 - Residential Medium Lot-100 use.



6.9 Previous Reports

ECS is currently conducting a Property Condition Assessment (PCA) on the building that currently occupies the subject property (ECS Project Number 48:3339). The PCA is to be submitted under a separate cover.

6.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

6.10.1 State Environmental Agency

ECS contacted the Georgia Department of Natural Resources, Environmental Protection Division via email on March 17, 2023 to determine if they had regulatory or historical information regarding environmental issues concerning the subject property. The Georgia Watershed Branch, Land Protection Branch, and Air Protection Division responded that they did not have responsive records to our request. Copies of the correspondences are included in Appendix II.

6.10.2 Local Fire Department

The DeKalb County Fire Department was contacted to determine if they had historical information regarding environmental issues or responses at the subject property. A Freedom of Information Act request was submitted to the Fire Department on March 17, 2023. The Fire Department responded that they did not have responsive records to our request. A copy of the correspondence is included in Appendix II.

6.10.3 Local Planning Department

ECS contacted the DeKalb County Building Department to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. A Freedom of Information Act request was submitted to the Building Department on March 17, 2023. The Building Department responded that they did not have responsive records to our request. A copy of the correspondence is included in Appendix II.

6.11 Historical Use Summary

According to historical research, it appears that the subject property was undeveloped land from at least 1888 until 1949. From 1949 through 1968, the subject property was developed with residential structures on the northern portion and undeveloped land on the southern portion. In 1949, five of the current residential houses were constructed and in 1950, the other two current residential houses were constructed. In 1968, a commercial structure was constructed on the southeastern portion of the subject property. In 1985, a commercial structure was constructed on the southern portion. The commercial structures associated with the southern adjoining church, Clairmont Presbyterian Church.



The surrounding area has developed slowly from a primarily residential area to a mixed-use area of Decatur, Georgia. No obvious indications of RECs were identified in the historical data review.

Historical aerial photographs depict apparent additional residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, heating oil USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.



7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Ms. Jordyn Phlegar of ECS conducted the field reconnaissance on March 20, 2023. ECS was accompanied during the reconnaissance by Mr. Josh Schicker with Clairmont Presbyterian Church. The weather at the time of the reconnaissance was 54 degrees Fahrenheit and clear. Observations were made from a walking reconnaissance around the perimeter, around the buildings, through the buildings and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

7.2 On-Site Features

7.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Surface flow follows topography. The southern portion of the subject property is situated on a topographic high point and slopes to the north, east, and west from the south. Groundwater flow is varied and generally away from the subject property.

7.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy or usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

7.2.3 Current Uses

The subject property is approximately 7.3 acres in area and is developed with seven residential houses on the northern portion and two institutional structures on the southern and southeastern portions which are associated with the southern adjoining church, Clairmont Presbyterian Church. The residential houses were constructed in 1949 and 1950 and contain approximately 1,339, 1,382, 1,367, 1,248, 1,408, 1,352, and 1,398 square feet. The houses are heated with natural gas and receive water and sanitary sewer services from DeKalb County.

The building on the southeastern portion is a two-story building and can also be identified as "Mulligan Hall". The building contains a total interior area of approximately 20,988 square feet, and was originally constructed in 1968. The building is heated with natural gas, and receives water and sanitary sewer services from DeKalb County. The building also contains a hydraulic elevator. The first floor of Mulligan Hall contains a main lobby, a kitchen, a dining area, bathrooms, storage closets, janitors closets, and classrooms. The kitchen contains a grease trap which is reported to be permitted under the DeKalb FOG system (Fats, Oil & Grease). The second floor of Mulligan Hall contains classrooms, storage closets, bathrooms, an elevator room, and an attic. Mulligan Hall also contained a basement area that was utilized as a mechanical room. Household cleaners and cans of paint were located throughout Mulligan Hall in classrooms, bathrooms, storage closets, and janitor closets.



The building on the southern portion is a two-story building and can also be identified as the "Family Life Center". The building contains a total interior of 23,734 square feet, and was originally constructed in 1985. The building is heated with natural gas, and receives water and sanitary sewer services from DeKalb County. The first floor of the Family Life Center contains a gym, an office, a concession stand, bathrooms, storage closets, and multi-use rooms. The second floor of the Family Life Center contains a basketball court, racquetball courts, classrooms, a riser room, a kitchenette, bathrooms, and storage closets. Household cleaners and cans of paint were located throughout Mulligan Hall in classrooms, storage closets, and janitor closets.

Staining and apparent mold associated with water damage was located on various ceiling tiles located throughout Mulligan Hall and the Family Life Center. Additional mold could be present in areas not observed.

Asphalt parking areas, landscaped areas, and playgrounds are present on the exterior portions of the property. A detention pond is located on the northern portion and a gazebo is located on the northwestern portion. Two solid waste dumpsters were located on the southeastern portion. One is used for solid waste and the other is used for recycling. Three pole-mounted transformers were observed at the site. The transformers are owned and maintained by Georgia Power. ECS did not observe evidence of leakage or staining in the vicinity of the transformers.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment	✓	
Stains or Corrosion to Floors, Walls or Ceilings	✓	
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps	✓	
Pits, Ponds or Lagoons		✓



Feature	Yes	No
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials		✓
Water/Wastewater Discharge		✓
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)	✓	
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Containers of household cleaners and cans of paint were located throughout Mulligan Hall and the Family Life Center, in bathrooms, storage closets, janitors closets, and classrooms. Staining was not observed on the containers or cans and the surfaces in the vicinity of the containers and cans.

Known or Suspect PCB-containing Equipment

Three pole-mounted transformers are located on the subject property, on the southeastern portion of the subject property. The transformers are owned and maintained by Georgia Power. ECS did not observe stickers on the transformers which indicate the presence or the absence of PCBs. Staining, which could be indicative of leakage, was not observed on the transformers or surfaces in the vicinity of the transformers.

Note that fluorescent light ballasts, caulk, paint, or other materials that may contain PCBs, and are located inside and are part of the building or structure, are outside the scope of this practice.

Stains or Corrosion to Floors, Walls or Ceilings

Water staining and apparent mold associated with water damage was located on various ceiling tiles located throughout Mulligan Hall and the Family Life Center. Additional mold could be present in areas not observed.

Floor Drains and Sump Pumps

Floor drains are located in the the bathroom in Mulligan Hall and the Family Life Center and in the kitchen in Mulligan Hall. It is reported that the floor drains in the bathroom discharge into the DeKalb County sanitary sewer system.. It is reported that the floor drains in the kitchen discharge into the grease trap before they are discharged into the DeKalb County sanitary sewer system.



Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)

A hydraulic elevator is located in Mulligan Hall. Hydraulic fluid is stored in an aboveground reservoir located in the elevator equipment room, adjoining the elevator shaft on the second floor. Staining was not observed in the vicinity of the hydraulic fluid reservoir. Due to safety concerns and building operations, ECS did not view the bottom of the elevator shaft.

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a mixed-use area of Decatur, DeKalb County, Georgia.

Direction	Description	Relative Gradient	REC
North	Azalea Circle followed by residences	Down-gradient	No
East	Clairmont Road followed by residences and Bridgepoint Church at Toco Hills	Down-gradient	No
South	Clairmont Presbyterian Church Sanctuary	Up-gradient	No
West	Azalea Circle followed by residences, LPL Foot Massage, and Joinus Cleaners and Alterations	Down-gradient	No

Pertinent features of environmental concern were not observed on adjoining or nearby properties during the site reconnaissance.

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is developed with seven residential structures on the northern portion and two institutional structures on the southern and southeastern portions. The subject property is located in a mixed-use area of Atlanta/Decatur, Georgia. Details pertaining to our on-site and off-site observations are referenced previously. ECS did not identify RECs associated with the subject property or observe significant environmental issues at neighboring properties and businesses during the reconnaissance.



8.0 HAZARD ANALYSIS CHECKLIST

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and mold. ECS was not authorized to assess non-scope issues in conjunction with this assessment.

Georgia Department of Education Risk Hazard Analysis Checklist

ECS was contracted to conduct a Hazard Analysis in conjunction with this ESA. The Hazard Analysis study evaluated the twenty potential hazards detailed in the Georgia Department of Education's Site Selection Criteria guidelines (May 2012). If any of the potential hazard are located within three miles of the proposed site, an analysis of the hazard is undertaken to determine the potential risks associated with the hazard. The Risk/Hazard Analysis Checklist is included in Appendix VI of this ESA report.

Of the twenty potential hazards, four potential hazards are located within three miles of the Site. Information regarding each potential hazard is detailed below:

Natural Gas Pipelines

A natural gas pipeline is located approximately 0.52 miles east of the subject property. The pipeline is in a parallel alignment to the subject property and runs north to south. According to the National Pipeline Mapping System (NPMS), this pipeline is reported as permanently abandoned. Based on the distance, parallel alignment, and the current abandonment status, this pipeline is not deemed a risk.

Fuel Facilities

A Chevron fueling station is located at 2995 North Druid Hills Road, approximately 250 feet southwest from the subject property. Access to the fueling station would be along North Druid Hills Road, which is located to the south and the west of the subject property. Delivery tanker trucks carrying flammable products to the fueling station will likely travel on North Druid Hills Road to access the fueling station. It is the opinion of ECS that risk to the school property from this fueling station is possible. Therefore, an expanded Risk Analysis is warranted.

ECS completed a computerized incident model to determine a Boiling Liquid Expanding Vapor Explosion (BLEVE) hazard in the event of a gasoline tanker truck accident on Clairmont Road east of the site. ECS utilized the Automated Resource for Chemical Hazard Incident Evaluation (ARCHIE) modeling program. The ARCHIE model was developed jointly by the Department of Transportation, the Federal Emergency Management Agency, and the Environmental Protection Agency in 1989. The model allows the quick prediction of hazard zones surrounding the release of flammable, explosive, or toxic materials. The computer models are reported to produce conservative risk distances.

It is the opinion of ECS that may be a risk to the property if a catastrophic accident occurs with a tanker truck carrying flammable products (4,000-gallons of gasoline). Based on the ARCHIE calculations, the fatality radius would be 373 feet and the injury zone could be 769 feet. However, the incident would likely occur during UST refilling and the delivery truck would be positioned



approximately 415 feet to the west-southwest of the subject property building closest to the filling station. Additionally, roadway and filling station elevation appear to be approximately 10 to 12 feet lower than the proposed school location. It is the opinion of ECS that based on the current conditions, elevation change, distance and limited presence of a delivery tanker, the risk to the school property is low.

Railroads

A railroad located over 2,800 feet to the southeast of the subject property. The railroad is approximately 900 feet above sea level (10 feet below the subject property elevation). Based the distance, topography, and intervening buildings, this railroad is not deemed a risk.

Major Highways

Clairmont Road (GA SR 155/ US Highway 23) is the eastern adjoining road to the subject property. Clairmont Highway is aligned in a north to south position and is at a slightly lower elevation in relation to the subject property. Clairmont Road is considered by GDOT traffic count a high traffic highway (22,400 vehicles per day). As reported in prior studies by GDOT, 97.65% of traffic is attributed to passenger cars and approximately 2.35% of traffic is attributed to trailer trucks. The incident would have to occur directly east of the site to be at the closest location and the lower roadway elevation would mitigate the injury distance. Based on the limited truck traffic and the presence of a large residential area along Clairmont Road, tanker traffic is unlikely.

North Druid Hills Road is located to the west and south of the subject property. North Druid Hills Road is aligned in a north to south alignment and is at a slightly lower elevation in relation to the subject property. North Druid Hills Road is considered by GDOT traffic count a high traffic highway (35,700 vehicles per day). As reported in prior studies by GDOT, 90.18% of traffic is attributed to passenger cars and approximately 0.16% of traffic is attributed to trailer trucks.



9.0 INTERVIEWS

ECS received a completed Property Owner Survey from Ms. Megan Johnson, property manager, on March 17, 2023. She has been associated with the subject property for over 30 years, and has significant knowledge related to the subject property and associated activities. She indicated the subject property was formerly developed with twelve residential structures. She also indicated that the the ceilings have water damage from prior HVAC issues and roof leaks and the property currently has a DeKalb County FOG Permit for the grease trap located in the kitchen in Mulligan Hall.

Ms. Johnson indicated that she is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Copies of interview documentation are included in Appendix II.

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. Information gained from such sources is included in [Section 6.10](#).

10.0 FINDINGS AND CONCLUSIONS

10.1 Findings and Opinions

ECS conducted the site reconnaissance on March 20, 2023. The subject property is identified by DeKalb County Geographic Information System (GIS) as Parcel Identification Numbers (PINs) 18 112 03 003, 18 112 03 004, 18 112 03 005, 18 112 03 006, 18 112 03 007, 18 112 03 008, 18 112 03 009, 18 112 03 010, 18 112 03 011, 18 112 03 012, 18 112 03 013, 18 112 03 014, and a portion of 18 112 003 001 and is owned by Clairmont Presbyterian Church. The approximately 7.3-acre subject property is developed with seven residential houses on the northern portion and two commercial structures on the southern and southeastern portions which are associated with the southern adjoining church, Clairmont Presbyterian Church.

The residential houses were constructed in 1949 and 1950 and contain approximately 1,339, 1382, 1,367, 1,248, 1,408, 1,352, and 1,398 square feet. The church-related building on the southeastern portion contains approximately 20,988 square feet and was originally constructed in 1968. The building on the southern portion contains 23,734 square feet and was originally constructed in 1985. The subject property is served by DeKalb County for water and sanitary sewer services. The buildings are heated with natural gas and cooled with electrical systems.

The subject property is located in a mixed-use area of Decatur, Georgia. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the south are presumed to be hydrogeologically up-gradient of the subject property. The subject property is bordered on the north by Azalea Circle followed by residences; on the east by Clairmont Road followed by residences and Bridgepoint Church at Toco Hills; on the south by Clairmont Presbyterian Church; and on the west by Azalea Circle followed by residence, LPL Foot Massage, and Joinus Cleaners and Alterations.

Based on the records search, site reconnaissance and interviews, it appears that the subject property was undeveloped land from at least 1888 until 1949. From 1949 through 1968, the subject property was developed with residential structures on the northern portion and undeveloped land on the southern portion. In 1949, five of the current residential houses were constructed and in 1950, the other two current residential houses were constructed. In 1968, an institutional structure was constructed on the southeastern portion of the subject property. In 1985, an institutional structure was constructed on the southern portion. The structures are associated with the southern adjoining church, Clairmont Presbyterian Church.

Historical records prior to 1888 were not reasonably ascertainable for the subject property. Our review of historical information for adjoining or nearby properties identified the area as originally residential area that transitioned to a mixed-use area of Decatur, Georgia.

Historical aerial photographs depict apparent additional residential structures on the subject property that were not located on the subject property during our site reconnaissance. ECS does not have technical evidence how these structures were heated, or if the structures utilized septic tanks or water supply wells. Based on the age, it is possible that the structures were heated with oil stored

in USTs. ECS did not observe evidence of USTs, septic tanks, or water supply wells during our site reconnaissance. While not considered a REC, if encountered during site development, heating oil USTs, septic systems, and water supply wells should be closed in accordance with applicable laws.

ECS is currently conducting a Property Condition Assessment (PCA) on the building that currently occupies the subject property (ECS Project Number 48: 3339). The PCA is to be submitted under a separate cover.

A regulatory database search report was provided by EDR. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, issues associated with the listings in the database report are not believed to represent a REC for the subject property.

ECS was contracted to conduct a Hazard Analysis in conjunction with this ESA. The Hazard Analysis study evaluated the twenty potential hazards detailed in the Georgia Department of Education's Site Selection Criteria guidelines (May 2012). If any of the potential hazards are located within the designated distances of the proposed site, an analysis of the hazard is undertaken to determine the potential risks associated with the hazard. The Risk/Hazard Analysis Checklist is included in Appendix VI of this ESA report.

Of the twenty potential hazards, four potential hazards are located within designated distances of the Site. Information regarding each potential hazard is detailed below:

Natural Gas Pipelines

A natural gas pipeline is located approximately 0.52 miles east of the subject property. The pipeline is in a parallel alignment to the subject property and runs north to south. According to the National Pipeline Mapping System (NPMS), this pipeline is reported as permanently abandoned. Based on the distance, parallel alignment, and the current abandonment status, this pipeline is not deemed a risk.

Fuel Facilities

A Chevron fueling station is located at 2995 North Druid Hills Road, approximately 250 feet southwest from the subject property. Access to the fueling station would be along North Druid Hills Road, which is located to the south and the west of the subject property. Delivery tanker trucks carrying flammable products to the fueling station will likely travel on North Druid Hills Road to access the fueling station. It is the opinion of ECS that risk to the school property from this fueling station is possible. Therefore, an expanded Risk Analysis is warranted.

ECS completed a computerized incident model to determine a Boiling Liquid Expanding Vapor Explosion (BLEVE) hazard in the event of a gasoline tanker truck accident on Clairmont Road east of the site. ECS utilized the Automated Resource for Chemical Hazard Incident Evaluation (ARCHIE) modeling program. The ARCHIE model was developed jointly by the Department of Transportation, the Federal Emergency Management Agency, and the Environmental Protection Agency in 1989. The model allows the quick prediction of hazard zones surrounding the release of flammable, explosive, or toxic materials. The computer models are reported to produce conservative risk distances.



It is the opinion of ECS that may be a risk to the property if a catastrophic accident occurs with a tanker truck carrying flammable products (4,000-gallons of gasoline). Based on the ARCHIE calculations, the fatality radius would be 373 feet and the injury zone could be 769 feet. However, the incident would likely occur during UST refilling and the delivery truck would be positioned approximately 415 feet to the west-southwest of the subject property building closest to the filling station. Additionally, roadway and filling station elevation appear to be approximately 10 to 12 feet lower than the proposed school location. It is the opinion of ECS that based on the current conditions, elevation change, distance, and limited presence of a delivery tanker, the risk to the school property is low.

Railroads

A railroad located over 2,800 feet to the southeast of the subject property. The railroad is approximately 900 feet above sea level (10 feet below the subject property elevation). Based on the distance, topography, and intervening buildings, this railroad is not deemed a risk.

Major Highways

North Druid Hills Road is located to the west and south of the subject property. North Druid Hills Road is aligned in a north to south alignment and is at a slightly lower elevation in relation to the subject property. North Druid Hills Road is considered by GDOT traffic count a high traffic highway (35,700 vehicles per day). As reported in prior studies by GDOT, 90.18% of traffic is attributed to passenger cars and approximately 0.16% of traffic is attributed to trailer trucks. Tankers trucks carrying flammable products to the fueling station located to the southwest of the subject property will likely travel on North Druid Hills Road to access the fueling station. The filling station issues are discussed previously.

Clairmont Road (GA SR 155/ US Highway 23) is the eastern adjoining road to the subject property. Clairmont Road is considered by GDOT traffic count a high traffic highway (22,400 vehicles per day). As reported in prior studies by GDOT, 84.51% of traffic is attributed to passenger cars and approximately 0.74% of traffic is attributed to trailer trucks. The incident would have to occur directly east of the site to be at the closest location and the lower roadway elevation would mitigate the injury distance. Based on the limited truck traffic and the presence of a large residential area along Clairmont Road, tanker traffic is unlikely.

10.2 Significant Data Gaps

ASTM E1527-21 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "significant data gap" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

10.3 De Minimis Conditions

ECS identified the following *de minimis* conditions associated with the subject property during this assessment: minor parking lot staining and water stains and possible mold on some ceiling tiles.



10.4 Conclusions

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Clairmont Presbyterian Property located at 2020 Clairmont Road in Decatur, DeKalb County, Georgia, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

The Risk Hazard Analysis study evaluated the twenty potential hazards detailed in the Georgia Department of Education's Site Selection Criteria guidelines. It is impossible to accurately predict every variable of all possible scenarios that could affect the site. The conclusions and/or recommendations presented within this report are based upon a reasonable level of study within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. It is the professional opinion of ECS that this site is suitable for use as a school site based on this risk analysis, site observations, and current conditions in the area.

10.5 Recommendations

It is the opinion of ECS Southeast, LLP that additional environmental assessment of the subject property is not warranted at this time.

11.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

DeKalb County Tax assessor website, accessed on March 14, 2023.

Environmental Data Resources, Inc., The EDR Radius Map Report, dated March 14, 2023.

Environmental Data Resources, Inc., The EDR Aerial Photo Decade Package (years 1940, 1949, 1955, 1960, 1968, 1972, 1978, 1981, 1988, 1993, 1999, 2000, 2007, 2010, and 2019), dated March 14, 2023.

Environmental Data Resources, Inc., Certified Sanborn Map Report (No Coverage), dated March 14, 2023.

Environmental Data Resources, Inc., Historical Topo Map Report, (years 1888, 1895, 1927, 1928, 1968, 1973, 1995, 1999, 2014, 2017, and 2020) dated March 14, 2023.

Environmental Data Resources, Inc., EDR City Directory Image Report (years 1967, 1970, 1976, 1981, 1987, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020) dated March 16, 2023.

FEMA website, accessed on March 14, 2023.

FOIA Request, DeKalb County Building Department, dated March 17, 2023.

FOIA Request, DeKalb County Fire Department, dated March 17, 2023.

GORA Request, Georgia Environmental Protection Division, dated March 17, 2023.

Google Earth aerial, dated 2022.

Property Owner Survey completed by Megan Johnson, dated March 17, 2023.

User Questionnaire completed by Andrew Reynolds with The Globe Academy, dated March 17, 2023.

USGS Topographic Map, Northeast Atlanta, Georgia, 1999.



HAZARD ASSESSMENT CHECKLIST

Project Name: Clairmont Presbyterian

ECS Project # 49:19804

Location: 2020 Clairmont Road, Decatur, DeKalb County, Georgia

ECS Staff: JMP/JDM

Client: The Globe Academy, Inc

Date Completed: 3-27-2023

Potential Hazard (search radius)	Present	Not Present	Comment
1. Electrical transmission lines rated at 115 KV or higher (300 feet)		X	
2. Oil or petroleum transmission pipelines and large fuel storage facilities (1 mile)		X	
3. Hazardous chemical pipelines (1 mile)		X	
4. Natural gas pipelines 10"+, 200 psi or more (1 mile)	X		Natural gas pipeline approximately 0.52 miles east. Not a hazard due to alignment and topography.
5. Fuel facilities – petroleum & propane (1/2-mile filling stations, 1 mile propane supplier)	X		Chevron (fueling station and propane supplier) approximately 260 feet southwest. Expanded ARCHIE study reviewed – not a fatality risk due to distance and topographic change.
6. Railroads (1 mile)	X		A railroad approximately 0.6 miles southeast. Not a hazard due to distance, prevailing wind directions, and topography.
7. Major highways (1/2 mile)	X		Clairmont Road (GA SR 155/ US Highway 23) eastern adjoining & North Druid Hills Road located to the west and the south. Fuel delivery tanker at station on N. Druid Hills Rd. (400 feet away), 10-12 feet lower than school. Not deemed a risk based on topography & distance.
8. Airport approaches/departures (3 miles)		X	



Potential Hazard (search radius)	Present	Not Present	Comment
9. Industrial/manufacturing facilities - Storing or using hazardous substances; Hazardous air emissions; remedial waste sites; treatment plants (1 mile)		X	
10. Lakes, rivers, dams, streams (on-site or adjacent)		X	
11. Flood Plain or dam breach zone (on-site, adjacent & upgradient)		X	
12. Nuclear waste storage facilities (3 miles)		X	
13. Munitions/Explosives storage; (unstated, 3 miles used)		X	
14. Military Installations (unstated, 3 miles used)		X	
15. Municipal Water Towers (adjoining or on-site)		X	
16. Active or abandoned mines, quarries (1 mile or under site)		X	
17. Landfills & Dumps (1/2 mile)		X	
18. Hazardous Waste Sites (1 mile)		X	
19. Treatment Plants (1/2-mile)		X	
20. Power Plants (1 mile; 1/2-mile for substations)		X	



Specific item details are included in the attached EDR regulatory database report. Expanded ARCHIE study results indicate a fatality zone for a 4,000-gallon gasoline tanker at the Chevron fuel station would have a fatality zone of 373 feet radius. However, the incident would likely occur during UST refilling and the delivery truck would be positioned approximately 415 feet to the west-southwest of the subject property building closest to the filling station. Additionally, roadway and filling station elevation appear to be approximately 10 to 12 feet lower than the proposed school location. It is the opinion of ECS that based on the current conditions, elevation change, distance, and limited presence of a delivery tanker, the risk to the school property is low.

It is the professional opinion of ECS that this site would be environmentally suitable for use as a school site based on this risk analysis, site observations, and current conditions in the area. Please see the Phase I ESA report, section 8.0 for additional information.

Reviewed by: **Jeff Jimerson Cook, P.E.**
GA P.E. Registration No. 026671

Signature: _____

A handwritten signature in blue ink, appearing to be 'J. Cook', is written over a horizontal line. The signature is somewhat stylized and cursive.

Date: _____

04-05-2023

Representing:

ECS SOUTHEAST, LLP
1281 Kennestone Circle, Suite 200
Marietta, GA 30066
770-590-1971





Figure 1

Site Location Map
 Clairmont Presbyterian
 2020 Clairmont Road
 Decatur, Georgia 30033



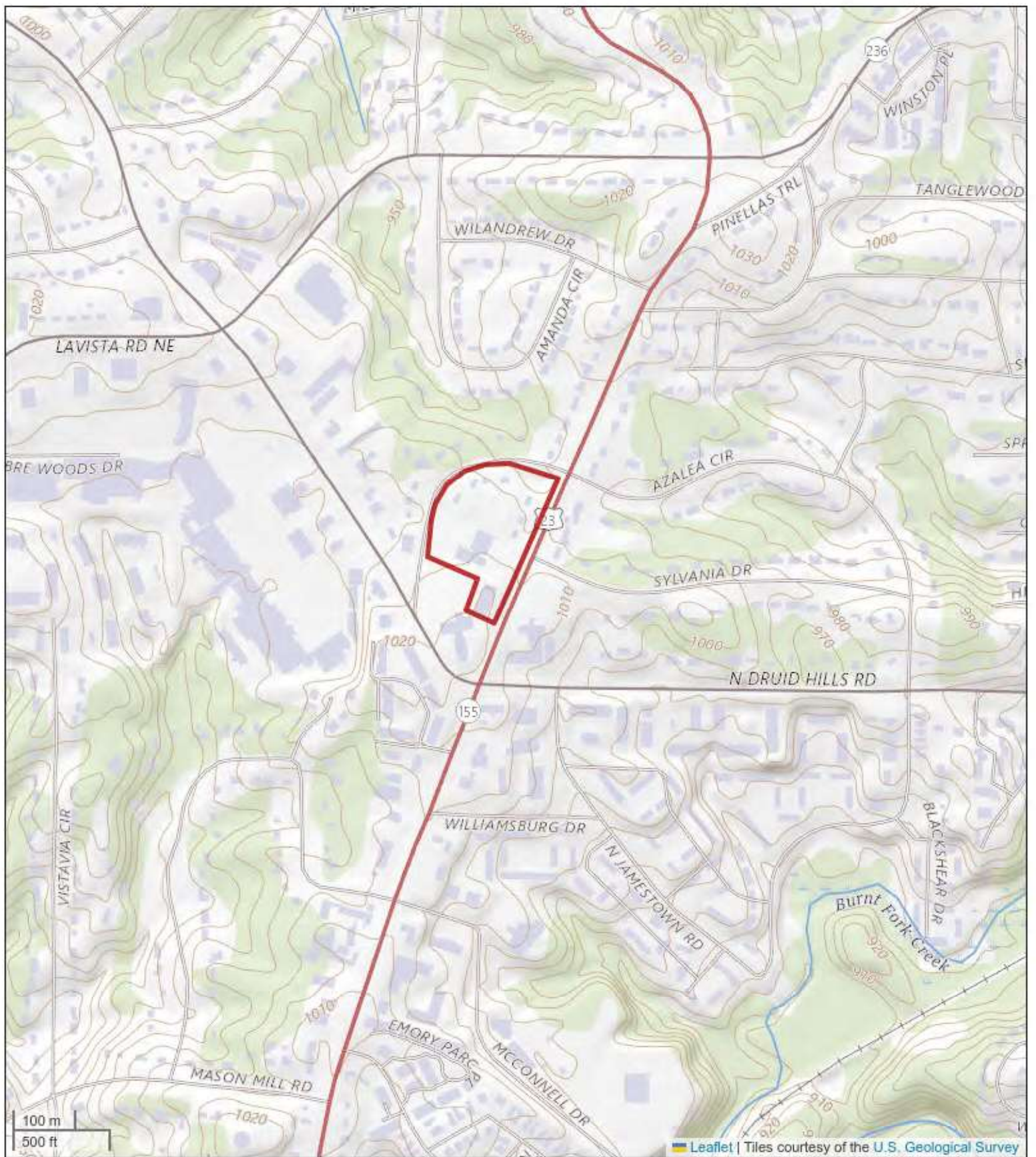


Figure 2

USGS Topographic Map
 Claimont Presbyterian Property
 2020 Clairmont Road
 Decatur, Georgia 30033





Figure 3

Area Features Map
 Clairmont Presbyterian Property
 2020 Clairmont Road
 Decatur, Georgia 30033





1 - House #1



2 - House #2



3 - House #3



4 - House #4



5 - House #5



6 - House #6



7 - House #7



8 - View of Mulligan Hall and Family Life Center



9 - Mulligan Hall



10 - Southern view of Mulligan Hall



11 - Eastern view of Mulligan Hall



12 - Dining area on the first floor



13 - Storage closet in dining area



14 - Storage closet in dining area



15 - Kitchen on the first floor



16 - Cooking area in the kitchen



17 - Dish washing area in the kitchen



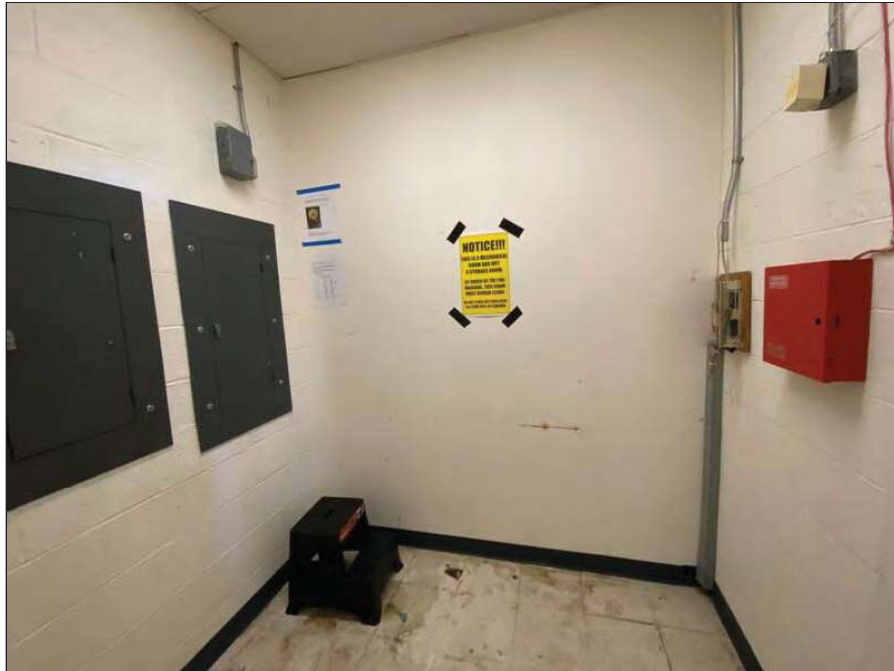
18 - Soaps in the kitchen



19 - Grease trap in the kitchen



20 - Janitors closet in the kitchen



21 - Mechanical room on the first floor



22 - Elevator



23 - Typical view of a classroom on the first floor



24 - Nursery on the first floor



25 - Potential mold and water damage on the first floor



26 - View of the second floor



27 - Typical view of a classroom on the second floor



28 - Storage room on the second floor



29 - Elevator room with hydraulic fluid reservoir on the second floor



30 - Potential mold and water damage on the second floor



31 - Household cleaners in a classroom on the second floor



32 - View of mechanical room in the basement area



33 - Family Life Center



34 - Playground on the northern side of the Family Life Center



35 - Eastern view of Family Life Center



36 - Western view of Family Life Center



37 - First floor of the Family Life Center



38 - Office on the first floor



39 - Typical view of a multi-use room on the first floor



40 - Household cleaners and cans of pain in the bathroom



41 - Storage closet on the first floor



42 - Concession stand on the first floor



43 - Concession stand area



44 - Gym on the first floor



45 - Janitors closet on the first floor



46 - Water damage on the first floor



47 - Basketball court on the second floor



48 - Racquetball court on the second floor



49 - Typical view of a classroom on the second floor



50 - Storage closet on the second floor



51 - Storage closet on the second floor



52 - Riser room on the second floor



53 - Kitchenette on the second floor



54 - Solid waste dumpster



55 - Solid waste dumpster



56 - Pole-mounted transformers



57 - Drive way on subject property to Clairmont Road



58 - Road between Mulligan Hall and the Family Life Center



59 - Detention pond on the northern portion



60 - Grass field on the northern portion



61 - Gazebo on the northwestern portion



62 - Culvert on the western property boundary



63 - Eastern adjoining property



64 - Southern adjoining property



65 - Southwestern property



66 - Western adjoining properties



67 - View of western adjoining dry cleaner from the subject property



68 - Western adjoining properties



69 - Western fueling station



70 - North on Clairmont Road



71 - South on Clairmont Road



72 - North on N Druid Hills Road



73 - South on N Druid Hills Road



74 - North on Azalea Circle



75 - South on Azalea Circle