

**Board Members:**

Charley Bible  
Shannon Coleman Egle  
Tiffany Gardner  
Bill Fox  
Terry Henley  
J. Ford Little  
Lou Moran, III  
Alvin Nance  
Lisa Rottmann  
Janet Testerman  
L. Anthony Wise, Jr.



**The Health, Educational and Housing Facility Board of the County of Knox**

Regular Meeting  
Tuesday, March 11, 2025, 4:15 p.m.  
17 Market Square, #201  
Knoxville, Tennessee 37902

**AGENDA**

- I. Call to Order
- ACTION** II. Approval of Minutes from Previous Meeting
  - a) Regular Meeting – January 14, 2025
- ACTION** III. Review and Consideration of a Preliminary Bond Resolution of the Board of Directors of the Health, Educational and Housing Facility Board of the County of Knox related to the issuance of revenue bonds for Summit Towers Apts, L.P. in an amount not to exceed \$31,000,000 to finance the acquisition, rehabilitation, and equipping of an approximately 277-unit multi-family housing facility located at 201 Locust Street, Knoxville, TN 37902 (TEFRA).
- ACTION** IV. Review and Consideration of a Preliminary Bond Resolution of the Board of Directors of the Health, Educational and Housing Facility Board of the County of Knox related to the issuance of revenue bonds for Morningside Gardens Apts, L.P. in an amount not to exceed \$27,000,000 to finance the acquisition, rehabilitation, and equipping of an approximately 268-unit multi-family housing facility located at 1800 Linden Avenue, Knoxville, TN 37917 (TEFRA).
- ACTION** V. Review and Consideration of a Resolution of the Board of Directors of the Health, Educational and Housing Facility Board of the County of Knox approving the PILOT (Payment-In-Lieu-Of-Taxes) Application for Everett Pointe, L.P. for the proposed new construction consisting of 100-150 affordable housing rental units, located at 0 Everett Road, Knox County, TN.

**ACTION VI.** Review and Consideration of a Resolution of the Board of Directors of the Health, Educational and Housing Facility Board of the County of Knox approving the PILOT (Payment-In-Lieu-Of-Taxes) Application for DGA Hardin Valley, L.P. for the proposed new construction consisting of 84 affordable housing rental units, located at 10216 Hardin Valley Road, Knoxville, TN 39732.

**ACTION VII.** Old Business  
a) Review and Consideration of a Resolution Approving Request for Proposals for the Board's Legal Services

VIII. New Business

IX. Adjourn



**DRAFT**

**MINUTES OF THE REGULAR MEETING OF  
HEALTH, EDUCATIONAL & HOUSING FACILITY BOARD OF THE COUNTY OF  
KNOX**

January 14, 2025, 4:30 p.m.

The regular meeting of the Board of Directors of Health, Educational & Housing Facility Board of the County of Knox (the “Health, Ed Board” or “Board”) was held on Tuesday, January 14, 2025, at 4:30 p.m., pursuant to notice duly provided to the Directors and the public. The meeting was held at the offices of the Knoxville Chamber located at 17 Market Square, #201, Knoxville, Tennessee 37902.

The following Directors were present at the meeting: Tiffany Gardner (Chair), Lou Moran, III (Vice Chair), Dr. Anthony Wise (Secretary), Janet Testerman, Terry Henley, J. Ford Little, Esq., Shannon Coleman Egle, Lisa Rottmann, and Dr. William “Bill” Fox.

Also, in attendance were Mac McWhorter (Knoxville Chamber), Karen Kakanis (Knoxville Chamber), Joshua Ford (Knoxville Chamber), Samuel C. Louderback (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Jordan T. Newport (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Herbert H. Slatery III (Legal Counsel – Egerton, McAfee, Armistead & Davis, P.C.), Donita Walter (Paralegal – Egerton, McAfee, Armistead & Davis, P.C.), James P. Moneyhun, Jr. (Bass, Berry & Sims PLC), Lou Moran IV, Esq. (Public Observer), and Harrison Howell (Public Observer).

I. Tiffany Gardner, the Board’s Chair, called the Health, Ed Board meeting to order. The Agenda of the Health, Ed Board meeting is attached hereto as Exhibit A.

The Health, Ed Board then discussed the following matters and took the following actions as noted:

II. Review/Approve Minutes from Previous Meeting. The Chair of the meeting asked if there were any changes to the Minutes of the regular meeting held on December 10, 2024.

Upon a motion by Janet Testerman, and a second by Lou Moran, the Minutes of the December 10, 2024 meeting of the Board were unanimously approved. A copy of the Minutes is attached hereto as Exhibit B.

III. Resolution Relative to Proposed Modifications to the Multifamily Housing Governmental Note (Central Terrace Project) (TEFRA). The Chair recognized Mac McWhorter who provided a presentation to the Board which included background information related to the Central Terrace Project (the “Project”), as well as informing the Board that Central Terrace, LP (the “Borrower”), the borrower to that certain Funding Loan Agreement dated December 1, 2022 (the “Loan Agreement”), and maker of that certain Multifamily Housing Governmental Note issued by the Board on December 13, 2022 (the “Note”), has requested that the Board modify said Loan Agreement and/or Note as further in accordance with the resolution as presented at the meeting. Mr. McWhorter then introduced Mr. Moneyhun, who was available for questions.

**DRAFT**

The Chair of the Board called to order a TEFRA Hearing and asked for public comment. Hearing no comment from the public, the TEFRA hearing was closed. No further action was taken by the Board on such date.

Upon a motion by Anthony Wise and a second by Terry Henley, the Board unanimously voted to adopt the Resolution relative to Proposed Modifications to the Multifamily Housing Governmental Note (Central Terrace Project). A copy of the Resolution is attached hereto as Exhibit C.

IV. Finance Report. The Chair recognized Karen Kakanis who addressed the Board and provided a presentation which included specifics regarding the Board’s financials and review of certain financial statements, including a balance sheet, a budget variance report, and an income statement.

Upon a motion by Bill Fox and a second by Janet Testerman, the Board unanimously voted to approve and adopt the Board’s finance reports. A copy of the finance reports is attached hereto as a collective Exhibit D.

V. Old Business. None.

VI. New Business.

(a) Review and discussion of the newly updated Knox County Code of Ethics Policy and Knox County Attendance Policy from the Knox County Rules Committee.

Tiffany Gardner addressed the Board and introduced new policies that were sent to the Board by the Knox County Commission. Ms. Gardner asked the Board for comments regarding the adoption of the policies provided to the Board and a discussion was had. The Board agreed that it would review the new policies and that it would like the Board and/or the Board’s legal counsel to revise and tailor the proposed policies in a manner that is more appropriate for the Board.

VII. Adjournment. No further business having come before the Board and upon motion duly made and seconded, the Board voted unanimously to adjourn the meeting at 4:45 p.m.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
L. Anthony Wise, Jr., Secretary

**EXHIBITS**

- Exhibit A      Agenda – January 14, 2025
- Exhibit B      Minutes – December 10, 2024
- Exhibit C      Resolution Relative to Proposed Modifications to the  
Multifamily Housing Governmental Note (Central Terrace  
Project) (TEFRA)
- Exhibit D      Finance Reports

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RESOLUTION AUTHORIZING, SUBJECT TO CERTAIN CONDITIONS, THE ISSUANCE OF NOT TO EXCEED \$31,000,000 MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION AND EQUIPPING OF CERTAIN MULTIFAMILY HOUSING FACILITIES, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (the “Issuer”), is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds, and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

WHEREAS, Summit Towers Apts LP (the “Applicant”), a Delaware limited partnership, has informed the Issuer that the Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 277 unit multifamily housing facility located at or near 201 Locust Street in Knoxville, Knox County, Tennessee (collectively, the “Project”);

WHEREAS, in connection with the above, the Applicant has requested that the Issuer authorize the issuance, sale, and delivery of not to exceed Thirty-One Million Dollars (\$31,000,000) in revenue bonds (the “Bonds”), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds;

WHEREAS, there has been prepared and submitted to this meeting of the Board of Directors of the Issuer a proposed agreement (the “Agreement”) to be executed by the Issuer and the Applicant in connection with the financing of the Project, a copy of such Agreement being attached hereto and incorporated herein as fully as though copied; and,

WHEREAS, the Issuer is of the opinion that the issuance of the Bonds and the financing of the Project will effectuate the public purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX AS FOLLOWS:

(1) The Issuer hereby approves the issuance of the Bonds for the purposes specified in the preamble hereto and the Agreement, subject only to the submission of implementing documents (including, but not limited to, an opinion of Counsel for the Issuer that the Project constitutes a “project”, as such term is defined in the Act) satisfactory to the Issuer and its Legal Counsel.

(2) The action taken by the Issuer, as evidenced by the execution of the Agreement, does not hereby express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any

restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

(3) The form, content, and provisions of the Agreement are hereby approved and the Chair and the Vice-Chair, or either of them, of the Issuer are hereby authorized and directed to execute and deliver such Agreement on behalf of the Issuer, with such changes therein as they, or either of them, may approve, the signature affixed thereof of such Chair or Vice-Chair to be conclusive evidence of such approval.

(4) The officers and employees of the Issuer are hereby authorized and directed to take such further actions as are necessary or desirable to carry out the intent and purposes of the Agreement and to issue the Bonds upon the terms and conditions stated in such Agreement.

(5) The Issuer makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended, and based upon the representations of the Applicant:

- (a) The Applicant reasonably expects to reimburse itself for the Project expenditures with proceeds of the Bonds.
- (b) The maximum principal amount of debt expected to be issued for the reimbursement purposes described herein is \$31,000,000.
- (c) Reimbursement of the expenditures described in (a) above with the proceeds of the borrowing described herein will occur not earlier than the date on which the expenditure is paid and not later than the later of (1) the date that is 18 months after the date on which the expenditure is paid, or (2) the date on which the Project is placed in service or abandoned (but in no case more than 3 years after the day on which the expenditure is paid).
- (d) The expenditures described in (a) above are “capital expenditures” as defined in Treas. Reg. § 1.150-1, which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general Federal income tax principles (as determined at the time the expenditure is paid).

Adopted and approved this 11th day of March, 2025.

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Chair

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Secretary



DATE: 02/19/2025

**THE HEALTH, EDUCATION & HOUSING FACILITY BOARD OF THE COUNTY OF KNOX**  
17 Market Square, #201  
Knoxville, TN 37902-1405

The Board meets monthly on the second Tuesday at 4:15 p.m. in the offices of The Development Corporation located at 17 Market Square, #201, Knoxville, TN 37902-1405.

**PROJECT APPLICATION**

**PROJECT NAME:** Summit Towers

**LOCATION:** 201 Locust Street, Knoxville, Knox County, Tennessee 37902

**SUBMITTED BY:** (If a partnership, applicant should provide the partners’ names, addresses, and status, whether limited or general partner.)

*Applicant: Summit Towers Apts LP*

*General Partner: Summit Towers Apts GP LLC*

*GP Address: 909 3rd Avenue, 21st Floor, New York, NY 10022*

*Limited Partner: TBD*

**AUTHORIZATION – AMOUNT ASKING FOR:** \$31,000,000

**ESTIMATED PROJECT COST AND BREAKDOWN** (i.e., land, building, equipment, etc.)

*Land: \$2,500,000, Building: \$21,000,000, Construction/Rehab Budget: \$13,000,000, Financing & Construction Related Fees: \$3,500,000, Developer Costs: \$7,000,000, Legal, Design, THDA Fees: \$2,000,000, Contingencies: \$1,500,000, Reserves: \$1,500,000*

***Total Development Cost: \$52,000,000***

**PROCEDURE FOR SALE OF BONDS** (Private vs. Public Placement, etc. See also Paragraphs 5 (3) (4) and (5) *Private Placement*)

**PURCHASER:** Freddie Mac

**GUARANTOR:** T-C GA Real Estate Holdings LLC

**FISCAL AGENT** (if selected): TBD

**ATTORNEY** (if selected): Cindy Barnett, Adams and Reese LLP

**TRUSTEE** (if selected): N/A

**BRIEF DESCRIPTION OF PROJECT:** (including the purpose, employment created, economic impact, size of buildings, land, etc., and other appropriate comments to fully explain.) See attached



3. **Housing** – For housing and similar issues, the Board will require a feasibility study to be filed with the original application or for consideration at a regular meeting not less than one month prior to final approval. If consideration is at a regular meeting, the study must be mailed to members and counsel not less than 10 days prior to the meeting.

4. **Refinancing** – Generally, except for manufacturing or regional warehouse facilities, the Board requires that in any refinancing of existing debt, 25% of the bond proceeds be used for new construction or renovations.

5. **General**

- (1) Projects are approved and extended for 6 month periods.
- (2) Regardless of property ownership, applicants will be required to pay all property taxes as if owned by the applicant.
- (3) In the event applicant requests approval of a public placement, he should clearly designate such request on the application and should be prepared to provide reasons therefore at the appropriate Board meeting. A rating of AA or better will normally be required.
- (4) Unless otherwise designated, the Board will consider all requests for new issues to be request for private placements. Private placements shall mean that the bonds may not be sold, transferred or assigned by the holder thereof except (1) to an institutional investor and then only for the investment account of such institutional investor, or (2) an individual investor and then only for the account of such individual investor. For this purpose, an institutional investor shall mean a bank, savings and loan association, insurance company, or other financial institution having a combined capital and surplus of not less than \$5,000,000. For this purpose, an individual investor shall mean one whose net worth is certified to be not less than \$1,000,000. Bonds, notes and other documents shall bear an appropriate legend to reflect these restrictions. As a substitute for this, the Board will consider restrictions limiting the minimum bond size to \$100,000.
- (5) In the event that the Board approves a public issue, it will not execute in connection therewith official statements or similar documents deemed by counsel to create unacceptable obligations.
- (6) Documents to be executed by the Board will include the following or similar paragraph:

No recourse under or upon any obligation, covenant, or agreement or in any Bond or coupon, or under any judgment obtained against the Issuer, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise or under any circumstances, shall be had against any incorporator member, director or officer, as such, past, present, or future, of the Issuer, either directly or through the Issuer, or otherwise, for the payment for or to the Issuer or any receiver thereof, or for or to the holder of any Bond or coupon issue, of any sum that may be due and unpaid by the Issuer upon any such Bond or coupon. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such incorporator, member, director or officer, as such to respond by reason of any act or omission on his part or otherwise for the payment for or to the Issuer or any receiver thereof, or for or to the holder of any Bond or coupon, of any sum that may remain due and unpaid upon the Bonds and coupons or any of them, is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and the issue of such bonds and coupons.

The County of Knox, Tennessee, shall not in any event be liable for the payment of the principal of, premium, if any, or interest on any of the Bonds issued, or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever herein or indebtedness by the Issuer, and none of the Bonds of the Issuer issued or any of its agreements or obligations herein or otherwise shall be construed to constitute an indebtedness of the County of Knox, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

**Brief Description of Project:**

*Summit Towers is an existing 277-unit multifamily community for the elderly and disabled located at 201 Locust Street, Knoxville, Knox County, Tennessee 37902. Originally built in 1980, the 2.49-acre property is improved with 1 twelve-story elevator high-rise residential building (142,308 SF) which contains all 277 one-bedroom apartments. Community amenities include on-site management, laundry facilities, a clubhouse, secure access, security cameras and an on-site service coordinator.*

*Summit Towers Apts LP (an affiliate of Paths Development LLC, "Paths") anticipates the syndication and rehabilitation of Summit Towers with approximately \$31 million in tax-exempt bond proceeds from the Health, Education & Housing Facility Board of the County of Knox (Knox County HE&H). The capital stack will also include approximately \$17 million of equity generated by the syndication of 4% as-of-right Low-Income Housing Tax Credits (LIHTC). The units will be subject to regulation in accordance with the LIHTC program and existing regulatory agreements, with 277 units affordable to households at or below 60% of the Area Median Income (AMI) through the terms of the new LIHTC use agreements.*

*100% of the units are income-restricted through the HUD Project-Based Section 8 program which requires all households to be very low-income – defined as earning 50% of the Area Median Income or less. The Section 8 Housing Assistance Payment (“HAP”) contract allows qualified residents to pay 30% of their monthly income towards rent, with HUD subsidizing an additional defined amount per unit. The project will receive a new 20-year HAP contract assignment at closing, ensuring additional long-term affordability for the residents.*

*Approximately \$13 million (not including hard cost contingency) is budgeted to rehabilitate Summit Towers and does not include the \$2 million of critical repairs Paths is actively implementing at the property. The scope of work includes the renovation and replacement of roofs as needed, paving and striping of parking lots, upgrading all building mechanical and electrical systems as needed, upgrading of landscaping, and a full overhaul of security systems at the property including the installation of sufficient DVR surveillance cameras to cover the entire site (monitored 24/7) and upgraded exterior lighting. In-unit improvements include replacement of kitchen cabinets, countertops, vanities, interior and exterior doors and tubs/showers as needed; all new LVT flooring, sinks, faucets, fixtures, windows, smoke detectors, installation of energy efficient appliances and lighting, apartment doors and interior doors as needed, and painting throughout. Additionally, the site will be made fully ADA/UFAS compliant (5% of each bedroom type will be converted into accessible units, and 2% of units will be converted into sensory units).*



## AGREEMENT TO ISSUE BONDS

This AGREEMENT TO ISSUE BONDS (this “Agreement”), dated as of March 11, 2025, made and executed by and between THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and SUMMIT TOWERS APTS LP (the “Applicant”), a Delaware limited partnership:

### W I T N E S S E T H:

For and in consideration of the mutual covenants and undertakings set forth herein, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Section 1. Recitation of Facts. As a means of setting forth the matters of mutual inducement which have resulted in the making and execution of this Agreement, the following statements of fact are hereby recited:

(a) The Issuer is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

(b) The Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 277 unit multifamily housing facility located at or near 201 Locust Street, Knoxville, Knox County, Tennessee (collectively, the “Project”);

(c) It is estimated by the Applicant that the financing of the Project, together with related financing, architectural, engineering, legal, accounting, consulting, and other professional charges, fees, and expenses, will require an expenditure of not to exceed Thirty-One Million Dollars (\$31,000,000) in revenue bonds;

(d) The Applicant has advised the Issuer that the plans of the Applicant to acquire and construct the Project are dependent upon certain assistance which the Issuer can provide, such assistance being more fully specified in paragraph (a) of Section 2 hereof;

(e) The Issuer has duly considered the nature of the Project, and has found and determined that the assistance specified in paragraph (a) of Section 2 hereof will be in furtherance of the public purposes for which the Issuer was created; and,

(f) The Issuer has, therefore, determined that the issuance, sale, and delivery of the Bonds, as such term is hereinafter defined, for the purposes, described in paragraph (a) of Section 2 hereof, are necessary to implement the public purposes enumerated in the Act.

Section 2. Undertakings on the Part of the Issuer. Subject to the provisions and limitations contained in the Act and in any and all other applicable statutes, laws, ordinances, and regulations, whether federal, state, local, or otherwise, the Issuer hereby agrees as follows:

(a) That it will authorize the issuance, sale, and delivery of the revenue bonds, in one or more series, in the aggregate principal amount of not to exceed Thirty-One Million Dollars (\$31,000,000) (the “Bonds”), the proceeds of the sale thereof to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments sufficient to pay, when and as due, the debt service on the then outstanding Bonds, and in addition, such other payments as may be customary in such proceedings;

(b) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements, indentures, or other documents (such loan agreements, indentures, or other documents being herein called, the “Indentures”), from the Issuer to the purchaser or purchasers (individually, the “Purchaser”; collectively, the “Purchasers”) of such Bonds, or to one or more trustees (individually, the “Trustee”; collectively, the “Trustees”) to be nominated, subject to the approval of the Issuer, by the Applicant, each of such Indentures to contain such terms and provisions as are customary for similar loan agreements, indentures, or other documents in the State of Tennessee, and as are mutually agreeable to the Issuer, the applicable Purchaser or Purchasers, or the applicable Trustee or Trustees, and the Applicant;

(c) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements (the “Loan Agreements”) providing for the loan of the proceeds of the Bonds, as provided in paragraph (a) of this Section, to the Applicant, each of such Loan Agreements to contain such terms and provisions as are customary for similar loan agreements in the State of Tennessee, and as are mutually agreeable to the Issuer and the Applicant;

(d) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in paragraph (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(e) That it will perform such other or further acts and adopt such other or further proceedings as may be necessary or desirable to faithfully implement its undertakings hereunder; and,

(f) That, based upon the representations of the Applicant that it is necessary to proceed immediately with the Project, the Issuer hereby agrees that the Applicant may proceed with such plans for the Project, enter into contracts for the Project, and take such other steps as may be deemed appropriate by the Applicant in connection therewith, as soon as practicable, so that the inhabitants of the State of Tennessee may benefit from the Project without delay, the

Applicant being hereby authorized to be reimbursed from the proceeds of the Bonds, if issued, for all costs so incurred by, or behalf of such Applicant; provided, however, that nothing herein contained shall be deemed to authorize the Applicant to obligate the Issuer in any manner for the payment of any monies except from the proceeds of the Bonds, or for the performance of any acts in connection with the Project, except as otherwise herein expressly provided.

Section 3. Undertakings on the Part of the Applicant. The Applicant hereby agrees as follows:

(a) That the Applicant will authorize such proceedings as may be necessary or desirable to execute and deliver the Loan Agreements on behalf of the Applicant;

(b) That the Applicant will authorize, execute, and deliver such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in paragraph (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(c) That the Applicant will perform such other or further acts, and adopt such other or further proceedings as may be necessary or desirable to faithfully implement the undertakings hereunder of the Applicant; and,

(d) That the Applicant will hold the Issuer harmless from all pecuniary liability, and will reimburse the Issuer for all expenses which it or its legal counsel may incur in the fulfillment and implementation of its obligations hereunder, which covenant shall survive any termination of this Agreement.

Section 4. No Liability of the County of Knox, Tennessee. Anything herein contained to the contrary notwithstanding, no commitment set forth herein of the Issuer shall result in the County of Knox, Tennessee, being or becoming liable for the payment of the principal of, or the interest on, the Bonds, or for the performance of any pledge, mortgage, obligation, or agreement of any kind whatsoever of the Issuer, and none of the Bonds, nor any of the agreements or obligations of the Issuer shall be construed to constitute an indebtedness of the County of Knox, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

Section 5. Mutual Agreements as to Terms of Documents. All commitments herein contained of the Issuer and of the Applicant are subject to the express provision that the Issuer and the Applicant agree upon mutually acceptable terms and conditions of all documents, including, but not limited to, the Indentures and the Loan Agreements, whose execution and delivery are contemplated by the provisions hereof.

Section 6. Other Conditions. All commitments of the Issuer under Section 2 hereof, and of the Applicant under Section 3 hereof, are subject to, in addition to any and all other conditions contained herein, an opinion of Counsel for the Issuer that the project constitutes a "project," as such term is defined in the Act. The action taken by the Issuer, as evidenced by the execution of this Agreement, does not express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

Section 7. Termination of Agreement. This Agreement, and all of the terms and provisions hereof, shall terminate and be of no further force and effect from and after the issuance, sale, and delivery

of the Bonds. Furthermore, if such Bonds, for any reason whatsoever, have not been sold and delivered by December 31, 2026, this Agreement, and all of the terms and provisions hereof (except as herein specified), shall become void and of no further force and effect, unless extended by agreement of the parties hereto.

Section 8. Payment of Fees. The Applicant shall pay all fees, costs, and expenses, including reasonable attorneys' fees, incurred by the Issuer or its Legal Counsel in connection with the financing herein contemplated, including proceedings preliminary thereto, as such fees, costs, and expenses accrue and such obligation to pay such fees, costs, and expenses shall survive any termination thereof.

Section 9. Execution of Agreement. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, each after due consideration and authorization, have executed this Agreement on the date first above written.

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

By: \_\_\_\_\_  
Chair

SUMMIT TOWERS APTS LP

By: \_\_\_\_\_  
Its: \_\_\_\_\_



RESOLUTION AUTHORIZING, SUBJECT TO CERTAIN CONDITIONS, THE ISSUANCE OF NOT TO EXCEED \$27,000,000 MULTIFAMILY HOUSING REVENUE BONDS, IN ONE OR MORE SERIES, FOR THE PURPOSE OF FINANCING THE ACQUISITION, REHABILITATION AND EQUIPPING OF CERTAIN MULTIFAMILY HOUSING FACILITIES, AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AGREEMENT IN CONNECTION WITH THE ISSUANCE OF SUCH BONDS

WHEREAS, THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (the “Issuer”), is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds, and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

WHEREAS, Morningside Gardens Apts LP (the “Applicant”), a Delaware limited partnership, has informed the Issuer that the Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 268 unit multifamily housing facility located at or near 1800 Linden Avenue in Knoxville, Knox County, Tennessee (collectively, the “Project”);

WHEREAS, in connection with the above, the Applicant has requested that the Issuer authorize the issuance, sale, and delivery of not to exceed Twenty-Seven Million Dollars (\$27,000,000) in revenue bonds (the “Bonds”), in one or more series, for the purpose of providing financing for the Project, the proceeds of the Bonds to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments equivalent to the debt service on the then outstanding Bonds;

WHEREAS, there has been prepared and submitted to this meeting of the Board of Directors of the Issuer a proposed agreement (the “Agreement”) to be executed by the Issuer and the Applicant in connection with the financing of the Project, a copy of such Agreement being attached hereto and incorporated herein as fully as though copied; and,

WHEREAS, the Issuer is of the opinion that the issuance of the Bonds and the financing of the Project will effectuate the public purposes of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX AS FOLLOWS:

- (1) The Issuer hereby approves the issuance of the Bonds for the purposes specified in the preamble hereto and the Agreement, subject only to the submission of implementing documents (including, but not limited to, an opinion of Counsel for the Issuer that the Project constitutes a “project”, as such term is defined in the Act) satisfactory to the Issuer and its Legal Counsel.
- (2) The action taken by the Issuer, as evidenced by the execution of the Agreement, does not hereby express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any

restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

(3) The form, content, and provisions of the Agreement are hereby approved and the Chair and the Vice-Chair, or either of them, of the Issuer are hereby authorized and directed to execute and deliver such Agreement on behalf of the Issuer, with such changes therein as they, or either of them, may approve, the signature affixed thereof of such Chair or Vice-Chair to be conclusive evidence of such approval.

(4) The officers and employees of the Issuer are hereby authorized and directed to take such further actions as are necessary or desirable to carry out the intent and purposes of the Agreement and to issue the Bonds upon the terms and conditions stated in such Agreement.

(5) The Issuer makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended, and based upon the representations of the Applicant:

- (a) The Applicant reasonably expects to reimburse itself for the Project expenditures with proceeds of the Bonds.
- (b) The maximum principal amount of debt expected to be issued for the reimbursement purposes described herein is \$27,000,000.
- (c) Reimbursement of the expenditures described in (a) above with the proceeds of the borrowing described herein will occur not earlier than the date on which the expenditure is paid and not later than the later of (1) the date that is 18 months after the date on which the expenditure is paid, or (2) the date on which the Project is placed in service or abandoned (but in no case more than 3 years after the day on which the expenditure is paid).
- (d) The expenditures described in (a) above are “capital expenditures” as defined in Treas. Reg. § 1.150-1, which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general Federal income tax principles (as determined at the time the expenditure is paid).

Adopted and approved this 11th day of March, 2025.

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Chair

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Secretary



DATE: 02/19/2025

**THE HEALTH, EDUCATION & HOUSING FACILITY BOARD OF THE COUNTY OF KNOX**

17 Market Square, #201  
Knoxville, TN 37902-1405

The Board meets monthly on the second Tuesday at 4:15 p.m. in the offices of The Development Corporation located at 17 Market Square, #201, Knoxville, TN 37902-1405.

**PROJECT APPLICATION**

**PROJECT NAME:** Morningside Gardens

**LOCATION:** 1800 Linden Avenue, Knoxville, Knox County, TN 37917

**SUBMITTED BY:** (If a partnership, applicant should provide the partners' names, addresses, and status, whether limited or general partner.)

Applicant: Morningside Gardens Apts LP

General Partner: Morningside Gardens Apts GP LLC

GP Address: 909 3rd Avenue, 21st Floor, New York, NY 10022

Limited Partner: TBD

**AUTHORIZATION – AMOUNT ASKING FOR:** \$27,000,000

**ESTIMATED PROJECT COST AND BREAKDOWN** (i.e., land, building, equipment, etc.)

Land: \$2,000,000, Building: \$17,500,000, Construction/Rehab Budget: \$12,500,000, Financing & Construction Related Fees: \$3,000,000, Developer Costs: \$7,000,000, Legal, Design, THDA Fees: \$2,000,000, Contingencies: \$1,500,000, Reserves: \$1,500,000

Total Development Cost: \$47,000,000

**PROCEDURE FOR SALE OF BONDS** (Private vs. Public Placement, etc. See also Paragraphs 5 (3) (4) and (5) Private Placement)

**PURCHASER:** Freddie Mac

**GUARANTOR:** T-C GA Real Estate Holdings LLC

**FISCAL AGENT** (if selected): TBD

**ATTORNEY** (if selected): Cindy Barnett, Adams and Reese LLP

**TRUSTEE** (if selected): N/A

**BRIEF DESCRIPTION OF PROJECT:** (including the purpose, employment created, economic impact, size of buildings, land, etc., and other appropriate comments to fully explain.) See attached



3. **Housing** – For housing and similar issues, the Board will require a feasibility study to be filed with the original application or for consideration at a regular meeting not less than one month prior to final approval. If consideration is at a regular meeting, the study must be mailed to members and counsel not less than 10 days prior to the meeting.

4. **Refinancing** – Generally, except for manufacturing or regional warehouse facilities, the Board requires that in any refinancing of existing debt, 25% of the bond proceeds be used for new construction or renovations.

5. **General**

- (1) Projects are approved and extended for 6 month periods.
- (2) Regardless of property ownership, applicants will be required to pay all property taxes as if owned by the applicant.
- (3) In the event applicant requests approval of a public placement, he should clearly designate such request on the application and should be prepared to provide reasons therefore at the appropriate Board meeting. A rating of AA or better will normally be required.
- (4) Unless otherwise designated, the Board will consider all requests for new issues to be request for private placements. Private placements shall mean that the bonds may not be sold, transferred or assigned by the holder thereof except (1) to an institutional investor and then only for the investment account of such institutional investor, or (2) an individual investor and then only for the account of such individual investor. For this purpose, an institutional investor shall mean a bank, savings and loan association, insurance company, or other financial institution having a combined capital and surplus of not less than \$5,000,000. For this purpose, an individual investor shall mean one whose net worth is certified to be not less than \$1,000,000. Bonds, notes and other documents shall bear an appropriate legend to reflect these restrictions. As a substitute for this, the Board will consider restrictions limiting the minimum bond size to \$100,000.
- (5) In the event that the Board approves a public issue, it will not execute in connection therewith official statements or similar documents deemed by counsel to create unacceptable obligations.
- (6) Documents to be executed by the Board will include the following or similar paragraph:

No recourse under or upon any obligation, covenant, or agreement or in any Bond or coupon, or under any judgment obtained against the Issuer, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise or under any circumstances, shall be had against any incorporator member, director or officer, as such, past, present, or future, of the Issuer, either directly or through the Issuer, or otherwise, for the payment for or to the Issuer or any receiver thereof, or for or to the holder of any Bond or coupon issue, of any sum that may be due and unpaid by the Issuer upon any such Bond or coupon. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such incorporator, member, director or officer, as such to respond by reason of any act or omission on his part or otherwise for the payment for or to the Issuer or any receiver thereof, or for or to the holder of any Bond or coupon, of any sum that may remain due and unpaid upon the Bonds and coupons or any of them, is hereby expressly waived and released as a condition of and consideration for the execution of this Indenture and the issue of such bonds and coupons.

The County of Knox, Tennessee, shall not in any event be liable for the payment of the principal of, premium, if any, or interest on any of the Bonds issued, or for the performance of any pledge, mortgage, obligation or agreement of any kind whatsoever herein or indebtedness by the Issuer, and none of the Bonds of the Issuer issued or any of its agreements or obligations herein or otherwise shall be construed to constitute an indebtedness of the County of Knox, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

## **Brief Description of Project:**

*Morningside Gardens is an existing 268-unit multifamily community for the elderly and disabled located at 1800 Linden Avenue, Knoxville, Knox County, TN 37917. Originally built in 1978-1979, the 4.89-acre property is improved with 2 three-story elevator low-rise residential buildings (56,869 SF and 96,654 SF, respectively) which contain all 268 one-bedroom apartments. Additionally, there is one multipurpose administration and community building (1,337 SF) which contains the management office, community room, and business center. Other community amenities include laundry facilities, secure access, security cameras and an on-site service coordinator.*

*Morningside Gardens Apts LP (an affiliate of Paths Development LLC, "Paths") anticipates the syndication and rehabilitation of Morningside Gardens with approximately \$27 million in tax-exempt bond proceeds from the Health, Education & Housing Facility Board of the County of Knox (Knox County HE&H). The capital stack will also include approximately \$16 million of equity generated by the syndication of 4% as-of-right Low-Income Housing Tax Credits (LIHTC). The units will be subject to regulation in accordance with the LIHTC program and existing regulatory agreements, with 213 units affordable to households at or below 50% of the Area Median Income (AMI) and the remaining 54 units affordable to households at or below 60% AMI through the terms of the new LIHTC use agreements.*

*99% of the units are income-restricted through the HUD Project-Based Section 8 program which requires all households to be very low-income – defined as earning 50% of the Area Median Income or less. The Section 8 Housing Assistance Payment (“HAP”) contract allows qualified residents to pay 30% of their monthly income towards rent, with HUD subsidizing an additional defined amount per unit. The project will receive a new 20-year HAP contract assignment at closing, ensuring additional long-term affordability for the residents.*

*Approximately \$12.5 million (not including hard cost contingency) is budgeted to rehabilitate Morningside Gardens and does not include the \$2 million of critical repairs Paths is actively implementing at the property. The scope of work includes the renovation and replacement of roofs as needed, paving and striping of parking lots, upgrading all building mechanical and electrical systems as needed, upgrading of landscaping, and a full overhaul of security systems at the property including the installation of sufficient DVR surveillance cameras to cover the entire site (monitored 24/7) and upgraded exterior lighting. In-unit improvements include replacement of kitchen cabinets, countertops, vanities, interior and exterior doors and tubs/showers as needed; all new LVT flooring, sinks, faucets, fixtures, windows, smoke detectors, installation of energy efficient appliances and lighting, apartment doors and interior doors as needed, and painting throughout. Additionally, the site will be made fully ADA/UFAS compliant (5% of each bedroom type will be converted into accessible units, and 2% of units will be converted into sensory units).*



## AGREEMENT TO ISSUE BONDS

This AGREEMENT TO ISSUE BONDS (this “Agreement”), dated as of March 11, 2025, made and executed by and between THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (the “Issuer”), a public, nonprofit corporation organized and existing under the laws of the State of Tennessee, and MORNINGSIDE GARDENS APTS LP (the “Applicant”), a Delaware limited partnership:

### W I T N E S S E T H:

For and in consideration of the mutual covenants and undertakings set forth herein, and other valuable consideration, the receipt of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Section 1. Recitation of Facts. As a means of setting forth the matters of mutual inducement which have resulted in the making and execution of this Agreement, the following statements of fact are hereby recited:

(a) The Issuer is authorized by the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”), to issue, sell, and deliver revenue bonds and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of entities to provide facilities, including multifamily housing facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee;

(b) The Applicant desires to finance the acquisition, rehabilitation and equipping of an approximately 268 unit multifamily housing facility located at or near 1800 Linden Avenue, Knoxville, Knox County, Tennessee (collectively, the “Project”);

(c) It is estimated by the Applicant that the financing of the Project, together with related financing, architectural, engineering, legal, accounting, consulting, and other professional charges, fees, and expenses, will require an expenditure of not to exceed Twenty-Seven Million Dollars (\$27,000,000) in revenue bonds;

(d) The Applicant has advised the Issuer that the plans of the Applicant to acquire and construct the Project are dependent upon certain assistance which the Issuer can provide, such assistance being more fully specified in paragraph (a) of Section 2 hereof;

(e) The Issuer has duly considered the nature of the Project, and has found and determined that the assistance specified in paragraph (a) of Section 2 hereof will be in furtherance of the public purposes for which the Issuer was created; and,

(f) The Issuer has, therefore, determined that the issuance, sale, and delivery of the Bonds, as such term is hereinafter defined, for the purposes, described in paragraph (a) of Section 2 hereof, are necessary to implement the public purposes enumerated in the Act.

Section 2. Undertakings on the Part of the Issuer. Subject to the provisions and limitations contained in the Act and in any and all other applicable statutes, laws, ordinances, and regulations, whether federal, state, local, or otherwise, the Issuer hereby agrees as follows:

(a) That it will authorize the issuance, sale, and delivery of the revenue bonds, in one or more series, in the aggregate principal amount of not to exceed Twenty-Seven Million Dollars (\$27,000,000) (the “Bonds”), the proceeds of the sale thereof to be loaned to the Applicant for the purpose of paying the costs of the Project and other costs related thereto, the Applicant to make aggregate loan payments sufficient to pay, when and as due, the debt service on the then outstanding Bonds, and in addition, such other payments as may be customary in such proceedings;

(b) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements, indentures, or other documents (such loan agreements, indentures, or other documents being herein called, the “Indentures”), from the Issuer to the purchaser or purchasers (individually, the “Purchaser”; collectively, the “Purchasers”) of such Bonds, or to one or more trustees (individually, the “Trustee”; collectively, the “Trustees”) to be nominated, subject to the approval of the Issuer, by the Applicant, each of such Indentures to contain such terms and provisions as are customary for similar loan agreements, indentures, or other documents in the State of Tennessee, and as are mutually agreeable to the Issuer, the applicable Purchaser or Purchasers, or the applicable Trustee or Trustees, and the Applicant;

(c) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of one or more loan agreements (the “Loan Agreements”) providing for the loan of the proceeds of the Bonds, as provided in paragraph (a) of this Section, to the Applicant, each of such Loan Agreements to contain such terms and provisions as are customary for similar loan agreements in the State of Tennessee, and as are mutually agreeable to the Issuer and the Applicant;

(d) That it will adopt, in connection with the issuance of the Bonds, such proceedings as may be necessary or desirable for the execution and delivery, on behalf of the Issuer, of such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in paragraph (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(e) That it will perform such other or further acts and adopt such other or further proceedings as may be necessary or desirable to faithfully implement its undertakings hereunder; and,

(f) That, based upon the representations of the Applicant that it is necessary to proceed immediately with the Project, the Issuer hereby agrees that the Applicant may proceed with such plans for the Project, enter into contracts for the Project, and take such other steps as may be deemed appropriate by the Applicant in connection therewith, as soon as practicable, so that the inhabitants of the State of Tennessee may benefit from the Project without delay, the

Applicant being hereby authorized to be reimbursed from the proceeds of the Bonds, if issued, for all costs so incurred by, or behalf of such Applicant; provided, however, that nothing herein contained shall be deemed to authorize the Applicant to obligate the Issuer in any manner for the payment of any monies except from the proceeds of the Bonds, or for the performance of any acts in connection with the Project, except as otherwise herein expressly provided.

Section 3. Undertakings on the Part of the Applicant. The Applicant hereby agrees as follows:

(a) That the Applicant will authorize such proceedings as may be necessary or desirable to execute and deliver the Loan Agreements on behalf of the Applicant;

(b) That the Applicant will authorize, execute, and deliver such other, further, or different documents as may be necessary or desirable to effectuate the assistance set forth in paragraph (a) of Section 2 hereof, such other or further documents to contain such terms and provisions as may be mutually satisfactory to the Issuer and the Applicant;

(c) That the Applicant will perform such other or further acts, and adopt such other or further proceedings as may be necessary or desirable to faithfully implement the undertakings hereunder of the Applicant; and,

(d) That the Applicant will hold the Issuer harmless from all pecuniary liability, and will reimburse the Issuer for all expenses which it or its legal counsel may incur in the fulfillment and implementation of its obligations hereunder, which covenant shall survive any termination of this Agreement.

Section 4. No Liability of the County of Knox, Tennessee. Anything herein contained to the contrary notwithstanding, no commitment set forth herein of the Issuer shall result in the County of Knox, Tennessee, being or becoming liable for the payment of the principal of, or the interest on, the Bonds, or for the performance of any pledge, mortgage, obligation, or agreement of any kind whatsoever of the Issuer, and none of the Bonds, nor any of the agreements or obligations of the Issuer shall be construed to constitute an indebtedness of the County of Knox, Tennessee, within the meaning of any constitutional or statutory provision whatsoever.

Section 5. Mutual Agreements as to Terms of Documents. All commitments herein contained of the Issuer and of the Applicant are subject to the express provision that the Issuer and the Applicant agree upon mutually acceptable terms and conditions of all documents, including, but not limited to, the Indentures and the Loan Agreements, whose execution and delivery are contemplated by the provisions hereof.

Section 6. Other Conditions. All commitments of the Issuer under Section 2 hereof, and of the Applicant under Section 3 hereof, are subject to, in addition to any and all other conditions contained herein, an opinion of Counsel for the Issuer that the project constitutes a "project," as such term is defined in the Act. The action taken by the Issuer, as evidenced by the execution of this Agreement, does not express an endorsement or preference of the Issuer for the project herein proposed relative to any other project with respect to any restrictions, reviews, requirements, or approvals applicable to such projects by any law either existing or subsequently enacted.

Section 7. Termination of Agreement. This Agreement, and all of the terms and provisions hereof, shall terminate and be of no further force and effect from and after the issuance, sale, and delivery

of the Bonds. Furthermore, if such Bonds, for any reason whatsoever, have not been sold and delivered by December 31, 2026, this Agreement, and all of the terms and provisions hereof (except as herein specified), shall become void and of no further force and effect, unless extended by agreement of the parties hereto.

Section 8. Payment of Fees. The Applicant shall pay all fees, costs, and expenses, including reasonable attorneys' fees, incurred by the Issuer or its Legal Counsel in connection with the financing herein contemplated, including proceedings preliminary thereto, as such fees, costs, and expenses accrue and such obligation to pay such fees, costs, and expenses shall survive any termination thereof.

Section 9. Execution of Agreement. This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, each after due consideration and authorization, have executed this Agreement on the date first above written.

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

By: \_\_\_\_\_  
Chair

MORNINGSIDE GARDENS APTS LP

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX APPROVING THE PILOT APPLICATION OF EVERETT POINTE, L.P.**

WHEREAS, THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (“HEB”) has been duly created and organized pursuant to and in accordance with the provisions of Part 3 of Chapter 101 of Title 48 of the Tennessee Code Annotated, as amended (the "Act") and as such is a public instrumentality of Knox County performing a public function; and

WHEREAS, the purpose of said Act, as stated therein, is to authorize the incorporation in the several municipalities in the State of Tennessee of public corporations to finance, refinance, acquire, own, lease, and/or dispose of projects to promote and maintain and increase commerce, welfare, health, housing, education and prosperity of the people of the State of Tennessee; and

WHEREAS, Tenn. Code Ann. § 48-101-312 provides that the HEB and all properties at any time owned by it, and the income and revenues therefrom, and all bonds issued by it, and the income therefrom are exempt from all taxation in the State of Tennessee; and

WHEREAS, Everett Pointe, L.P. (“Applicant”) has submitted an application (“Application”) to the HEB for a payment in lieu of tax arrangement under Tenn. Code Ann. §48-101-312 (“PILOT”) for real property taxes in connection with the acquisition, construction and equipping of an approximately 100 to 150-unit housing facility for low and moderate-income citizens located on certain property known as Lot 38 and located at 0 Everett Road in Knoxville, Tennessee (Tax Parcel ID 141 038) to be known as Everett Pointe (the “Project”), subject to such project receiving an allocation of low-income housing tax credits (“LIHTC”) under Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. § 42) from the Tennessee Housing Development Agency (“THDA”); and

WHEREAS, pursuant to Tenn. Code Ann. §§48-101-312(b)(4), the HEB has the authority to enter into a payment in lieu of tax transaction for LIHTC projects upon finding that such payments are deemed to be in furtherance of the HEB’s public purposes and upon receipt by the HEB of a letter of support from the Mayor of Knox County for such project;

WHEREAS, the Mayor of Knox County has issued a letter of support for a PILOT for the Project consistent with the terms set forth below (“Mayoral Support Letter”);

WHEREAS, the Application Review Committee (the “Committee”) of the Board of Directors of the HEB (the “Board”) has considered the Application and recommended the Board’s approval of a PILOT for the real property on such terms as are further described in the Application; and

WHEREAS, the Board’s Directors desire to approve the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:

1. The Board finds that the Project and grant of tax incentives to Applicant by the Board pursuant to the Act, and in particular, Tenn. Code Ann. §§48-101-312, are in furtherance of the public purposes of the HEB provided in the Act, and will have the effect of to promote and maintain and increase commerce, welfare, health, housing (affordable housing, in particular), education and prosperity of the people of the State of Tennessee and, in particular, Knox County, Tennessee.

2. Subject to the THDA's allocation of LIHTC to the Project and as provided in the Mayoral Support Letter, the Application is hereby approved by the Board.
3. The staff and legal counsel of the Board are hereby authorized to proceed in the preparation and finalization for presentment to the Board of a Lease Agreement and other documents deemed necessary and convenient by such staff and legal counsel to accomplish the proposed payment in lieu of tax transaction ("Transaction Documents"). Such Transaction Documents shall provide for (a) the lease by the HEB to the Applicant of certain real property constituting the Project, on such terms as are further described in the Application; and (b) such other terms and conditions set forth in the Application, or as otherwise required or deemed necessary and convenient by the staff and legal counsel of the Board.
4. Such approvals set forth herein are subject to the Applicant paying or reimbursing the Board for any and all costs and expenses incurred by the Board in connection with the approval and closing of the PILOT, including, without limitation, any and all attorneys' fees incurred by the Board.
5. The PILOT transaction approved hereby must close by August 30, 2025, and upon failure to close by such date (or such later date approved by the Board pursuant to a separate resolution), the approval evidenced hereby shall expire and be of no further force and effect.

[The remainder of this page intentionally left blank.]

**STATE OF TENNESSEE  
COUNTY OF KNOX**

I, Anthony Wise, Secretary of The Health, Educational and Housing Facility Board of the County of Knox, do hereby certify that the foregoing Resolution was duly and lawfully adopted by the Board of Directors of the HEB on March 11, 2025, at a duly called meeting at which a quorum was acting throughout, and I furthermore certify that such Resolution has not been amended or modified in any respect. Public notice of said meeting was given pursuant to and in compliance with all provisions of law.

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

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Anthony Wise, Secretary

Dated: March 11, 2025



# Application for PILOT County of Knox, Tennessee

**Applicant:**

Company Name Everett Pointe, L.P.  
Mailing Address PO Box 22314  
City Knoxville State TN Zip 37933  
Telephone 865-966-1600 Fax 865-978-6600  
Federal Employer Identification Number N/A

## Company representative to be contacted:

Name John Huber Title President  
Mailing Address PO Box 23038  
City Knoxville State TN Zip 37933  
Telephone 865-966-1600 Fax 865-978-6600

Description of Principle Business Real Estate  
SIC/NASIC (if known) \_\_\_\_\_ Legal Structure Limited Partnership  
If a corporation, state of incorporation \_\_\_\_\_  
If foreign corporation, is it registered to do business in Tennessee?  Yes  No

**Sponsor: (if applicable):**

Company Name Hopeful Housing, LLC  
Mailing Address PO Box 22314  
City Knoxville State TN Zip 37933  
Telephone 865-966-1600 Fax 865-978-6600  
Federal Employer Identification Number 86-2521438

## Company representative to be contacted:

Name John Huber Title John Huber  
Mailing Address P.O. Box 22314  
City Knoxville State TN Zip 37933  
Telephone 865-966-1600 Fax 865-978-6600

Description of Principal Business Real Estate  
SIC/NASIC (if known) \_\_\_\_\_ Legal Structure LLC  
If a corporation, state of incorporation TN  
If foreign corporation, is it registered to do business in Tennessee?  Yes  No

**Name and address of any of the following involved in the project:**

*Applicant's Legal Counsel:*

Name Russell Stair Title \_\_\_\_\_  
Mailing Address 900 S Gay St # 1700  
City Knoxville State TN Zip 37902  
Telephone (865) 521-6200 Fax \_\_\_\_\_

*Project Engineer*

Name Matt Sprinkle Title Owner/Principal  
Mailing Address PO Box 4013  
City Maryville State TN Zip 37802  
Telephone 865-599-9192 Fax \_\_\_\_\_

*Project Architect*

Name Dan Brittain Title Principal Architect  
Mailing Address 6700 Baum Drive, Suite 23  
City Knoxville State TN Zip 37919  
Telephone 865-342-7505 Fax \_\_\_\_\_

*General Contractor*

Name Davie Construction - Janet Sheppard Title President  
Mailing Address 152 Kinderton Way E Suite 200  
City Bermuda Run State NC Zip 27006  
Telephone (336)-940-6627 Fax (336)-940-6627

Does applicant or sponsor of the project have an application pending or intend to apply for industrial revenue bond financing for this or a similar project with any other board in Knox County?

Yes  No *If yes, please attach a detailed explanation*

Does applicant or sponsor have present plans to incur indebtedness or other financial obligations, which would materially affect its financial condition other than the financing applied hereby?

Yes  No *If yes, please attach a detailed explanation*

Does applicant or sponsor of the project know of any proposed or pending tender offers, mergers, or acquisitions by or affecting applicant or sponsor of the project or any other materially significant corporate event in any way affecting application or sponsor of the project?

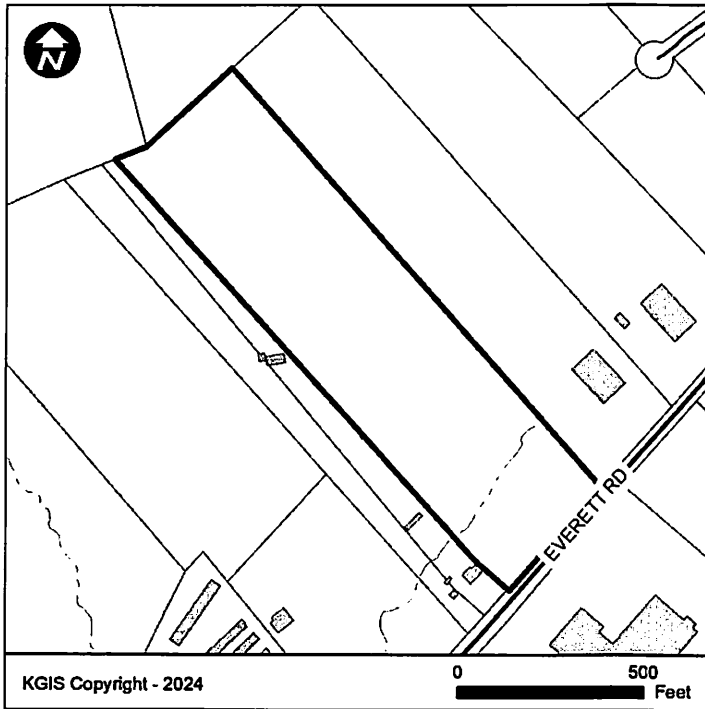
Yes  No *If yes, please attach a detailed explanation.*

**Project Location/Ownership:**

Street Address: Lot 38 Everett Road, Knoxville, TN 37932

Vicinity Map. *Please attach with general location of site shown.*

## 0 EVERETT RD - Property Map and Details Report



### Property Information

Parcel ID:	141 038
Location Address:	0 EVERETT RD
CLT Map:	141
Insert:	
Group:	
Condo Letter:	
Parcel:	38
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	GREENBELT APP #A-2655-F
Rec. Acreage:	0
Calc. Acreage:	13.71
Recorded Plat:	-
Recorded Deed:	-
Deed Type:	
Deed Date:	

### Address Information

Site Address: 0 EVERETT RD  
KNOXVILLE - 37932

Address Type: UNUSED LAND

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

### Owner Information

HUBER PROPERTIES LLC  
PO BOX 23038  
KNOXVILLE, TN 37933

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### Jurisdiction Information

County: KNOX COUNTY

City / Township:

Fire Response: RURAL METRO FIRE DEPARTMENT

Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

### Other Information

Census Tract: 59.09

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct: 62

Voting Location: Hardin Valley Elementary School  
11445 HARDIN VALLEY RD

TN State House: 89

TN State Senate: 5

County Commission: 6 Terry Hill  
(at large seat 10) Larsen Jay  
(at large seat 11) Kim Frazier

School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

### School Zones

Elementary: HARDIN VALLEY ELEMENTARY

Intermediate:

Middle: HARDIN VALLEY MIDDLE

High: HARDIN VALLEY ACADEMY

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*Attach a copy of deed (or surveyor's description) detailing property's metes and bounds description or other legal description.*

Who owns the property at this time? Huber Properties, a company also owned by John Huber.

Does applicant have an option to purchase the property if not already owned by applicant?

Yes  No

Are there presently outstanding any options or liens with regard to the property?

Yes  No

Give a brief description of the activities to be performed at this location, including a description of products to be produced and/or services to be provided:

We plan to construct an affordable housing apartment complex including 100-150 units, with restricted rents available to those making less than 60% of the Area Median Income.

Current Zoning: CA

Is the property zoned appropriately for intended use by this project?  Yes  No

**Tax Information:**

Obtain latest property tax statement from Knox County Assessor's Office (include both real and any existing tangible personal property).

*Real Property*

Tax parcel ID number(s) 141-038

Current assessment \_\_\_\_\_

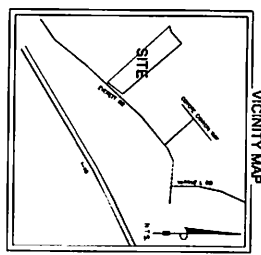
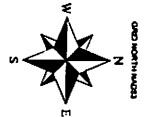
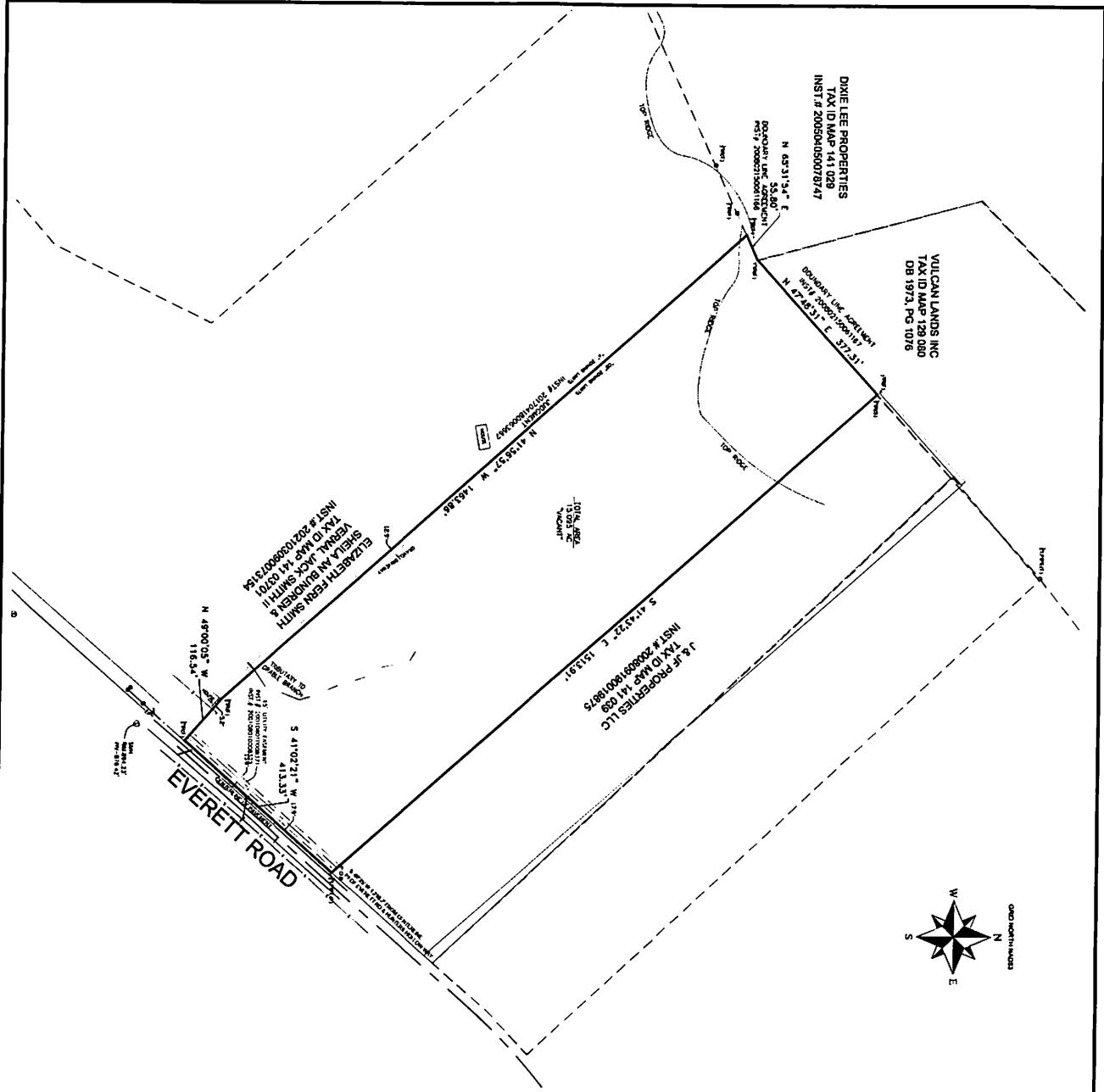
Current tax \$3,845.74

Will this project result in the subdivision of any current tax parcel?  Yes  No

Is the project located in the City of Knoxville's Central Business Improvement District?  Yes  No

If so, what is the current CBID tax assessment \_\_\_\_\_

NOT TO SCALE



**LEGEND**

- Boundary Line
- Easement Line
- Survey Boundary
- Utility Pole
- 10% Area
- 10% Area

**NOTES:**

- The survey was conducted on the 11th day of August, 2024, and the survey was completed on the 11th day of August, 2024.
- The survey was conducted by the undersigned, a duly qualified and licensed Surveyor in the State of Tennessee.
- The survey was conducted in accordance with the provisions of the Tennessee Surveying Act, Chapter 129, Tennessee Code Annotated.
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**SURVEYOR'S STATEMENT:**

I, the undersigned, a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the office of the Surveyor General for the State of Tennessee, and that the same is a true and correct copy of the original survey as the same appears in my field notes and as the same appears in the office of the Surveyor General for the State of Tennessee.



<b>BOUNDARY SURVEY</b>	
HUBER PROPERTIES	
TAX ID MAP 141038	
6th CIVIL DISTRICT, KNOX COUNTY, STATE OF TN.	
Project No. 404024	Drawn By: SWA
	Checked By: SWA
	Date: 04/09/24
	Sheet 1 of 1

<b>Revisions</b>			
No.	Description	By	Date

**ABBOTT LAND SURVEYING LLC**  
 STEVEN W. ABBOTT JR., RLS  
 1109 E. WOODSHIRE DRIVE  
 KNOXVILLE, TN 37922  
 OFFICE: (665) 671-1149  
 EMAIL: survmap@tlds.net



**Knox Property Tax Payment**  
 Justin Biggs, Trustee  
 400 Main Street Knoxville, TN 37902

	6614846
Date	Nov 06 24
Receipted By	EPS
Received By	ONLINE

**Property Owner**  
 HUBER PROPERTIES LLC

**Property Address**  
 EVERETT RD

Year	Bill #	Account #	Base Tax	Debits <sup>2</sup>	Credits <sup>1</sup>	Amount	Payment	Balance
2024	176050	141-038	\$.....3,845.74	\$.....3,758.74	\$.....87.00	\$.....3,758.74	\$.....3,758.74	\$.....0.00
<b>GRAND TOTALS</b>			<b>Base Tax</b>	<b>Debits<sup>2</sup></b>	<b>Credits<sup>1</sup></b>	<b>Amount</b>	<b>Payment</b>	<b>Balance</b>
			\$.....3,845.74	\$.....3,758.74	\$.....0.00	\$.....3,758.74	\$.....87.00	\$.....0.00

**PAYMENT INFORMATION**

METHOD	PAID BY	PAID	PROC. FEE	TOTAL PAID
Credit	stacey mcdonald	\$...87.00	\$....2.18	\$...89.18

Thank you for your payment.

- 1. Credits are state and local relief programs which reduce the amount of base tax owed.
- 2. Debits include Interest and fees which add to the base tax owed.

CUT OR TEAR ALONG THIS LINE



**Knox Property Tax Payment**  
 Justin Biggs, Trustee  
 Knoxville, TN 37902

**Global Receipt # 6614846**

**Balance due good thru December 31, 2024: \$.....0.00**

HUBER PROPERTIES LLC  
 PO BOX 23038  
 KNOXVILLE, TN 37933

Knox County Trustee  
 PO Box 70  
 Knoxville, TN 37901

*Tangible Personal Property*

Tax parcel ID number(s) \_\_\_\_\_

Current assessment \_\_\_\_\_

Current tax \_\_\_\_\_

Are there any assessments under appeal?  Yes  No

If yes, please describe. \_\_\_\_\_

\_\_\_\_\_

**Capital Investment:**

Land: Acreage 13.71 Cost \$ 1,500,000

Site Preparation Cost \$ \$4,000,000 - \$5,000,000

Real Property (Building): Square Footage 124,000 - 186,000 Cost \$ \$19,000,000 - \$28,500,000

Personal Property Cost \$ \_\_\_\_\_

Briefly describe these investments (types of tangible personal property, type of site development planned for this location and other improvements):

Current plans are for 4 - 5 buildings with 100 - 150 units of 2, 3, and 4 bedroom units. The complex will also include a fitness center, playground, dog park, and possibly a swimming pool, site conditions permitting.

\_\_\_\_\_

**Construction Estimates:**

Start Date: Month March Year 2026

Completion Date: Month October Year 2027

Describe any off-site infrastructure that requires new public investments:

Water None that we have been made aware of.

\_\_\_\_\_

Sanitary Sewer None that we have been made aware of.

\_\_\_\_\_

Streets \_\_\_\_\_  
None that we have been made aware of.

Storm Sewer \_\_\_\_\_  
None that we have been made aware of.

Other \_\_\_\_\_  
None that we have been made aware of.

Have project utility requirements been reviewed by the appropriate local utility providers?

Yes     No

**Wages/Jobs:**

In any event, the wages and jobs set out herein shall be achieved within three (3) years after the commencement of operations. An annual report of achievement is required as December 31 each year for the term of the PILOT agreement.

Complete the forms attached hereto as Exhibits A & B, listing jobs and wages by major employment type category.

**Environmental Impacts:**

*Attach a Phase I Environmental Audit addressed to the Industrial Development Board.*

Discuss any environmental impacts created by the project  
None are anticipated, however the phase 1 is not yet complete.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will this operation require an environmental permit?

**Air**             Yes             No  
**Water**         Yes             No

**Justification for PILOT request** (substantiate and fully describe the justification for this request):

This project will provide desperately needed affordable housing for Knox County residents who earn less than 60% of the area median income. These residents will have access to schools, libraries, parks, shopping, employment, and entertainment at rental rates nearly 50% less than the market rate apartments in the area.

Due to the reduced rents required by the THDA LIHTC tax credit program, the development proforma demonstrates it will not be able to achieve the minimum 1.15 DCR required for banking if required to pay the normal tax rate.

---

**Financial Information:**

*Attach copies of the last two fiscal years' audited financial statements.*

If publicly held corporation, a certified statement of the corporation's net worth with corresponding disclosure notes as provided in the applicant's latest approved/audited financial statement.

**Supplemental Information:**

All of the following Schedules attached hereto must be completed and submitted with this Application before staff of The Industrial Development Board of the County of Knox, Tennessee will submit your application to the Industrial Development Board of the County of Knox, Tennessee for initial consideration.

Exhibit A – Project Employment - Current Employees

Exhibit B – Project Employment – Additional/New Employment

Exhibit C – Property Tax Incentive Program Affidavit to Application\*

\*Please note that Exhibit C is required only if staff of The Industrial Development Board of the County of Knox, Tennessee has determined that the Project's primary purpose is one of community redevelopment, i.e. the financial incentives being requested are necessary to make the Project economically viable. If the Applicant is unsure, please check with staff as to whether Exhibit C is required. Notwithstanding any staff determination, The Industrial Development Board of the County of Knox, Tennessee reserves the right to require that the Affidavit be completed and submitted for the Project as a condition to the grant of any financial incentives under the Property Tax Incentive Program.

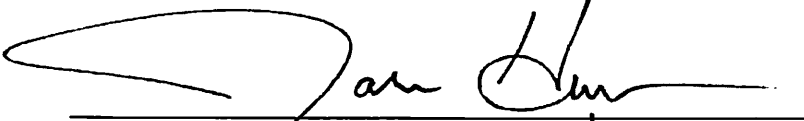
**Certifications and Signature:**


This application is made in order to induce The Industrial Development Board of the County of Knox, Tennessee to grant financial incentives to application and sponsor. Applicant and sponsor represent and warrant

that the statements contained herein or attached hereto are true and correct to the best of their knowledge and include all information materially significant to the board and its consideration of this application.

Applicant and sponsor have read and agree to comply with all requirements of the application procedures and policies of the Industrial Development Board of the County of Knox, Tennessee. Applicant specifically agrees to pay all reasonable costs, fees, and expenses incurred by the Board in connection with this application, whether or not the financial incentives are granted or this project built.

Applicant and sponsor acknowledge that, if the financial incentives are granted, the Applicant will be required to complete and file annually a PTIP Performance Report Form containing such information as may be required by the Industrial Development Board of the County of Knox, Tennessee, to determine compliance with incentive documentation, accompanied by either (1) audited financial statements of the Applicant covering the period of time inclusive of the immediately preceding tax year and which (i) contains certain supplementary information presenting the PTIP Performance Report Form and (ii) confirms that the Applicant is in compliance with the lease agreement between the Applicant and the Industrial Development Board of the County of Knox, Tennessee, or (2) an agreed upon procedures report of an acceptable independent certified public accountant substantially in the form attached hereto as Exhibit D.

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Sponsor

12/10/2024  
Date

12/10/2024  
Date

**EXHIBIT A**  
Project Employment – Current Employees



**EXHIBIT B**  
**Project Employment – Additional/New Employees**



**EXHIBIT C**

**PROPERTY TAX INCENTIVE PROGRAM  
AFFIDAVIT  
TO  
APPLICATION**

I, John Huber, being first duly sworn, depose and state under penalty of perjury as follows:

1. I am a corporate officer, company officer, managing member, general partner or sole proprietor of Everett Point, L. P. (“Applicant”), a company duly organized in the State of TN as a Limited Partnership (Corporation/LLC/Sole Proprietorship/General Partnership/Limited Partnership). Applicant submits this Application requesting payment-in-lieu-of-tax assistance for the project located at Lot 38 Everett Road, Knoxville, TN 37932 (“Site”). The Applicant represents that this Application and all information furnished in support of the Application for the purpose of obtaining financial assistance under The Industrial Development Board of the County Property Tax Incentive Program (“PILOT Program”) are true and complete to the best of Applicant’s knowledge and belief.

2. Applicant hereby acknowledges and declares that it will comply with all submittal requirements for payment-in-lieu-of-tax assistance from The Industrial Development Board of the County of Knox (“IDB”) set forth in the PILOT Program Policies and Procedures, as in effect from time to time, including, without limitation, the following:

(i) Applicant will pay PILOT application fee of Five Thousand and no 100/00 Dollars (\$ 5,000.00) to the IDB at the time of application; and

(ii) Applicant will be required to pay the IDB a closing fee equal to five percent (5%) of the anticipated benefit, which will be due upon closing.

3. Applicant acknowledges and declares that the proposed project cannot be undertaken without the assistance of the Property Tax Incentive Program due to one or more of the following reason(s) as checked by Applicant:

(i) The Project, if financed by Applicant through cash on hand or through debt financing from a private lender, would not result in a reasonable rate of return to the Applicant; and/or

(ii) Applicant would not undertake the full set of improvements contemplated in the Application through resources reasonably available to the Applicant.

4. Applicant hereby agrees that Applicant shall at all times indemnify and hold harmless the IDB, its employees, officers, directors, counsel and consultants against all losses, costs, damages, expenses (including reasonable attorney fees), and liabilities of any nature directly or indirectly resulting from, arising out of, or relating to the acceptance, consideration, approval, or disapproval of this Application under the Knox County Property Tax Assistance program.

DATED this 10th day of December, 2024

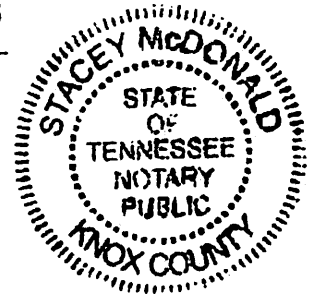
[Signature]  
Signature

President  
Title

Signed and sworn to before me this 10th day of December, 2024

Stacey McDonald  
Notary Public

My Commission Expires: 4/7/2026



**EXHIBIT D**

**Independent Accounts' Report on  
Applying Agreed-Upon Procedures**

[Tenant Name and Address]

We have performed the procedures enumerated below, which were agreed to by [Tenant Name] ("Company") in connection with our (i) verification of the accuracy of the information contained the PTIP Performance Report dated \_\_\_\_\_ ("Report") prepared and submitted by Company to The Industrial Development Board of the County of Knox (the "Board") and (ii) assessment as to whether Company is in compliance with the requirements of that certain Lease Agreement dated \_\_\_\_\_ between Company and the Board (the "Lease"). The agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the party specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The agreed upon procedures conducted are as follows:

1. [To Be Determined]

Based solely on such procedures performed, we hereby attest to the following:

- (a) The information set forth in the Report with respect to Tenant's Capital Investment in the Project, the creation and maintenance and/or retention of the Jobs and Wages in connection with the Project and \_\_\_\_\_ ("Lease Compliance Information") is fairly stated; and
- (b) Tenant is either in compliance with the requirements of the Lease and the Application as respects such Lease Compliance Information or has not yet reached the measurement date therefor.

We were not engaged to, and did not, conduct an audit, the objective of which would be an expression of an opinion on the accuracy of the information in the Report and the lease compliance requirements. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of Company and the Board and is not intended to be and should not be used by anyone other than Company and the Board.



**GRANTS & COMMUNITY DEVELOPMENT**

February 12, 2025

Ms. Tiffany Gardner, Chair  
The Health, Educational & Housing Facility Board  
17 Market Square  
Knoxville, TN 37902

RE: PILOT Letter of Support

Dear Chair Gardner:

I understand that Everett Pointe, L.P. (the "Developer") desires to construct 100-150 units of affordable housing at Lot 38 Everett Road, Knoxville, TN 37932. I further understand that 100% of the units will be maintained as affordable housing, principally serving low to moderate income households at or below 60% of the area median income (AMI). To provide financing for this project, the Developer has received 4% low-income housing tax credits through the Tennessee Housing Development Agency and is requesting payments in lieu of taxes through The Health, Educational & Housing Facility Board of the County of Knox (County HEB).

Pursuant to Section 48-101-301 of the Tennessee Code Annotated, the County HEB is permitted to enter into an agreement for payments in lieu of taxes provided that the chief executive of Knox County provides a letter in support of the project. Per the County's previously established practice, I am providing this letter as evidence of support of the Developer's request for payments in lieu of taxes in the amount of \$6,153.84 for a term of 15 years. The 15-year term shall commence at the point of stabilization (defined as occupied at 80% or above) or 3 years from the start of construction, whichever comes first. Thank you.

Sincerely,



Glenn Jacobs  
Knox County Mayor



DATE: February 5, 2025

TO: Jenny Holden, Knox County Grants & Community Development, Senior Director

FROM: Kate Molinaro, M&L

RE: Subsidy Layering/PILOT Analysis-Everett Pointe

---

I have reviewed the Development Budget, Sources and Uses Statement and Operating Proforma for the Everett Pointe development submitted by Everett Pointe, LP. The purpose of this memo is to outline observations and determine whether the developer's requested PILOT is appropriate or if it would result in excess profit to the developer.

1. There is a demonstrated need for the project. Low vacancy rates and a high number of income-eligible households all indicate a strong market for the type of project to be developed. A shortage of units both affordable and available for renter households at or below 30% area median income (AMI) increases housing insecurity and rent pressure on extremely low-income households. Demand for multifamily rental units typically is generated from new renter-occupied household growth and the relocation of existing renter-occupied households within the due to cost burden, poor housing quality and overcrowded housing. 2018-2022 ACS Five Year Estimates indicate that 28% of renter households pay more than 30% of their income toward rent, meaning they are cost burdened. These households are most likely to benefit from the proposed project. Further, the Knox County HOME ARP Allocation Plan and Homelessness in Knox County Report and Recommendations cite a lack of affordable housing as the number one reason individuals become homeless. As rent prices continue to increase, while incomes remain stagnant (or in many cases have decreased), demand for affordable units far exceeds supply.
2. Review of the financial sources and uses for the project indicates all costs are considered reasonable and necessary to complete the project in comparison to industry standards and projects of similar size and scope conducted within the last year. There are no indications that the project will not be completed once started. The current sources/uses budget demonstrates no gap in financing but requires an annual debt service in the amount of \$1,310,835 in order to meet cost requirements. A fifteen-year operating proforma indicates a debt coverage ratio sufficient to meet this obligation.
3. The current analysis assumes the requested annual PILOT in the amount of \$6,153. This amount is sustainable for the 40 year affordability period. Should the PILOT not be granted, the operating budget would require property tax payments in an approximate amount of \$223,776 annually, which includes the

present value of the credits added to the base tax assessment. Without the PILOT, the project would not have sufficient debt coverage beginning in year two of operation.

In summary, the analysis indicates that the developer has demonstrated experience and capacity to complete the project. The project would fill a clear need for affordable housing as shown by the number of income-eligible and cost-burdened households. Costs are reasonable and similar to previously funded projects, and the developer is not receiving excessive profits. The debt coverage ratio, assuming the PILOT, is 1.15 in year one of operation; without the PILOT there is insufficient debt coverage. In my opinion, the requested PILOT would not result in excessive profits for the developer and is considered reasonable for the type and size of the project. The requested PILOT is similar to a PILOT requested and approved for similar affordable housing developments.



**EVERETT POINTE, KNOXVILLE, TN - 120 UNITS  
SOURCES & USES OF FUNDS (WITH AND WITHOUT PILOT)**

		Without PILOT	With PILOT	Difference
<b>A. SOURCES OF FUNDS</b>				
Second Mortgage				
		\$ 17,850,000.00	\$ 20,925,000.00	\$ (3,075,000.00)
Mortgage Proceeds*				
USDA/RD				
		\$ 18,038,956.39	\$ 18,038,956.39	\$ -
Syndication Proceeds*				
		\$ 75,375.00	\$ 75,375.00	\$ -
Cost of Issuance Reimbursement				
		\$ 100,500.00	\$ 100,500.00	\$ -
Good Faith Deposit Reimbursement				
Capital Contributions:				
	100.10%	\$ 8,360,625.86	\$ 5,285,625.86	\$ 3,075,000.00
	Deferred Developer Fee			
	Received Developer Fee	-0.10%	36.71%	
	Total Developer Fee	100%	100%	
		\$ (8,625.86)	\$ 3,066,374.14	\$ (3,075,000.00)
		\$ 8,352,000.00	\$ 8,352,000.00	\$ -
	Equity Contribution	\$ -	\$ -	\$ -
	Acquisition Credits- 10 year rule	\$ -	\$ -	\$ -
	Investment Income	\$ -	\$ -	\$ -
	Seller's Grant	\$ -	\$ -	\$ -
	County HOME Funds	\$ -	\$ -	\$ -
	Volunteer Housing Partnership	\$ -	\$ -	\$ -
	Additional Deferred Developer Fee	\$ -	\$ -	\$ -
<b>TOTAL SOURCES</b>		\$ 44,425,457.25	\$ 44,425,457.25	\$ -
<b>B. USES OF FUNDS</b>				
Total Development Costs				
		\$ 44,425,457.25	\$ 44,425,457.25	\$ -
Other Uses:				
		\$ -	\$ -	\$ -
<b>TOTAL USES</b>		\$ 44,425,457.25	\$ 44,425,457.25	\$ -

## Everett Pointe PILOT Abatement Request Breakdown

Current Property Value	\$990,000	Estimated Future Value	\$36,000,000
Current Assessed Value	\$396,000	Estimated Assessed Value	\$14,400,000
Assessment Rate	40%	Assessment Rate	40%
Tax Rate	<u>\$1.554/\$100</u>	Tax Rate	<u>\$1.554/\$100</u>

**Current Tax** **\$6,153.84** **Estimated Future Tax** **\$223,776.00**

### Abatement Request

Under Construction	2 Years
Program Compliance Period	15 Years
Unwind / Reapply to THDA	2 Years
<b>Total</b>	<b>19 Years</b>

	Year	Property Tax Amount	Future Tax Amount	Abatement
Year 1 - Under Construction	2026	\$6,153.84	\$6,153.84	\$0.00
Year 2 - Under Construction	2027	\$6,153.84	\$6,153.84	\$0.00
Year 3 - Program Compliance Period	2028	\$6,153.84	\$223,776.00	\$217,622.16
Year 4 - Program Compliance Period	2029	\$6,153.84	\$223,776.00	\$217,622.16
Year 5 - Program Compliance Period	2030	\$6,153.84	\$223,776.00	\$217,622.16
Year 6 - Program Compliance Period	2031	\$6,153.84	\$223,776.00	\$217,622.16
Year 7 - Program Compliance Period	2032	\$6,153.84	\$223,776.00	\$217,622.16
Year 8 - Program Compliance Period	2033	\$6,153.84	\$223,776.00	\$217,622.16
Year 9 - Program Compliance Period	2034	\$6,153.84	\$223,776.00	\$217,622.16
Year 10 - Program Compliance Period	2035	\$6,153.84	\$223,776.00	\$217,622.16
Year 11 - Program Compliance Period	2036	\$6,153.84	\$223,776.00	\$217,622.16
Year 12 - Program Compliance Period	2037	\$6,153.84	\$223,776.00	\$217,622.16
Year 13 - Program Compliance Period	2038	\$6,153.84	\$223,776.00	\$217,622.16
Year 14 - Program Compliance Period	2039	\$6,153.84	\$223,776.00	\$217,622.16
Year 15 - Program Compliance Period	2040	\$6,153.84	\$223,776.00	\$217,622.16
Year 16 - Program Compliance Period	2041	\$6,153.84	\$223,776.00	\$217,622.16
Year 17 - Program Compliance Period	2042	\$6,153.84	\$223,776.00	\$217,622.16
Year 18 - Unwinding / Re-apply to THDA	2043	\$6,153.84	\$223,776.00	\$217,622.16
Year 19 - Unwinding / Re-apply to THDA	2044	\$6,153.84	\$223,776.00	\$217,622.16
		<b>\$116,922.96</b>	<b>\$3,816,499.68</b>	<b>\$3,699,576.72</b>

**Estimated Tax Payment Without PILOT** **\$3,816,499.68**

**Estimated Taxes to be Paid** **\$116,922.96**

**Estimated Taxes to be Abated** **\$3,699,576.72**

**EVERETT POINTE, KNOXVILLE, TN - 120 UNITS  
15-YEAR CASH FLOW**

	2028	2029	2032	2037	2042
	Partial Year 1	Year 2	Year 5	Year 10	Year 15
Rent Growth	2%	2%	2%	2%	2%
Expense Growth	3%	3%	3%	3%	3%

**Revenues**

Gross Rent (Net of Utility Allowances)	\$ 1,630,249.00	\$ 2,301,528.00	\$ 2,442,399.93	\$ 2,696,606.87	\$ 2,977,271.88
Pet Rent		\$ 3,000.00	\$ 3,183.62	\$ 3,514.98	\$ 3,880.82
Late Fees	\$ 15,300.00	\$ 21,600.00	\$ 22,922.09	\$ 25,307.84	\$ 27,941.90
Other Income	\$ 15,300.00	\$ 24,600.00	\$ 26,105.72	\$ 28,822.82	\$ 31,822.72
<b>Gross Revenue</b>	<b>\$ 1,645,549.00</b>	<b>\$ 2,326,128.00</b>	<b>\$ 2,468,505.64</b>	<b>\$ 2,725,429.69</b>	<b>\$ 3,009,094.60</b>
Less Vacancy Allowance	\$ (58,970.90)	\$ (141,530.16)	\$ (170,967.99)	\$ (188,762.48)	\$ (208,409.03)
<b>Effective Gross Revenue</b>	<b>\$ 1,586,578.10</b>	<b>\$ 2,184,597.84</b>	<b>\$ 2,297,537.65</b>	<b>\$ 2,536,667.21</b>	<b>\$ 2,800,685.57</b>

**Expenses**

<b>Total Expenses</b>	<b>\$ 464,220.91</b>	<b>\$ 653,443.64</b>	<b>\$ 713,601.54</b>	<b>\$ 826,514.37</b>	<b>\$ 957,411.27</b>
Replacement Reserves	\$ -	\$ 30,240.00	\$ 33,044.06	\$ 38,307.13	\$ 44,408.46
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ 30,240.00</b>	<b>\$ 33,044.06</b>	<b>\$ 38,307.13</b>	<b>\$ 44,408.46</b>
<b>NOI</b>	<b>\$ 1,122,357.19</b>	<b>\$ 1,500,914.20</b>	<b>\$ 1,550,892.04</b>	<b>\$ 1,671,845.72</b>	<b>\$ 1,798,865.84</b>
Debt Service	\$ -	\$ 1,310,834.84	\$ 1,310,834.84	\$ 1,310,834.84	\$ 1,310,834.84
Annual Debt Service	\$ -	\$ 1,310,834.84	\$ 1,310,834.84	\$ 1,310,834.84	\$ 1,310,834.84
Cash Flow	\$ 1,122,357.19	\$ 190,079.36	\$ 240,057.20	\$ 361,010.88	\$ 488,031.00
DCR With PILOT	1.15	1.18	1.18	1.28	1.37
DCR Without PILOT	0.98	1.02	1.11	1.21	



PRELIMINARY BOND RESOLUTION

WHEREAS, Everett Pointe, L.P. or an affiliate thereof (the "Applicant"), is considering the acquisition, construction and equipping of an approximately 100-unit housing facility for low and moderate-income citizens to be known as Everett Pointe located at 0 Everett Road (Tax Parcel ID: Map 141, Parcel 038) in Knoxville, Tennessee, and wishes to have The Health, Educational and Housing Facility Board of the County of Knox (the "Board") indicate its willingness to issue revenue bonds to provide financing for such purposes; and

WHEREAS, the acquisition, construction and equipping of such facilities will constitute a "project" within the meaning of T.C.A. § 48-101-301; and

WHEREAS, a letter of intent has been presented to the Board under the terms of which the Board agrees, subject to the provisions of such letter, to issue its revenue bonds in an amount not exceeding \$26,000,000 to provide financing for such project.

NOW, THEREFORE, BE IT RESOLVED BY The Health, Educational and Housing Facility Board of the County of Knox as follows:

1. The Board hereby finds that the financing of such above-described project will improve the quality and availability of housing in Knox County, Tennessee, and will contribute to the general welfare of the citizens of the county.

2. The Chair or the Vice Chair of the Board is hereby authorized to execute a letter of intent with the Applicant in substantially the form thereof as presented to this meeting or with such changes therein as shall be approved by the Chair or the Vice Chair. The officers of the Board are hereby authorized to take such further action as is necessary to carry out the intent and purposes of the letter of intent as executed.

3. The Chair, Vice Chair or legal counsel of the Board is hereby authorized to conduct such public hearings on behalf of the Board as the Applicant may request with respect to the project.

I hereby certify that the foregoing resolution of The Health, Educational and Housing Facility Board of the County of Knox was duly and lawfully adopted by its Board of Directors on December 10, 2024, at a duly called meeting at which a quorum was acting throughout, and I furthermore certify that such resolution has not been amended or modified in any respect.

Executed as of this 12<sup>th</sup> day of Dec, 2024.

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

  
Secretary

December 10, 2024

Everett Pointe, L.P.  
Knoxville, Tennessee

Gentlemen:

The Health, Educational and Housing Facility Board of the County of Knox (the "Board") has been informed that Everett Pointe, L.P. or an affiliate thereof (the "Applicant"), is considering the acquisition, construction and equipping of an approximate 100-unit housing facility for low and moderate-income citizens known as Everett Pointe located at 0 Everett Road (Tax Parcel ID: Map 141, Parcel 038) in Knoxville, Tennessee. The above-described acquisition, construction and equipping with regard to such facility constitutes a "project" within the meaning of T.C.A. § 48-101-301.

After investigation of the nature of the proposed project, the Board has determined that the financing of the project will improve the quality and availability of housing in Knox County, Tennessee, and will contribute to the general welfare of the citizens of the county. Therefore, it is the belief of the Board that in assisting the financing of the project, the Board will be acting in furtherance of the public purposes for which it was created.

Accordingly, in order to assist the Applicant in the financing of the project and in order to carry out the purposes for which the Board was created, the Board hereby makes the following proposals:

1. The Board will issue, and sell to a purchaser to be designated by the Applicant prior to issuance, revenue bonds (the "Bonds") in the principal amount not to exceed \$26,000,000 to provide financing for the project. The Bonds shall be limited obligations of the Board payable solely out of the revenues and receipts derived from the project including loan payments from the Applicant obtained in connection with the financing of the project. In no event shall the Bonds be general obligations of the Board, its directors, or Knox County, Tennessee.

2. The terms of the Bonds (maturity schedule, interest rate, denominations, redemption provisions, etc.) will be determined by agreement among the Board and the Applicant, subject to compliance with all applicable state and federal requirements, and all bylaws and policies of the Board.

3. Prior to delivery of the Bonds, the Board and the Applicant will enter into a loan agreement pursuant to which the proceeds from the sale of the Bonds will be used for the purposes hereinabove indicated and the Applicant will be obligated to make payments sufficient to cover all debt service requirements on the Bonds.

4. The Board will enter into a trust indenture with a trustee to be nominated by the Applicant and subject to the approval of the Board and/or a purchase contract with the purchaser of the Bonds. Such indenture and/or purchase contract will assign the loan agreement and all collateral therefor and all revenues received thereunder for the benefit of the bondholders. The terms and provisions of such indenture and/or purchase contract shall be agreed upon by the Board, the Applicant and the purchaser of the Bonds.

5. The Board hereby authorizes the Applicant to commence the acquisition, construction and equipping of the project as soon as practicable so that the inhabitants of the State of Tennessee might benefit

from the project without delay. The Applicant may advance any interim funds required and be reimbursed from the proceeds of the Bonds, to the extent allowed by applicable law.

6. Upon the issuance, sale and delivery of the Bonds, the provisions of this proposal and the agreement resulting from its acceptance by the Applicant shall have no further effect and, in the event of any inconsistencies between the terms of this proposal and the terms of any loan agreement and/or indenture or purchase contract the provisions of such latter documents shall control.

7. If for any reason the Bonds have not been sold within eighteen (18) months from the date hereof, the provisions of this proposal and the agreement resulting from the acceptance by the Applicant shall, at the option of either party to be evidenced in writing, be canceled and neither party shall have any rights against the other and no third party shall have any rights against either party except:

- (a) The Applicant will pay the Board for all expenses incurred by the Board in connection with the financing of the project;
- (b) The Applicant will pay the out-of-pocket expenses for attorneys for the Board incurred in connection with the project and will pay attorneys for the Board reasonable fees for legal services related to the project; and
- (c) The Applicant will indemnify and hold the Board harmless against any liability which may be incurred by the Board with respect to the project.

8. The Board agrees to cooperate with the Applicant in executing, along with the Applicant, a Multi-Family Tax-Exempt Bond Authority Application (the "Application") to be prepared by the Applicant and submitted to the Tennessee Housing Development Agency ("THDA") with respect to the Project. The Applicant acknowledges that all information provided in the Application, other than the name and address of the Board, is to be provided by the Applicant and not by the Board and that the Board has no responsibility as to the accuracy of such information other than as to the name and address of the Board. The Applicant agrees to indemnify and hold harmless the Board and its directors, officers, employees and agents from any claims, liabilities, costs or expenses that may arise as a result of the inaccuracy of any information contained in the Application (other than the name and address of the Board) or the submission of the Application.

[Remainder of Page Intentionally Left Blank]

If the foregoing proposal is satisfactory to you, you may indicate by signing the following acceptance and returning a copy to the Board. This proposal and your acceptance will then constitute an agreement in principal with respect to the matters herein contained.

Yours very truly,

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

By: *Jessie E. Gardner*  
Chairman

ACCEPTANCE OF PROPOSAL  
OF  
THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD  
OF THE COUNTY OF KNOX

BY

EVERETT POINTE, L.P.

The terms and conditions contained in the foregoing proposal by The Health, Educational and Housing Facility Board of the County of Knox are hereby accepted by Everett Pointe, L.P. this \_\_\_\_ day of \_\_\_\_\_, 2024.

Everett Pointe, L.P.

By: Everett Pointe GP, LLC,  
its general partner

By: \_\_\_\_\_  
Title: \_\_\_\_\_



**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX APPROVING THE PILOT APPLICATION OF DGA HARDIN VALLEY LP**

WHEREAS, THE HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD OF THE COUNTY OF KNOX (“HEB”) has been duly created and organized pursuant to and in accordance with the provisions of Part 3 of Chapter 101 of Title 48 of the Tennessee Code Annotated, as amended (the "Act") and as such is a public instrumentality of Knox County performing a public function; and

WHEREAS, the purpose of said Act, as stated therein, is to authorize the incorporation in the several municipalities in the State of Tennessee of public corporations to finance, refinance, acquire, own, lease, and/or dispose of projects to promote and maintain and increase commerce, welfare, health, housing, education and prosperity of the people of the State of Tennessee; and

WHEREAS, Tenn. Code Ann. § 48-101-312 provides that the HEB and all properties at any time owned by it, and the income and revenues therefrom, and all bonds issued by it, and the income therefrom are exempt from all taxation in the State of Tennessee; and

WHEREAS, DGA Hardin Valley LP (“Applicant”) has submitted an application (“Application”) to the HEB for a payment in lieu of tax arrangement under Tenn. Code Ann. §48-101-312 (“PILOT”) for real property taxes in connection with the acquisition, construction and equipping of an approximately 84-unit housing facility for low and moderate-income citizens located on certain property known as 10216 Hardin Valley Road in Knoxville, Tennessee (Tax Parcel ID 104-017.07) to be known as Scenic View at Hardin Valley (the “Project”), subject to such project receiving an allocation of low-income housing tax credits (“LIHTC”) under Section 42 of the Internal Revenue Code of 1986 (26 U.S.C. § 42) from the Tennessee Housing Development Agency (“THDA”); and

WHEREAS, pursuant to Tenn. Code Ann. §§48-101-312(b)(4), the HEB has the authority to enter into a payment in lieu of tax transaction for LIHTC projects upon finding that such payments are deemed to be in furtherance of the HEB’s public purposes and upon receipt by the HEB of a letter of support from the Mayor of Knox County for such project;

WHEREAS, the Mayor of Knox County has issued a letter of support for a PILOT for the Project consistent with the terms set forth below (“Mayoral Support Letter”);

WHEREAS, the Application Review Committee (the “Committee”) of the Board of Directors of the HEB (the “Board”) has considered the Application and recommended the Board’s approval of a PILOT for the real property on such terms as are further described in the Application; and

WHEREAS, the Board’s Directors desire to approve the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS AS FOLLOWS:

1. The Board finds that the Project and grant of tax incentives to Applicant by the Board pursuant to the Act, and in particular, Tenn. Code Ann. §§48-101-312, are in furtherance of the public purposes of the HEB provided in the Act, and will have the effect of to promote and maintain and increase commerce, welfare, health, housing (affordable housing, in particular), education and prosperity of the people of the State of Tennessee and, in particular, Knox County, Tennessee.

2. Subject to the THDA's allocation of LIHTC to the Project and as provided in the Mayoral Support Letter, the Application is hereby approved by the Board.
3. The staff and legal counsel of the Board are hereby authorized to proceed in the preparation and finalization for presentment to the Board of a Lease Agreement and other documents deemed necessary and convenient by such staff and legal counsel to accomplish the proposed payment in lieu of tax transaction ("Transaction Documents"). Such Transaction Documents shall provide for (a) the lease by the HEB to the Applicant of certain real property constituting the Project, on such terms as are further described in the Application; and (b) such other terms and conditions set forth in the Application, or as otherwise required or deemed necessary and convenient by the staff and legal counsel of the Board.
4. Such approvals set forth herein are subject to the Applicant paying or reimbursing the Board for any and all costs and expenses incurred by the Board in connection with the approval and closing of the PILOT, including, without limitation, any and all attorneys' fees incurred by the Board.
5. The PILOT transaction approved hereby must close by August 30, 2025, and upon failure to close by such date (or such later date approved by the Board pursuant to a separate resolution), the approval evidenced hereby shall expire and be of no further force and effect.

[The remainder of this page intentionally left blank.]

**STATE OF TENNESSEE  
COUNTY OF KNOX**

I, Anthony Wise, Secretary of The Health, Educational and Housing Facility Board of the County of Knox, do hereby certify that the foregoing Resolution was duly and lawfully adopted by the Board of Directors of the HEB on March 11, 2025, at a duly called meeting at which a quorum was acting throughout, and I furthermore certify that such Resolution has not been amended or modified in any respect. Public notice of said meeting was given pursuant to and in compliance with all provisions of law.

THE HEALTH, EDUCATIONAL AND HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX

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Anthony Wise, Secretary

Dated: March 11, 2025



**Application for Review of PILOT Request**

**1. Applicant Information**

1	Company Name	DGA Hardin Valley LP		
2	Mailing Address	6305 Kingston Pike		
3	City	Knoxville	State	TN
			ZIP Code	37919
4	Telephone	865-225-6506	Fax	
5	Federal Employer Identification Number	99-3611858		
<b>Company Representative Point of Contact:</b>				
6	POC Name	Craig Cobb		
7	POC Title	VP of Affordable Housing, DGA Residential, LLC		
8	POC Mailing Address	6305 Kingston Pike		
9	City	Knoxville	State	TN
			ZIP Code	37919
10	Telephone	865-567-1096	Fax	

11	Description of Principle Business	Providing affordable housing in Knox County		
12	SIC/NASIC (If Known)			
13	Legal Structure	Limited Partnership		
14	If a corporation, state of incorporation			
15	If a foreign corporation, is it registered to do business in Tennessee?	Yes	<input checked="" type="checkbox"/>	No
16	Disclosure of Interests	Attach a statement with the header "1. Applicant Information" identifying any potential external interests in the execution of the project that exist between project parties that could directly or indirectly influence the execution of the proposed project, including both contractual / commercial interests and financial interests. <b>Attached</b>		
17	Owners and Ownership Structure	Attach information with the header "1. Applicant Information" on company owners and ownership structure of the Applicant, including an organizational chart. <b>Attached</b>		

**2. Sponsor Information (If Applicable):**

**Application for Review of PILOT Request**

18	Company Name	DGA Residential LLC		
19	Mailing Address	6305 Kingston Pike		
20	City	Knoxville	State	TN
20	Telephone	865-225-6506	Fax	37919
22	Federal Employer Identification Number	85-084021		

**Company Representative Point of Contact:**

23	POC Name	Craig Cobb		
24	POC Title	VP of Affordable Housing, DGA Residential, LLC		
25	POC Mailing Address	6305 Kingston Pike		
26	City	Knoxville	State	TN
27	Telephone	865-225-6506	Fax	37919

28	Description of Principle Business	Platform for affordable housing development and management.		
29	SIC/MASIC (if known)			
30	Legal Structure	Limited Liability Company		

31	If a corporation, state of incorporation			
32	If a foreign corporation, is it registered to do business in Tennessee?	N/a	Yes	No

33	If Applicant or sponsor currently involved in any litigation, either as a plaintiff or defendant, of which the outcome could materially affect the success of the proposed project?	No	If Yes, please attach a detailed explanation with the header "2. Sponsor Information".	
34	Has Applicant or sponsor ever been charged or convicted of a felony, including any felony relating to financial crime?	No	If Yes, please attach a detailed explanation with the header "2. Sponsor Information".	

34	Has Applicant or sponsor ever been charged or convicted of a felony, including any felony relating to financial crime?	Yes	No	If Yes, please attach a detailed explanation with the header "2. Sponsor Information".	
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**Application for Review of PILOT Request**

35 **Does Applicant or sponsor of the project have an application pending, or does the applicant intend to apply for, industrial revenue bond financing for this or a similar project with any other board in Knox County?**

Yes			<b>No</b>	If yes, please attach a detailed explanation with the header "2. Sponsor Information".
-----	--	--	-----------	--

36 **Does Applicant or sponsor have present plans to incur indebtedness or other financial obligations which would materially affect its financial condition other than the financing applied hereby?**

Yes			<b>No</b>	If yes, please attach a detailed explanation with the header "2. Sponsor Information".
-----	--	--	-----------	--

37 **Does Applicant or sponsor of the project know of any proposed or pending tender offers, mergers, or acquisitions by or affecting applicant or sponsor of the project or any other materially significant corporate event in any way affecting Applicant, application, or sponsor of the project?**

Yes			<b>No</b>	If yes, please attach a detailed explanation with the header "2. Sponsor Information".
-----	--	--	-----------	--

**3. Project Team Identification:**

38	<b>Property Management: DGA Management</b>			
39	Company Name	DGA Residential, LLC		
40	Mailing Address	6305 Kingston Pike		
41	City	Knoxville	State	TN
42	ZIP Code	37919		
43	Relevant Experience	Resume attached.		

44	<b>Applicant Legal Counsel</b>			
45	Company Name	Russell Stair, Bass Berry Sims		
46	Mailing Address	1700 Riverview Tower - 900 S Gay Street		
47	City	Knoxville	State	TN
48	ZIP Code	37902		

**Application for Review of PILOT Request**

Counsel to KCDC with respect to PILOTs supporting LIHTC projects in the City of Knoxville; Counsel to various Industrial Development Boards with Respect to PILOTs supporting LIHTC projects in State of Tennessee; Counsel to KCDC with respect to PILOTs supporting KCDC's LIHTC developments

49 **Project Engineer**

<b>Company Name</b>	Catalyst Design Group		
<b>Mailing Address</b>	5100 Tennessee Avenue		
<b>City</b>	Nashville	<b>State</b>	TN <b>ZIP Code</b> 37209
<b>Relevant Experience</b>	Resume attached		

54 **Project Architect**

<b>Company Name</b>	Studio A Architecture		
<b>Mailing Address</b>	2330 Frankfort Avenue		
<b>City</b>	Louisville	<b>State</b>	KY <b>ZIP Code</b> 40206
<b>Relevant Experience</b>	Resume attached		

59 **General Contractor**

<b>Company Name</b>	TBD - In process of obtaining bids		
<b>Mailing Address</b>			
<b>City</b>		<b>State</b>	<b>ZIP Code</b>
<b>Relevant Experience</b>			

64 **Project Developer**

<b>Company Name</b>	DGA Residential, LLC		
<b>Mailing Address</b>	6305 Kingston Pike		
<b>City</b>	Knoxville	<b>State</b>	TN <b>ZIP Code</b> 37919
<b>Relevant Experience</b>	Resume attached		

**Application for Review of PILOT Request**

<b>Construction Contractor (if different than general contractor)</b>				
69	<b>Company Name</b>			
70	<b>Mailing Address</b>			
71	<b>City</b>	<b>State</b>	<b>ZIP Code</b>	
73	<b>Relevant Experience</b>			

**4. Project Narrative and Plans**

74 **Provide a narrative outlining the purpose of the project, the rationale for the project, and describing the consistency of the project with the goals and objectives identified in Knox County's most recent Consolidated Plan. If needed, attach additional sheets with header "4. Project Narrative and Plans"**

Scenic View at Hardin Valley is an 84-unit new construction project located on the south side of Hardin Valley Road, approximately 1.1 miles east of Pellissippi Parkway, in Knoxville, Tennessee. The project will consist of 42 two-bedroom units, and 42 three-bedroom units in three ¾ split garden-style buildings, with accessibility provided by standard concrete breezeways. The façade will feature a mix of stone veneer with fiber cement, with flat roofs utilizing TPO. Each unit will feature LVT flooring, granite countertops, stainless steel appliances, washer and dryer hookups, and ceiling fans. Each unit will also be pre-wired for high-speed internet. Lastly, the project will achieve EnergyStar Certification certified by an accredited third-party.

Amenities will include a separate community building totaling approximately 2,454 square feet, which will contain a leasing office, manager's office, community room, fitness area, and a computer room with free internet services. Exterior amenities will include a pergola with permanent seating, playground, and concrete sidewalks. Construction is expected to begin in early 2025, with completion anticipated for 3Q26. Our project is committed to providing affordable housing in a high opportunity area. KCDC's wait list has approximately 5,000 families, exhibiting the strong demand for affordable housing in Knox County.

**Application for Review of PILOT Request**

75	<b>Project Site Plan</b>	Attach the site plan for the project.
76	<b>Building Floorplans</b>	Attach floorplans for each building to be constructed in the project.
77	<b>Unit Floorplans</b>	Attach floorplans for each kind of unit to be constructed in the project.
78	<b>Architectural Plans</b>	Attach architectural plans for the project.
79	<b>Evidence of Ownership or Contractual Control</b>	Attach evidence of ownership of the property, such as a (deed, title, lease agreement, etc.)
80	<b>Evidence of Current Property Taxes</b>	Attach evidence of the current property taxes assessed against the property.
81	<b>Appraisals</b>	Attach appraisals, as applicable, attesting to the (un)developed (or current?) value of the property.

**5. Project Property Location and Ownership Information**

82	<b>Project Street Address</b>	10216 Hardin Valley Road, Knoxville, TN 37932
83	<b>Project Vicinity Map</b>	Attach to the end of this application with the header "5. Project Property Location and Ownership Information" a vicinity map with general location of the site shown. <b>Attached</b>
84	<b>Project Deed or Surveyor's Description</b>	Attach to the end of this application with the header "5. Project Property Location and Ownership Information" a copy of a deed or surveyor's description of the property detailing the property's metes and bounds description or other legal description. <b>Legal description in</b>
85	<b>What person(s) or entity currently owns the property?</b>	Richard & Deborah Perry

86 Is the property located in a Difficult Development Area (DDA) or Qualified Census Tract (QCT)? If so, note which in the space provided below.

No		NA	NA
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**Application for Review of PILOT Request**

<b>YES</b>		<b>NO</b>	<b>DDA</b>
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87 Is the property located in a census tract where the poverty level exceeds 20%?

<b>Yes</b>		<b>NO</b>	
------------	--	-----------	--

88 Does the Applicant have an option to purchase the property if not already owned?

<b>Yes</b>		<b>NO</b>	
------------	--	-----------	--

89 Are there presently outstanding any options or liens with regard to the property?

<b>Yes</b>		<b>NO</b>	
------------	--	-----------	--

90 Provide a brief description of the services to be provided

Provide a brief description of the services to be provided	Construction and operation of multi-family affordable housing.
--	--

91 Attach to the end of this application with the header "5. Project Property Location and Ownership Information" evidence of the current zoning classification of the property.

92 Is the property zoned appropriately for its intended use in this project?

<b>Yes</b>		<b>NO</b>	
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93 Is the property located in a designated Difficult to Develop Area (DDA)?

<b>Yes</b>		<b>NO</b>	
------------	--	-----------	--

**Application for Review of PILOT Request**

94 Attach to the end of this application with the header "5. Project Property Location and Ownership Information" a copy of Applicant's title insurance policy, commitment, or title report with respect to the real property.

**6. Project Tax Information**

95 Attach to the end of this application with the header "6. Project Tax Information" the latest property tax statement from the Knox County Assessor's Office for all properties identified in this application.

96	For Real Property:				
97	Tax Parcel ID Number(s):	104-017.07			
98	Current Assessment:	\$423,480			
99	Current Tax:	\$6,581			
100	Will this project result in the subdivision of any current tax parcel?	<b>Yes</b>			<b>No</b>
101	Is the project located in the City of Knoxville's Central Business Improvement	<b>Yes</b>			<b>No</b>
102	If yes to the above, what is the current CBID tax assessment?				

For Tangible Personal Property:

103	Tax Parcel ID Number(s):				
104	Current Assessment:				
105	Current Tax:				
106	Are there currently any assessments under appeal?	<b>Yes</b>			<b>No</b>
107	If yes to the above, please describe:				

**7. Financial Information**

108	Sources and Uses of Funds	Attach a completed Knox County Community Development Sources and Uses of Funds Document		
109	Cash value of PILOT Abatement Requested	\$6,581	Term (Years)	15

**Application for Review of PILOT Request**

110	Percent value of Abatement requested			
111	Cash value of LIHTC allocation received	\$ 1,775,588.00	Term (Years)	15
112	Percent value of LIHTC allocation received (check one)	X	4%	9%

113	Capitalization Rate of the Project	n/a
114	Detailed Construction Budget	Attach a completed Knox County Community Development Detailed Construction Budget Form for the project.
115	Project Pro Forma	Attach a project pro forma in the form of a Knox County Community Development PILOT Pro Forma form.
116	Evidence of finances to Complete Project	Attach evidence of finances to complete the project.
117	THDA LIHTC Award Letter	Attach a copy of the LIHTC Award Letter as received from THDA
118	Attach to the end of this application with the header "7. Project Financial Information" copies of the Applicant's last two fiscal years' audited financial statements.	
119	If the applicant is a publicly held corporation, attach with the header "7. Project Financial Information" a certified statement of the corporation's net worth with corresponding disclosure notes as provided in the applicant's latest approved/audited financial statement.	
120	If the applicant is an individual, attach to the end of this application with the header "7. Project Financial Information" tax documents equal to three years required tax filings.	
121	Attach to the end of this application a statement with the header "7. Project Financial Information" attesting to whether Applicant has ever filed for bankruptcy.	

**8. Justification of Need for the PILOT**

122	Attach a narrative explanation with the header "8. Justification of Need for the PILOT" of why the project could not proceed "but for" the granting of the applied-for PILOT.
123	Attach an opinion letter of an affordable housing consultant acceptable to staff with the header "8. Justification of Need for the PILOT", indicating the amounts set forth in the construction budget and pro

**Application for Review of PILOT Request**

forma as being reasonable, fair, and within industry norms for similarly situated affordable housing projects.

At Applicant's discretion, attach any other supporting evidence, justifying the need for the PILOT with the header "8. Justification of Need for the PILOT".

**9. Capital Investment:**

125	Land Acreage of the Project	7.1 acres
126	Cost of the Acreage	\$1,000,000
127	Site Preparation Cost	TBD
128	Real Property (Building) Square Footage	101,995
129	Real Property (Building) Cost	TBD
130	Personal Property Cost	

Briefly describe these investments, including all types of tangible personal property, all types of site development planned for this location, and other improvements planned for this location. Attach additional pages as necessary with the header "9. Capital Investment".

The above numbers reference the contract price for the land, however, we are still in the process of obtaining definitive pricing from general contractors.

**10. Construction Estimates:**

132	Start Date:	May	Month	2025	Year
133	Completion date	October	Month	2026	Year
134	Describe any off-site infrastructure that requires new public investments:				
135	New Water Investments Required:	N/a			
136					

**Application for Review of PILOT Request**

<b>New Sanitary Sewer Investments Required:</b>		A sewer extension totalling approximately 1,100 feet along the south side of Harbin Valley Road will be constructed.	
137	<b>New Streets investments required:</b>	N/a	
138	<b>New Storm Sewer Investments Required:</b>	N/a	
139	<b>Other new public investments required:</b>	N/a	
140	<b>Have project utility requirements been reviewed by the appropriate local utility providers?</b>		
	<b>Yes</b>	<b>NO</b>	

**11. Project Employment:**

141 Attach to the end of this application with the header "11. Project Wages/Jobs" a breakdown of employment by major category that will be created as a result of this project. Present this by project phase, to include construction-related employment for the initial phase of the project and post-construction employment for the operation and maintenance of the facility. Note whether the average wage for the jobs listed meet the threshold of Davis Bacon Act local prevailing wages for those job types, as applicable.

**12. Project Environmental Impacts:**

142 Attach to the end of this application with the header "12. Project Environmental Impacts" a Phase 1 Environmental Audit addressed to Knox County Community Development or to the Industrial Development Board of Knox County. \*\*\*

143	<b>Discuss any environmental impacts created by the project:</b>	Phase I is included.
-----	--	----------------------

144 **Will the development or operation of the property require an environmental permit?**

**Application for Review of PILOT Request**

	Air	Yes			
	Water	Yes			

**13. Justification for PILOT Request**

145 **Substantiate and fully describe the justification for the requested PILOT. If provided as an attachment, please note in the provided space below.**

Due to elevated construction costs, as well as higher interest rates, a PILOT is necessary to ensure financial feasibility of the project. In addition, significant site work and retaining walls will be required to be constructed at the property, further elevating construction costs for the project. These factors, coupled with 100% of the project rents being affordable to residents earning 60% of AMI or less, are the primary reason a PILOT is required. Without a PILOT for the project, the project would be unable to move forward due to financial infeasibility.

146 **Attach to the end of this application with the header "13. Justification for PILOT Request" an opinion letter of an affordable housing consultant acceptable to staff, indicating the amounts set forth in the construction budget and pro forma as being reasonable, fair, and within industry norms for similarly situated affordable housing projects**

147 **Attach any other supporting evidence justifying the need for the PILOT.**

148 **14. Supplemental Information:**

**Provide a list of all resident quality of life features that will be present on the property. For a list of quality of life features, please refer to the Knox County Community Development Payment in Lieu of Ad Valorem Taxes (PILOT) Policy, Section 8: Resident Quality of Life.**

149 **Provide a written narrative and projection of how PILOT savings will directly benefit residents through one or more of the following amenities, including, but not limited to: (i) additional property improvements; (ii) rental payment reduction or stabilization; and, (iii) additional resident amenities**

**Application for Review of PILOT Request**

**and/or services.** PILOT savings will enable us to provide high quality construction materials, unit finishes, and project amenities. These include a 2,454 SF clubhouse with a leasing office, manager's office, community room, fitness room, and computer room with free internet service. In addition, adjacent to the clubhouse there will be a playground and pergola accessible via concrete sidewalk. Free internet will also be provided to the residents in their respective units. In addition, the property will feature LVT flooring, granite countertops, washer and dry hookups, ceiling fans, and kitchen appliances. Each building will feature a combination of fiber cement siding, stone veneer, and will achieve EnergyStar certification. Lastly, supportive services will be provided to residents that include after school programs, financial education, and wellness programs. All of these are possible due to the implementation and adoption of the PILOT.

**15. Certification and Signature:**

This application is made in order to induce the government of Knox County, Tennessee to grant review to application, applicant, and sponsor. Applicant and sponsor represent and warrant that the statements contained herein or attached hereto are true and correct to the best of their knowledge and include all information materially significant to Knox County and its consideration of this application. Applicant and sponsor have read and agree to comply with all requirements of the application procedures and policies of Knox County as pertains to PILOT applications. Applicant specifically agrees to pay all required costs, fees, and expenses in connection with this application, whether or not the financial incentives are granted or this project built.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sponsor Signature

\_\_\_\_\_  
Date

Application Elements identified in policy and presence in application.			
<b>Policy Item</b>	<b>Location in application</b>		<b>Secondary location if similar item found</b>
Project Narrative, including breakdown of pop	3. Project Narrative and Plans		in application
Statement of Consistency	3. Project Narrative and Plans		in application
Site Plan	3. Project Narrative and Plans		included in shared folder
Building Floorplans	3. Project Narrative and Plans		included in shared folder
Unit Floorplans	3. Project Narrative and Plans		included in shared folder
Architectural Plans	3. Project Narrative and Plans		included in shared folder
Evidence of Zoning	"Project Property Location and Zoning Information		included in shared folder
Evidence of Ownership	3. Project Narrative and Plans		Applicant has site control, but does not currently own the property
Evidence of Current Property Taxes	3. Project Narrative and Plans		included in shared folder
Appraisals	3. Project Narrative and Plans		included in shared folder
Sources and uses of funds	Project Financial Information		included in shared folder
Amount of PILOT abatement requested, incl. term	Project Financial Information		in application
Amount of LIHTC allocation received, including tr3em	Project Financial Information		in application
Cap rate of project	Project Financial Information		n/a
Project pro forma	Project Financial Information		included in shared folder
Evidence of finances	Project Financial Information		included in shared folder
Narrative explanation of why PILOT is needed	Justification for PILOT request		in application
<b>Opinion letter of consultant / proj costs reasonable</b>	<b>Justification for PILOT request</b>		<b>in application</b>
Other supporting evidence for Justification of Need	Justification for PILOT request		in application
THDA LIHTC Award Letter	Project Financial Information		included in shared folder
Disclosure of Interests	2. Project Team Identification		n/a
Information on Owners and Ownership Struct	2. Project Team Identification		org chart included in shared folder
Project Developer	2. Project Team Identification		included in shared folder
Construction Contractor	2. Project Team Identification		TBD
Engineer	2. Project Team Identification		included in shared folder
Architectural Plans	3. Project Narrative and Plans		included in shared folder
Property Manager	2. Project Team Identification		included in shared folder
Employment Created as a result of project	Project Wages / Jobs		Project Wages/Jobs
Phase 1 Environmental Audit	Project Environmental Impacts		included in shared folder
Copy of Applicant's title insurance policy, &etc	Project Property Location and Ownership Info		title commitment with legal description included in shared folder
Application Fee			
Property in Difficult to Develop area	Project Property Location and Ownership Info		



**GRANTS & COMMUNITY DEVELOPMENT**

February 12, 2025

Ms. Tiffany Gardner, Chair  
The Health, Educational & Housing Facility Board  
17 Market Square  
Knoxville, TN 37902

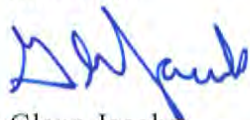
RE: PILOT Letter of Support

Dear Chair Gardner:

I understand that DGA Hardin Valley L.P. (the "Developer") desires to construct 84 units of affordable housing at 0 Hardin Valley Road, Knoxville, TN 37932. I further understand that 100% of the units will be maintained as affordable housing, principally serving low to moderate income households at or below 60% of the area median income (AMI). To provide financing for this project, the Developer has received 4% low-income housing tax credits through the Tennessee Housing Development Agency and is requesting payments in lieu of taxes through The Health, Educational & Housing Facility Board of the County of Knox (County HEB).

Pursuant to Section 48-101-301 of the Tennessee Code Annotated, the County HEB is permitted to enter into an agreement for payments in lieu of taxes provided that the chief executive of Knox County provides a letter in support of the project. Per the County's previously established practice, I am providing this letter as evidence of support of the Developer's request for payments in lieu of taxes in the amount of \$7,272 for a term of 15 years. The 15-year term shall commence at the point of stabilization (defined as occupied at 80% or above) or 3 years from the start of construction, whichever comes first. Thank you.

Sincerely,



Glenn Jacobs  
Knox County Mayor



DATE: January 31, 2025

TO: Jenny Holden, Knox County Grants & Community Development, Senior Director

FROM: Kate Molinaro, M&L

RE: Subsidy Layering/PILOT Analysis-Hardin Valley

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I have reviewed the Development Budget, Sources and Uses Statement and Operating Proforma for the Hardin Valley development submitted by Dominion Group. The purpose of this memo is to outline observations and determine whether the developer's requested PILOT is appropriate or if it would result in excess profit to the developer.

1. There is a demonstrated need for the project. Low vacancy rates and a high number of income-eligible households all indicate a strong market for the type of project to be developed. A shortage of units both affordable and available for renter households at or below 30% area median income (AMI) increases housing insecurity and rent pressure on extremely low-income households. Demand for multifamily rental units typically is generated from new renter-occupied household growth and the relocation of existing renter-occupied households within the due to cost burden, poor housing quality and overcrowded housing. 2018-2022 ACS Five Year Estimates indicate that 28% of renter households pay more than 30% of their income toward rent, meaning they are cost burdened. These households are most likely to benefit from the proposed project. Further, the Knox County HOME ARP Allocation Plan and Homelessness in Knox County Report and Recommendations cite a lack of affordable housing as the number one reason individuals become homeless. As rent prices continue to increase, while incomes remain stagnant (or in many cases have decreased), demand for affordable units far exceeds supply.
2. Review of the financial sources and uses for the project indicates all costs are considered reasonable and necessary to complete the project in comparison to industry standards and projects of similar size and scope conducted within the last year. There are no indications that the project will not be completed once started. The current sources/uses budget demonstrates no gap in financing but requires an annual must-pay debt service in the amount of \$1,427,551 in order to meet cost requirements. A fifteen-year operating proforma indicates a debt coverage ratio sufficient to meet this obligation, assuming the PILOT. Without the PILOT, the annual must-pay debt would total \$1,441,551 and revenue would be insufficient to cover the debt service until year 7 of operation.
3. The current analysis assumes the requested annual PILOT in the amount of \$7,272. This amount is sustainable for the 40 year affordability period. Should

the PILOT not be granted, the operating budget would require property tax payments in an approximate amount of \$340,000 annually, resulting in insufficient DSCR.

In summary, the analysis indicates that the developer has demonstrated experience and capacity to complete the project. The project would fill a clear need for affordable housing as shown by the number of income-eligible and cost-burdened households. Costs are reasonable and similar to previously funded projects, and the developer is not receiving excessive profits. The debt coverage ratio, assuming the PILOT, is 1.20 in year one of operation. In my opinion, the requested PILOT would not result in excessive profits for the developer and is considered reasonable for the type and size of the project. The requested PILOT is similar to a PILOT requested and approved for similar affordable housing developments.



84 Units

Calendar Year	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030	12/31/2031	12/31/2032	12/31/2033	12/31/2034	12/31/2035	12/31/2036	12/31/2037	12/31/2038	12/31/2039
LIHTC Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15

**Gross Project Revenues**

Gross Rent Potential	2,255,400	2,300,508	2,346,518	2,393,449	2,441,317	2,490,144	2,539,947	2,590,746	2,642,561	2,695,412	2,749,320	2,804,306	2,860,393	2,917,600	2,975,952
Vacancy	(112,770)	(116,025)	(117,326)	(119,672)	(122,086)	(124,507)	(126,997)	(129,537)	(132,128)	(134,771)	(137,466)	(140,215)	(143,020)	(145,880)	(148,798)
Bad Debt/Concessions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income	9,996	10,196	10,400	10,608	10,820	11,036	11,257	11,482	11,712	11,946	12,185	12,429	12,677	12,931	13,190
Net Revenue	\$2,152,626	\$2,198,679	\$2,239,592	\$2,284,384	\$2,330,072	\$2,376,673	\$2,424,207	\$2,472,691	\$2,522,144	\$2,572,587	\$2,624,039	\$2,676,520	\$2,730,050	\$2,784,651	\$2,840,344

Admin	42,407	43,679	44,989	46,339	47,729	49,161	50,636	52,155	53,719	55,331	56,991	58,701	60,462	62,275	64,144
Payroll	94,242	97,069	99,981	102,981	106,070	109,252	112,530	115,906	119,383	122,965	126,653	130,453	134,367	138,398	142,550
R&M and Contracts	91,301	94,040	96,861	99,767	102,760	105,842	109,018	112,288	115,657	119,127	122,700	126,381	130,173	134,078	138,100
Utilities	76,435	78,728	81,089	83,522	86,028	88,609	91,267	94,005	96,825	99,730	102,722	105,803	108,977	112,247	115,614
Security															
Bookkeeping & Tax Prep Fee	13,456	13,860	14,275	14,704	15,145	15,599	16,067	16,549	17,046	17,557	18,084	18,626	19,185	19,761	20,353
Insurance	50,400	55,440	60,984	67,082	73,791	81,170	89,287	98,215	108,037	118,841	130,725	143,797	158,177	173,994	191,394
Projected RE Taxes	347,524	357,950	368,688	379,749	391,141	402,876	414,962	427,411	440,233	453,440	467,043	481,054	495,486	510,351	525,661
Management Fee	43,053	43,914	44,792	45,688	46,601	47,533	48,484	49,454	50,443	51,452	52,481	53,530	54,601	55,693	56,807
Replacement Reserve Deposits	21,000	21,630	22,279	22,947	23,636	24,345	25,075	25,827	26,602	27,400	28,222	29,069	29,941	30,839	31,764
Total Operating Expenses	(779,916)	(806,308)	(833,939)	(862,778)	(892,900)	(924,387)	(957,325)	(991,810)	(1,027,945)	(1,065,841)	(1,105,621)	(1,147,415)	(1,191,368)	(1,237,636)	(1,286,387)

**Net Operating Income**

Net Operating Income	\$1,372,810	\$1,389,370	\$1,405,653	\$1,421,606	\$1,437,171	\$1,452,286	\$1,466,882	\$1,480,881	\$1,494,200	\$1,506,746	\$1,518,418	\$1,529,104	\$1,538,682	\$1,547,016	\$1,553,957
Debt Service	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)	(144,155)
DCSR	0.95	0.96	0.98	0.99	1.00	1.01	1.02	1.03	1.04	1.05	1.05	1.06	1.07	1.07	1.08



Seattle View at Herdlin Valley		Subordinate Debt														
15 Year Perform		0%														
84 Units																
Calendar Year	LHFC Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Gross Project Revenues</b>																
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Vacancy		(112,770)	(115,025)	(117,326)	(119,672)	(122,066)	(124,507)	(126,997)	(129,537)	(132,128)	(134,771)	(137,466)	(140,215)	(143,020)	(145,880)	(148,793)
Bad Debt/Concessions		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Income		9,996	10,196	10,400	10,608	10,820	11,036	11,257	11,482	11,712	11,946	12,185	12,429	12,677	12,931	13,190
Net Revenue		\$2,152,626	\$2,185,679	\$2,229,592	\$2,284,384	\$2,330,072	\$2,376,673	\$2,424,207	\$2,472,691	\$2,522,144	\$2,572,587	\$2,624,039	\$2,676,520	\$2,730,050	\$2,784,651	\$2,840,344
Admin		42,407	43,679	44,989	46,339	47,729	49,161	50,636	52,155	53,719	55,331	56,991	58,701	60,462	62,275	64,144
Payroll		94,242	97,069	99,981	102,981	106,070	109,252	112,530	115,906	119,383	122,965	126,653	130,453	134,367	138,398	142,550
RAM and Contracts		91,301	94,040	96,861	99,767	102,760	105,842	109,018	112,288	115,657	119,127	122,700	126,381	130,173	134,078	138,100
Utilities		76,435	78,728	81,089	83,522	86,028	88,609	91,267	94,005	96,825	99,730	102,722	105,803	108,977	112,247	115,614
Security																
Bookkeeping & Tax Prep Fee		13,456	13,860	14,275	14,704	15,145	15,599	16,067	16,549	17,046	17,557	18,084	18,626	19,185	19,761	20,353
Insurance		50,400	55,440	60,984	67,082	73,791	81,170	89,287	98,215	108,037	118,841	130,725	143,797	158,177	173,994	191,394
PILOT		7,272	7,490	7,715	7,946	8,185	8,430	8,683	8,944	9,212	9,488	9,773	10,066	10,368	10,679	11,000
Management Fee		43,053	43,914	44,792	45,688	46,601	47,533	48,484	49,454	50,443	51,452	52,481	53,530	54,601	55,693	56,807
Replacement Reserve Deposits		21,000	21,630	22,279	22,947	23,636	24,345	25,075	25,827	26,602	27,400	28,222	29,069	29,941	30,839	31,764
Total Operating Expenses		(439,564)	(455,849)	(472,966)	(490,976)	(509,944)	(529,942)	(551,046)	(573,343)	(596,924)	(621,890)	(648,351)	(676,427)	(706,250)	(737,964)	(771,726)
Net Operating Income		\$1,713,062	\$1,739,830	\$1,756,626	\$1,793,408	\$1,820,128	\$1,846,731	\$1,873,160	\$1,899,348	\$1,925,221	\$1,950,698	\$1,975,688	\$2,000,093	\$2,023,800	\$2,046,687	\$2,068,618
Debt Service		(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)	(1,427,551)
DCSR		1.20	1.22	1.24	1.26	1.27	1.29	1.31	1.33	1.35	1.37	1.39	1.34	1.36	1.37	1.39



DGA Hardin Valley LP  
6305 Kingston Pike  
Knoxville, TN 37919

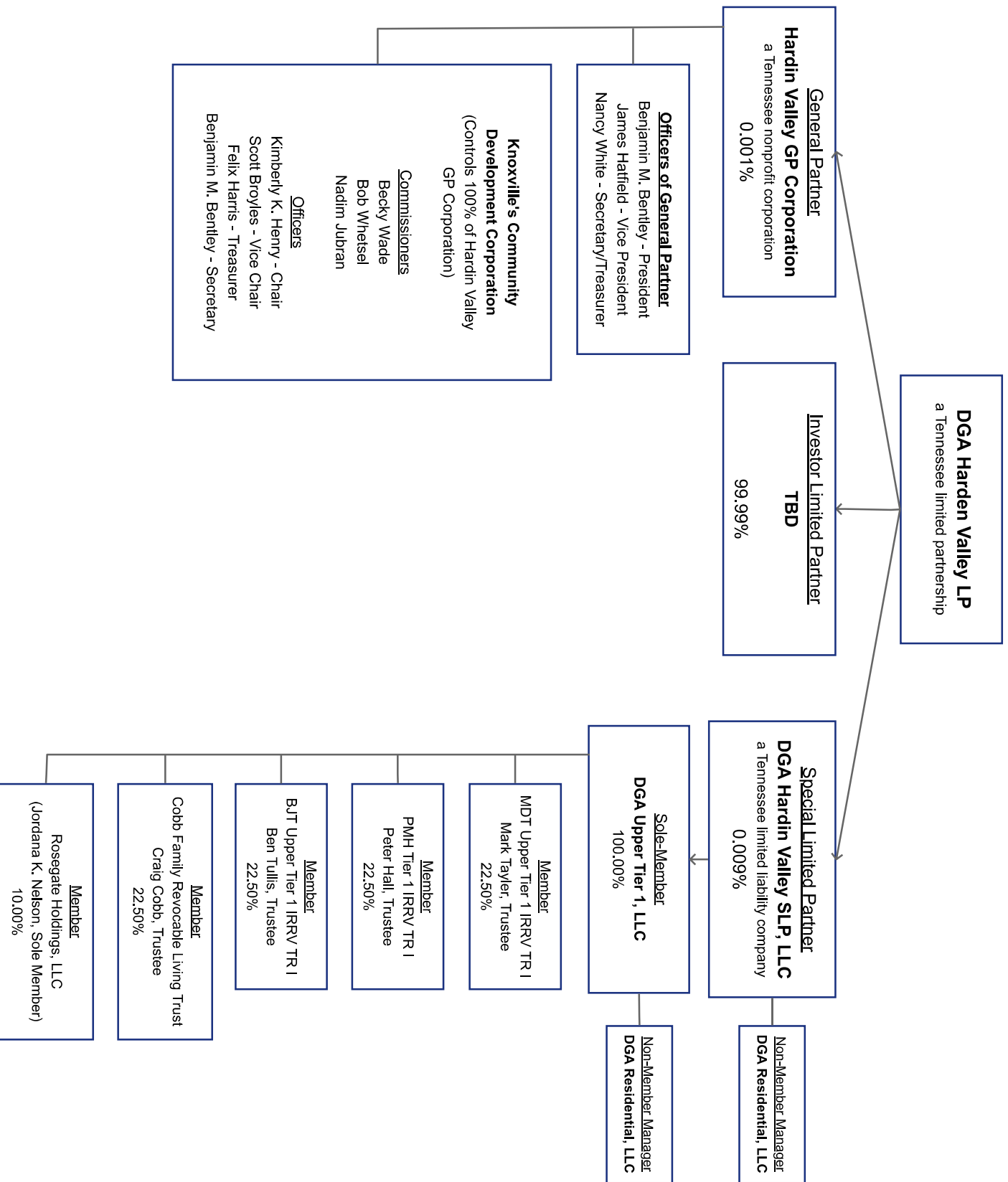
Knox County  
PILOT Application

RE: Disclosure of Interests

The Applicant (DGA Hardin Valley LP) does not have an identity of interest with any of the project parties.

Craig Cobb  
Vice President, DGA Hardin Valley LP









## FIRM PROFILE

### About Studio A

Studio A is a full-service architectural firm headquartered in Louisville, KY with satellite offices in Lexington KY, Indianapolis, IN, Nashville, TN, and Cleveland, OH. Our staff of 32 includes 7 licensed Architects, two of them are LEED Certified, and 21 Architectural graduates.

### Emphasis on Affordable Housing

Since first opening our doors twenty-three years ago, we have been fortunate to have an opportunity to work on a wide variety of projects throughout United States, primarily concentrating on Multi-Family projects with a special emphasis on the Affordable Housing. More than half of 250+ apartment projects that Studio A has worked on were dedicated to low-income housing.

### Quality Design on Time and On Budget

Very often Studio A projects include more than one financing source and approval agency. Each one sometimes comes with its own unique set of design requirements. Studio a staff excels in working within these constraints and makes sure that all these requirements and guidelines are properly and precisely addressed. Having completed hundreds of Multi-Family projects allowed us to develop company wide design and production standards that assure quality execution of each and every project

### FIRM STUDIOS

- RESIDENTIAL
- +
- HOSPITALITY
- +
- COMMERCIAL
- +
- INSTITUTIONAL
- +
- SPECIALTY

#### MAIN OFFICE

2330 Frankfort Ave  
Louisville, Kentucky

#### REGIONAL OFFICES

Cleveland, OH  
Lexington, KY  
Nashville, TN  
Indianapolis, IN

#### REGISTERED STATES

Alabama • California • Colorado • Connecticut • Florida  
Georgia • Kentucky • Kansas • Illinois • Indiana  
Louisiana • Maryland • Massachusetts • Michigan  
Missouri • New York • North Carolina • South Carolina  
North Dakota • Tennessee • Texas • Ohio  
Virginia • West Virginia



20+ YEARS  
REGISTERED MBE





# Company Resume

2024

DGA RESIDENTIAL | 6305 KINGSTON PIKE | KNOXVILLE, TN | 37919



## About Us

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### Who We Are

DGA Residential, LLC is an affordable housing management company focused on the acquisition, rehab, and management of apartment communities. We are a division of Dominion, a company that started out of a passion to positively affect the community through real estate development. Over the years, Dominion has grown and expanded its reach with a number of different development and management platforms. These include new construction and acquisition of multi-family, senior living and most recently, affordable housing. Dominion is unique in that it has the resources and ability to serve as owner, developer, contractor and manager of all its assets.

Dominion currently owns a portfolio of over 50 properties across the southeast. This portfolio consists of senior living communities, market rate communities and affordable housing communities. Dominion continues to develop and expand their reach by acquisitions and new development in the senior housing and multifamily sectors. DGA Residential serves as the platform for both current and future affordable housing endeavors.

### Our Mission

DGA Residential aims to be about more than simply collecting rent. We desire to create a unique experience for both our residents and employees, providing superior housing and establishing a sense of community in which our residents are proud to live. We aim to breathe new life into these communities and foster intentional relationships between residents and staff. Our team consists of people who are on a mission together, a mission centered on improving each other's lives and the lives of our residents. Our faith-based approach influences all we do as we seek to change the world through passionate people who love what they do.



## Resumes

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### *Mark Taylor, CEO*

Mark Taylor currently serves as CEO of Dominion ([www.dominion.us](http://www.dominion.us)). Mark co-founded Dominion in 2007 and has served as its CFO and President prior to assuming the CEO role in 2019. Dominion is the parent company for Dominion Development Group, a construction and development platform, Dominion Management Group, a Multi-Family Housing platform, DGA Residential, an affordable housing platform, and Dominion Senior Living, a Seniors Housing platform. The collective focus of our portfolio companies is primarily on three distinct business lines: the acquisition, rehab, and repositioning of market rate and affordable multi-family properties throughout the Southeast; the development of new market rate and affordable multi-family properties throughout the Southeast; and the development of new senior housing facilities under the Dominion Senior Living brand. Dominion also selectively pursues the development or repositioning of other asset classes when there is significant value upside potential, most notably successful exits of a large behavioral health platform and a significant investment in distressed office.

In his role, Mark helps lead the strategy for the group of companies and leads all the acquisition and development functions for the firm as well as managing all banking and financial relations. In addition, Mark oversees all the management and asset management functions for the companies' portfolio of multi-family and seniors housing assets.

Mark is involved in various civic and philanthropic ventures and currently serves as Chairman of the Board of Thrive, a ministry serving at risk youth. Mark is also passionate about education and is currently on the board of The Episcopal School of Knoxville and sits on the Presidents Leadership Council for Webb School.

Prior to co-founding Dominion in 2007, Mark worked in Banking and Finance, both with national banking institutions as well as his own mortgage banking firm.

### *Peter Hall, President*

Peter Hall currently serves as President of Dominion ([www.dominion.us](http://www.dominion.us)). Peter grew up in the construction and development business, beginning with his father's company, Empire Construction, in 2007, and started with Dominion in 2016. Dominion is the parent company for Dominion Development Group, a construction and development platform, Dominion Management Group, a Multi-Family Housing platform, DGA Residential, an affordable housing platform, and Dominion Senior Living, a Seniors Housing platform. The collective focus of our portfolio companies is primarily on three distinct business lines: the acquisition, rehab, and repositioning of market rate and affordable multi-family properties throughout the Southeast; the development of new market rate and affordable multi-family properties throughout the Southeast; and the development of new senior housing facilities under the Dominion Senior Living brand. Dominion also selectively pursues the development or repositioning of other asset classes when there is significant value upside potential,



most notably successful exits of a large behavioral health platform and a significant investment in distressed office.

In his role, Peter runs all the construction, development, and management teams for the company. In addition, Peter provides leadership and oversight of the management operations for the company's multi-family and seniors housing assets.

### *Craig Cobb, VP of Affordable Housing*

Craig leads DGA Residential's affordable housing portfolio and is focused on sourcing new construction and rehabilitation deals as well as sourcing debt and equity. Craig brings over 13 years of experience and has developed over 55 projects and over 6,600 units of affordable housing across the Southeast.

### *Stephanie Haynes, VP of Property Management*

Stephanie Haynes, VP of Property Management for DGA Residential, worked for LHP for almost 15 years in many different capacities, including asset management, property management and most recently, compliance. As Senior Director of Property Management, Stephanie was over the compliance department and was also on the Property Management Leadership Team, managing compliance and property management functions for over 7,500 affordable units. Stephanie managed 6 Compliance Specialists and trained and managed the Property

Management Analyst. Stephanie was responsible for all aspects of HAP Management, including rent increases (auto-OCAFs, MUTMs, ordering Rent Comp Studies when necessary, etc.), contract renewals and maintaining a thorough understanding of the different HAP options and eligibility requirements for each. Stephanie led the budget process each year, working with each Regional Manager, Asset Management and the President of Property Management to compile budgets for each property to present to the owners. Stephanie performed site visits often, especially at the troubled properties, in order to help train and guide staff members, identify and correct problems and help establish and maintain a positive work environment. Stephanie provided both compliance and property management-related advice to the Regional Managers and Managers daily, serving as a resource for them to ensure everything was handled in accordance with HUD guidance and fair housing laws. Stephanie also handled all formal fair housing complaints as well as many informal resident complaints. Stephanie oversaw 9 initial certifications, including ensuring all resident files were correct and in compliance for both the HUD side and the tax credit side. LHP's MOR scores reflect the quality of the files maintained when Stephanie was over compliance, mostly scoring either Superior or Above Average. Stephanie completed and submitted the Annual Owner Certifications for every property annually and updated the software each year with new HUD and Tax Credit rent limits, ensuring the site staff members were utilizing the correct limits. Stephanie ensured all state reporting requirements were met in a timely manner, that all set-asides were being met and that all Language Assistant Plans and Resident Selection Plans were completed and updated per HUD requirements. Serving as the 504 Coordinator for the company, Stephanie established and updated the 504 Transition Plans and oversaw all 504 dispositions, ensuring the residents' needs were being met with no discrimination and in a timely manner. Stephanie holds a Tax Credit Specialist certification and a Certified Occupancy Specialist certification – Stephanie scored high enough on both these exams to teach the courses for NCHM (National Center for Housing Management). Stephanie also holds a Fair Housing Certification and attends SAHMA and NAHMA conferences at least annually. Affordable residents' needs are very important



to Stephanie; therefore, Stephanie serves on a non-profit board whose mission is to provide both innovative programs and essential needs, including cleaning supplies, toiletries and when possible, food.

*Jordana Nelson, VP of Development*

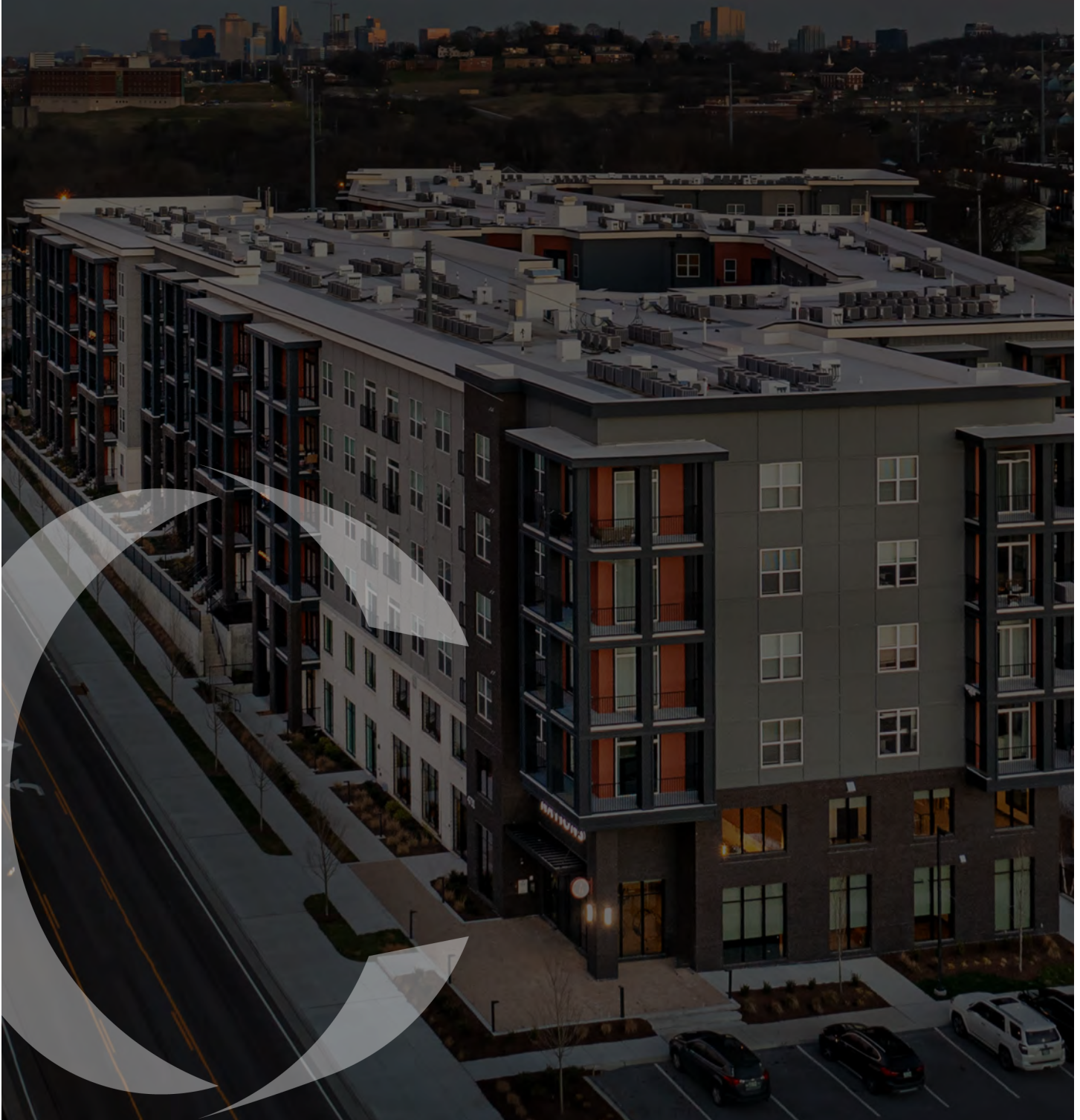
Jordana is Vice President of Development of DGA Residential and facilitates the acquisition, financing, and development of DGA Residential's portfolio. She brings a unique blend of experience to DGA Residential, having served as general counsel for a public housing authority and for a multi-family developer as well as having developed an affordable housing practice at Bass, Berry & Sims, PLC.

Jordana is involved in the Knoxville community and is currently a member of the Industrial Development Board of the City of Knoxville and the Executive Women's Association. She is a member of the 2015 Leadership Knoxville class and a former board member of Leadership Knoxville. She is also a former board member of the Historic Tennessee Theatre Foundation



# AFFORDABLE HOUSING MULTIFAMILY RESIDENTIAL

CATALYST DESIGN GROUP



# FIRM INTRODUCTION



CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING



Catalyst Design Group is an innovative, multidisciplinary firm with combined expertise in planning, civil engineering, and landscape architecture. With offices in Nashville, Murfreesboro and Orlando, we support clients across a variety of markets throughout the Southeast and beyond.

Built on more than 100 years of combined experience, Catalyst opened its doors in August 2017 when our four founding principals came together to build upon a shared vision: a better approach to design collaboration.

From initial due diligence and entitlement phases until the final construction punch list is complete, our mission is to understand each of our clients' needs and develop creative solutions that achieve their aesthetic and functional goals.

Our team supports clients across 8 primary markets: Civic | Municipal, Commercial | Mixed-Use, Educational | Institutional, Healthcare, Hospitality, Multifamily Residential, Parks | Trails, and Single-Family Residential.

55

Full-time employees

27

Licensed professionals

3

Office locations

## CONTACT

NASHVILLE | 5100 Tennessee Avenue,  
Nashville, TN 37209

MURFREESBORO | 1524 Williams Drive, Suite 201,  
Murfreesboro, TN 37129

ORLANDO | 1085 West Morse Blvd  
Winter Park, FL 32789

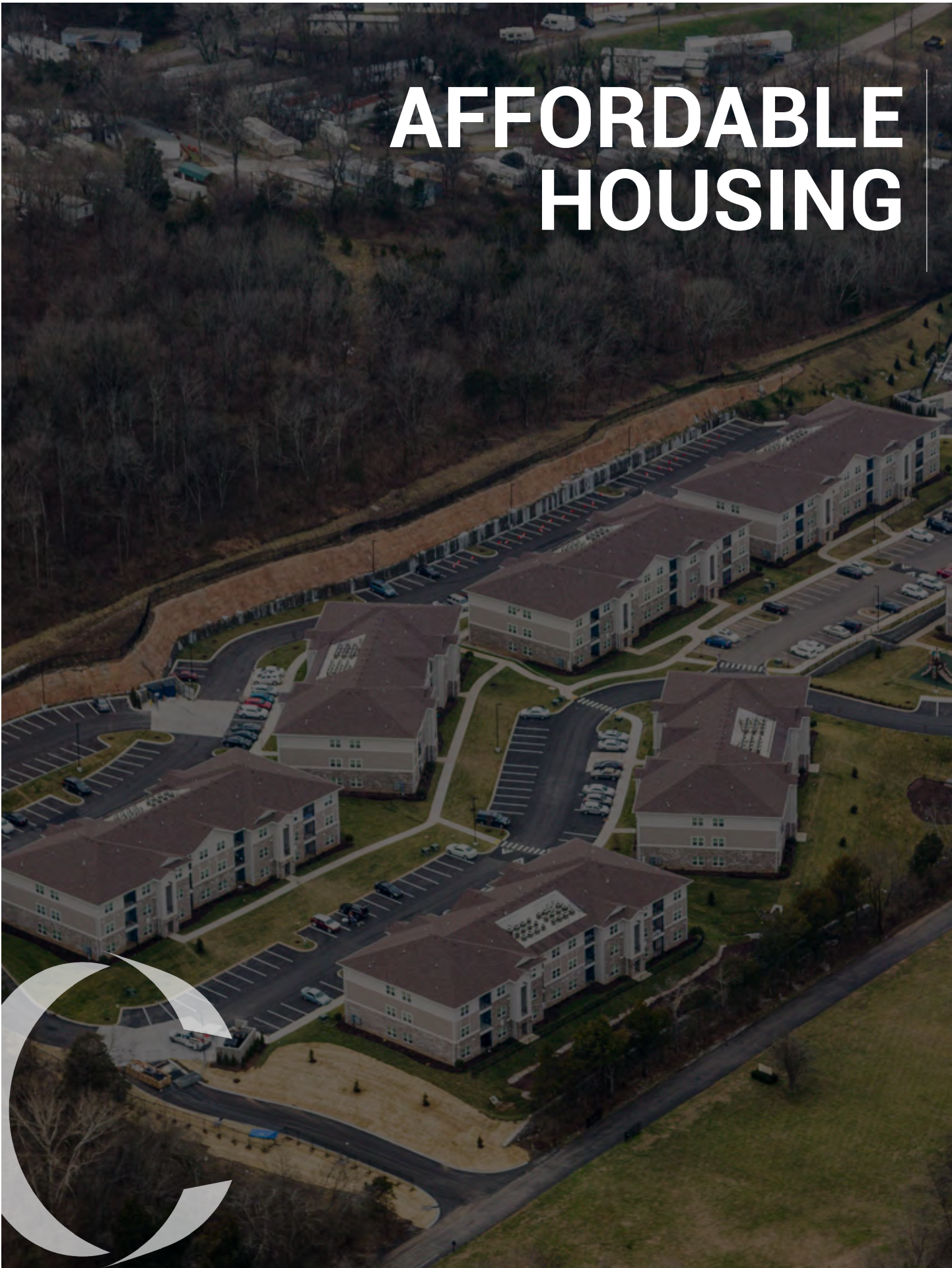
615.622.7200  
catalyst-dg.com

# AFFORDABLE HOUSING | MULTIFAMILY RESIDENTIAL PROJECT EXPERIENCE

**Cultivating community living.** The complexities of a residential project require an attentive design team to be successful. Our multifamily design professionals have wide-ranging experience across the residential market, including luxury apartments, multifamily and mixed-use developments, condominiums, townhomes, and cottage residences, each posing unique opportunities. Our in-house landscape architects and engineers have completed these projects throughout the Southeast in both urban core and rural communities. In striving to assist our clients with site selection, site planning, zoning, entitlements, environmental constraints, and other items which could significantly impact the project, we pride ourselves on identifying potential issues in the initial project phases and finding cost-effective means of addressing them.



# AFFORDABLE HOUSING





### **BUFFALO TRAIL APARTMENTS**

MADISON, TN

This project includes constructing 240 garden-style apartment units and associated parking on an 18.77-acre site along the Dickerson Pike corridor. Catalyst provided civil engineering and landscape architectural design services for this gated community, which includes a clubhouse amenity, a pool overlooking the creek on-site, a dog park, and a walking trail.



### **MDHA HARPER COVE FLATS**

NASHVILLE, TN

Catalyst provided civil engineering services for the Metro Development and Housing Agency (MDHA) Harper Grove Flats. This project is located on a 5.5-acre site and offers 40 townhomes across four three-story buildings. Designed with the city's workforce in mind, monthly rent is expected to be \$1,300 for smaller units and \$1,900 for larger units.



### **808 AT SKYLINE RIDGE**

MADISON, TN

This affordable housing development includes 178 multifamily units on a 14.75-acre site. The development consists of seven residential buildings and modern amenities, including a pool, fitness center, business center, and dog park. Catalyst provided this project's planning, civil engineering, and landscape architecture services.

## BRIARVILLE APARTMENTS

NASHVILLE, TN

Catalyst is providing civil engineering and landscape architectural design services for the new 184-unit garden-style apartment complex on a 10-acre site near Nossi College of Art in Nashville. The project will include two- and three-bedroom floorplans across seven residential buildings.



## PRESERVE AT HIGHLAND RIDGE

NASHVILLE, TN

Preserve at Highland Ridge is a 261-unit, 336,648 SF affordable housing community located on a 17-acre site. Community amenities include a furnished clubhouse, kitchen, yoga studio, fitness center, outdoor playground, grilling stations, and swimming pool. Catalyst provided civil engineering and landscape architecture services.



## EWING HEIGHTS

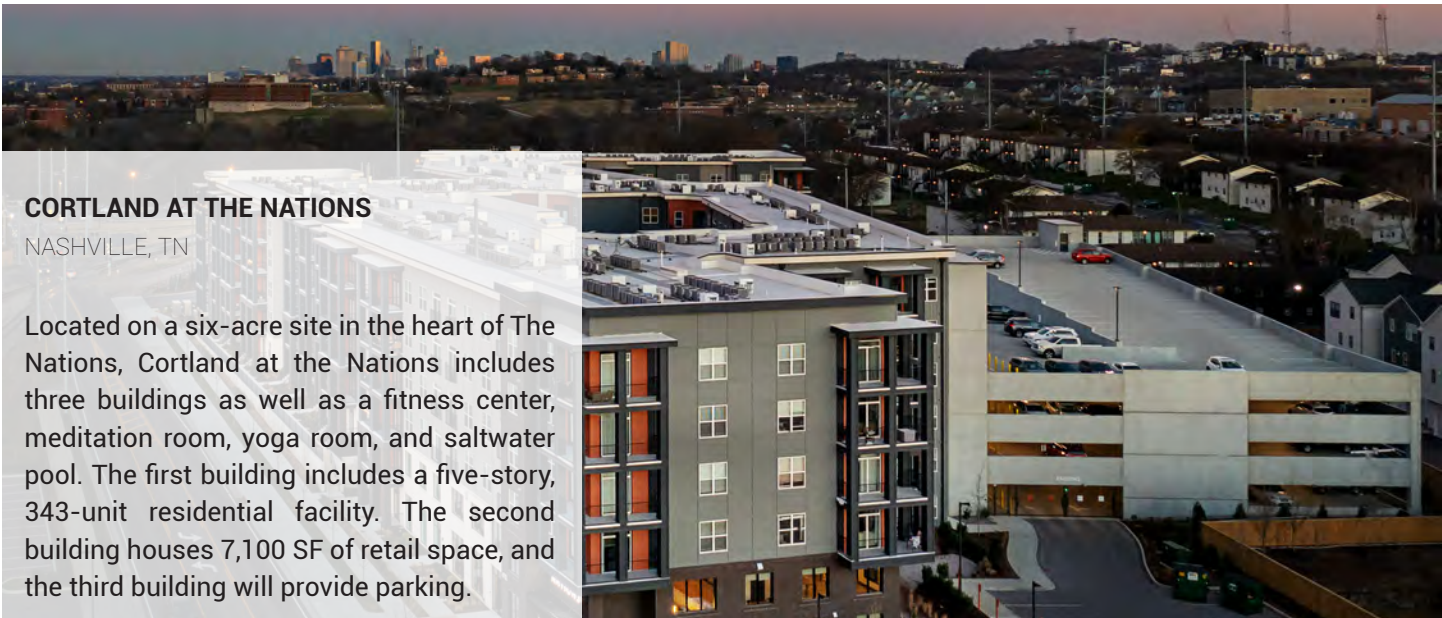
NASHVILLE, TN

The new affordable housing development includes apartments for rent and townhomes for sale on a 12-acre site. The project contains a total of 180 residential units. The development also includes modern amenities such as a dog park, playground, amenity pool, and clubhouse. Catalyst provided planning, civil engineering, and landscape architecture services.



# MULTIFAMILY RESIDENTIAL





### CORTLAND AT THE NATIONS

NASHVILLE, TN

Located on a six-acre site in the heart of The Nations, Cortland at the Nations includes three buildings as well as a fitness center, meditation room, yoga room, and saltwater pool. The first building includes a five-story, 343-unit residential facility. The second building houses 7,100 SF of retail space, and the third building will provide parking.



### THE COLUMNS ON MAIN

SPRING HILL, TN

Catalyst provided planning and design services for Phase 2 of The Columns on Main, a new luxury apartment complex. The 310-unit development near downtown Nashville offers various floorplans with high-end features. Amenities include a resort-inspired swimming pool and sundeck, playground, grill and picnic areas, and a clubhouse.



### APEX GLASSWORKS

NASHVILLE, TN

Apex Glassworks includes two new four-story residential buildings with 282 units on an eight-acre site. Catalyst designed a vast pool courtyard space that includes lounge seating, fire pits, and two passive green spaces for dog walking and outdoor dining. The team also coordinated stormwater permitting through the City, State, and Core.

## NORTHLIGHTS MULTIFAMILY

NASHVILLE, TN

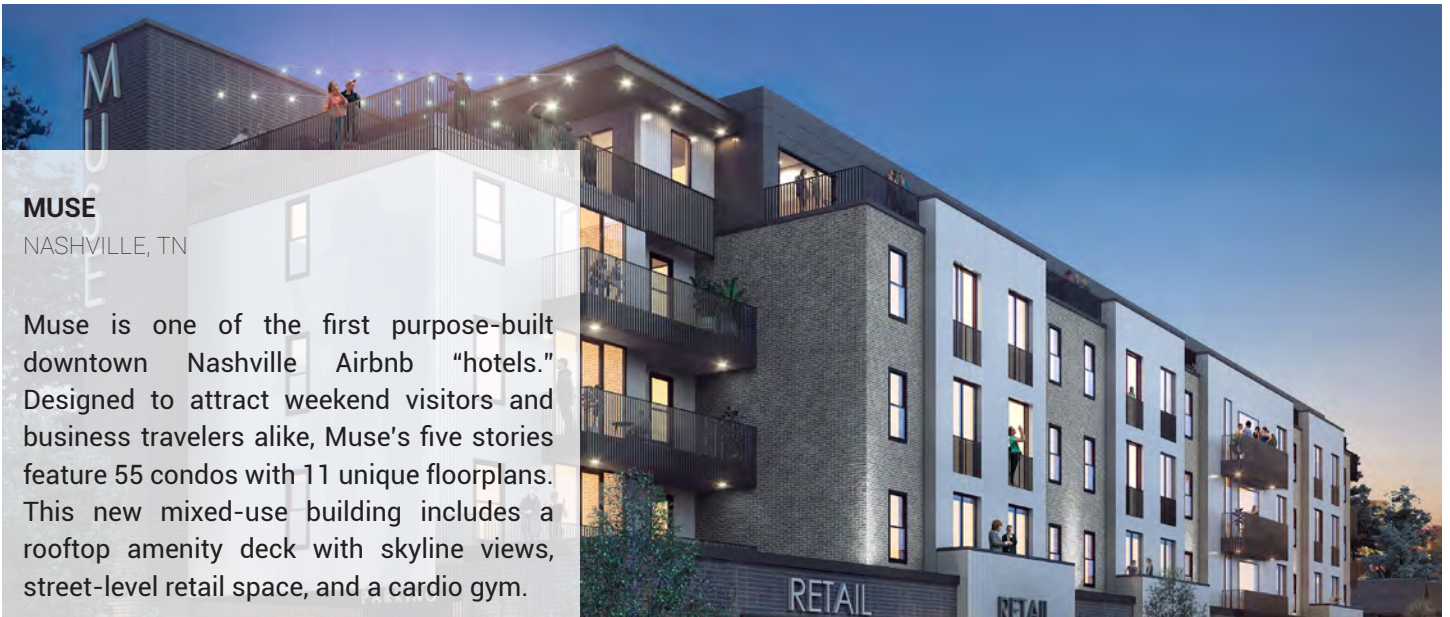
The new arts-influenced, 20.6-acre overall development sits across the Cumberland River from MetroCenter on West Trinity Lane in North Nashville. Serving as the Specific Plan's first large-scale development, North Lights Multifamily offers 210 residential units and supporting amenities on the six-acre parcel.



## MUSE

NASHVILLE, TN

Muse is one of the first purpose-built downtown Nashville Airbnb "hotels." Designed to attract weekend visitors and business travelers alike, Muse's five stories feature 55 condos with 11 unique floorplans. This new mixed-use building includes a rooftop amenity deck with skyline views, street-level retail space, and a cardio gym.



## THE LANDING AT ONE BEALE

MEMPHIS, TN

As Phase One of the 5.5-acre mixed-use development along the riverfront in downtown Memphis, The Landing Residences includes a six-story, 230-unit luxury apartment facility with a fitness center and rooftop pool. It also features 400,000 SF of office space, a Hyatt Centric Hotel, a 120-room boutique hotel, two restaurants, and a parking garage.

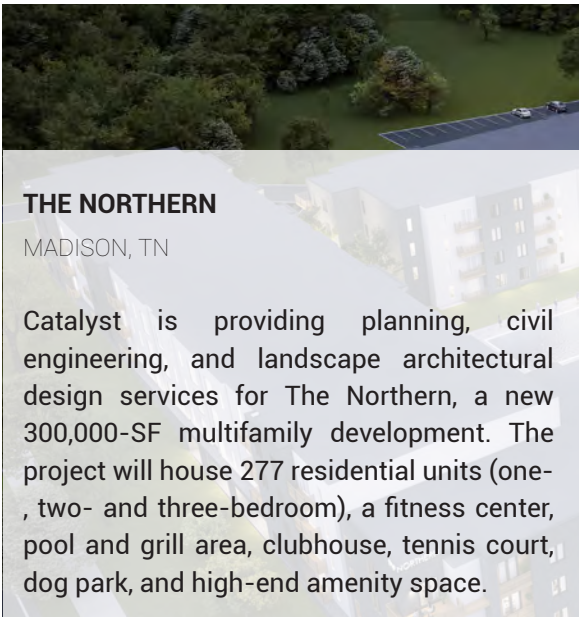




### VINTAGE AT CENTURY FARMS

ANITCOCH, TN

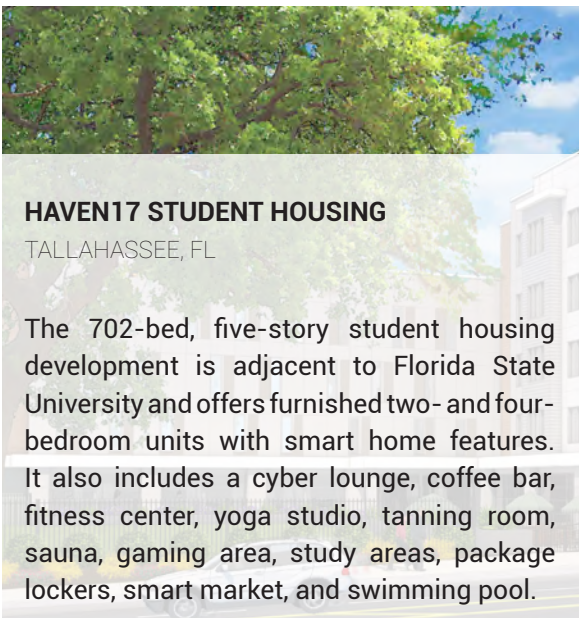
The 310-acre master-planned Century Farms development includes major retail, office, multifamily, and entertainment uses. The 212-unit Vintage at Century Farms apartment complex offers a variety of floorplans and a small mixed-use for-lease component in one of the two buildings as well as a pool and leasing space.



### THE NORTHERN

MADISON, TN

Catalyst is providing planning, civil engineering, and landscape architectural design services for The Northern, a new 300,000-SF multifamily development. The project will house 277 residential units (one-, two- and three-bedroom), a fitness center, pool and grill area, clubhouse, tennis court, dog park, and high-end amenity space.



### HAVEN17 STUDENT HOUSING

TALLAHASSEE, FL

The 702-bed, five-story student housing development is adjacent to Florida State University and offers furnished two- and four-bedroom units with smart home features. It also includes a cyber lounge, coffee bar, fitness center, yoga studio, tanning room, sauna, gaming area, study areas, package lockers, smart market, and swimming pool.



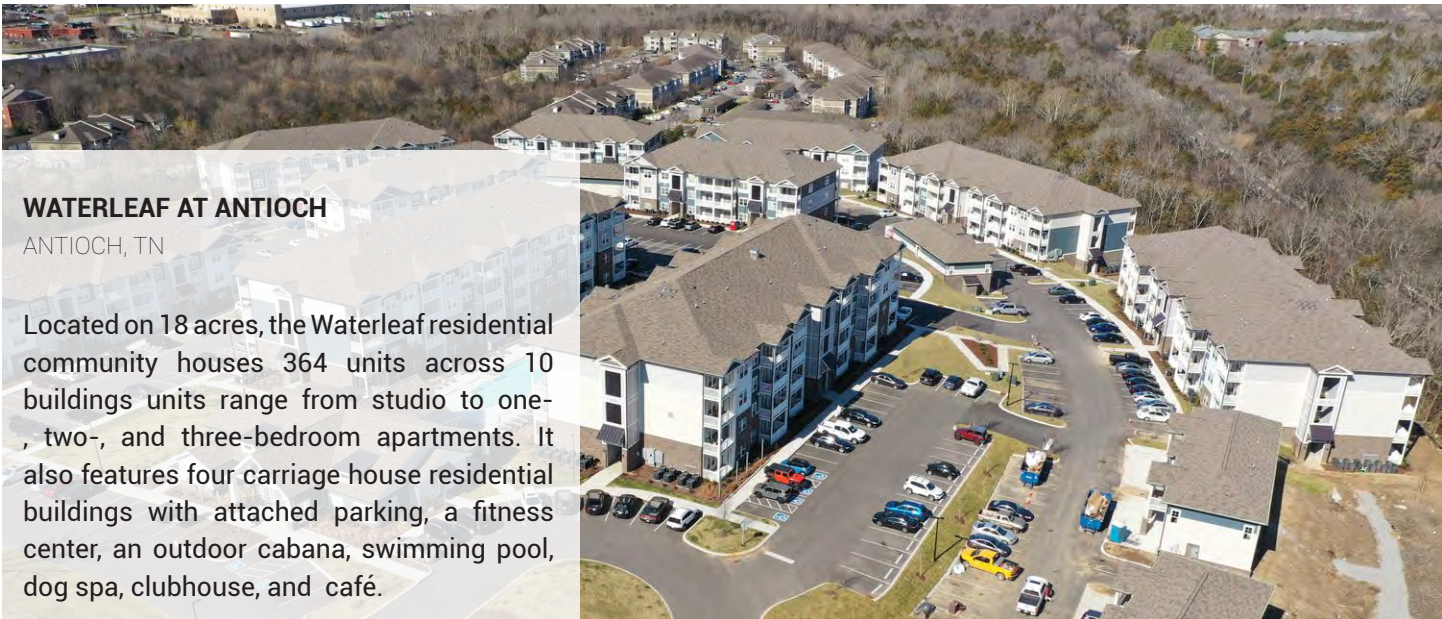


### THE FINMORE AT 241

BOONE, NC

In response to this growth of Appalachian State University and its community, Catalyst provided civil engineering and landscape architecture services for the new mixed-use student housing facility. The Finmore at 241 includes commercial space and residential units within the 274,783-SF complex offering 562 beds across 174 units.

Image courtesy of Chastain-Skillman



### WATERLEAF AT ANTIOCH

ANTIOCH, TN

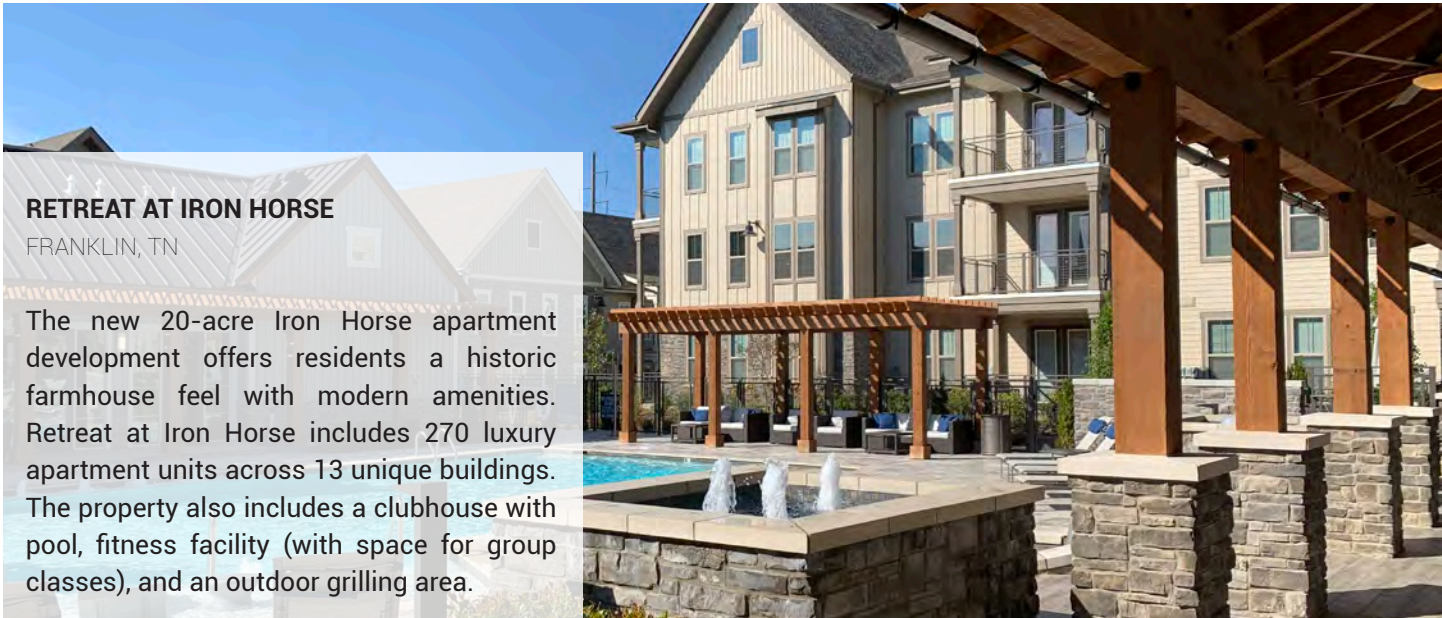
Located on 18 acres, the Waterleaf residential community houses 364 units across 10 buildings units range from studio to one-, two-, and three-bedroom apartments. It also features four carriage house residential buildings with attached parking, a fitness center, an outdoor cabana, swimming pool, dog spa, clubhouse, and café.



### THE YARD AT BROOKHAVEN

ORLANDO, FL

Catalyst provided planning and landscape architectural services for this four-acre mixed-use project featuring a seven-story building with 265 residential apartments, 500-space parking garage, and 20,000 SF of commercial space. The plan also creates a new restaurant/bar on a 35-acre park dedicated to the City of Orlando.



**RETREAT AT IRON HORSE**

FRANKLIN, TN

The new 20-acre Iron Horse apartment development offers residents a historic farmhouse feel with modern amenities. Retreat at Iron Horse includes 270 luxury apartment units across 13 unique buildings. The property also includes a clubhouse with pool, fitness facility (with space for group classes), and an outdoor grilling area.



**STARLET EAST**

NASHVILLE, TN

Catalyst is providing planning, civil engineering, and landscape architecture design services for the planned 21 for-sale condominium unit development. Once complete, owners will enjoy on-site parking, a rooftop deck with views of the downtown skyline, a third-level terrace overlooking Lischey Avenue, and a dog-run area.



**BROADSTONE ONECITY**

NASHVILLE, TN

Broadstone OneCity will consist of 261 multifamily units (studio, one-bedroom and two-bedroom floorplans) and a 331-space parking garage. As a luxury apartment complex, it will be complete with “top of the market finishes” that reflect the high-end nature of the neighboring commercial, residential, retail, and research community.





# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Tennessee Valley Title Insurance Co.  
Issuing Office: 800 South Gay Street, Suite 1700, Knoxville, TN 37929  
Issuing Office's ALTA® Registry ID: 2715  
Loan ID No.:  
Commitment No.: 240274-1  
Issuing Office File No.: 240274  
Property Address: Hardin Valley Road, Knoxville, TN 37932

### SCHEDULE A

1. Commitment Date: July 9, 2024 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owner's Policy (2021)
    - Proposed Insured: DGA Hardin Valley LP, a Tennessee limited partnership
    - Proposed Amount of Insurance: \$1,000,000.00
    - The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple.
4. The Title is, at the Commitment Date, vested in:
  - Richard H. Perry and wife, Deborah F. Perry
5. The Land is described as follows:
  - SEE SCHEDULE C ATTACHED HERETO

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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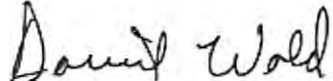


**SCHEDULE A**  
(Continued)

Tennessee Valley Title Insurance Co.

  
Authorized Signature or Signatory

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President  
Attest  Secretary

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**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Special Warranty Deed from Richard H. Perry and wife, Deborah F. Perry to DGA Hardin Valley LP, a Tennessee limited partnership.
5. Furnish a properly executed Owner's Affidavit on attached form.
6. Furnish an accurate, current survey and surveyor's inspection report on attached form.
7. Payment of taxes as follows:  
CLT No. 104-017.07:  
The 2023 Knox County taxes are due and delinquent in the amount of \$7,074.60. (July Rate).

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Commitment for Title Insurance (07-01-2021)  
Schedule BI



240274

## SCHEDULE B, PART II

(Continued)

10. Permanent drainage easements reserved by Knox County, Tennessee, in the Quit Claim Deed dated June 17, 2008, and recorded as Instrument No. 200806240096395, in the Knox County Register's Office.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



240274



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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## COMMITMENT FOR TITLE INSURANCE

### SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. The dower, courtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not recorded in the public records.
4. Easements or claims of easements not recorded in the public records.
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
7. Taxes and/or assessments levied or assessed against the subject property pursuant to the provisions of TCA 67-5-601, et seq., which have not been assessed and are not payable as of the date of the Policy.
8. Taxes for the year 2024, which are a lien, but not yet due or payable, and all taxes for subsequent years.
9. Permanent drainage easements reserved by Knox County, Tennessee, in the Quit Claim Deed dated June 17, 2008, and recorded as Instrument No. 200806240096395, in the Knox County Register's Office.

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ALTA Commitment for Title Insurance (07-01-2021)  
Schedule BII



240274



**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE C**

The Land is described as follows:

**Tract 1:**

SITUATED in the Sixth (6<sup>th</sup>) Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a 15.783 acre tract, more particularly described as follows:

BEGINNING on a set iron rod with cap (CCI) at the existing southern right-of-way line of Hardin Valley Road, corner to Callaway, Robbins & Cornwell (Deed Book 2045, page 955), said iron rod being located approximately 242 feet west of the extended centerline of Westcott Boulevard; thence leaving the existing southern right-of-way line of Hardin Valley Road and with the line of Callaway, Robbins & Cornwell, the following two (2) calls: South 02 deg. 40 min. 39 sec. West, 933.70 feet to a set iron rod with cap (CCI); thence South 89 deg. 57 min. 03 sec. West, 650.50 feet to an existing 5/8 inch iron rod corner to Cora Napier; thence leaving the line of Callaway, Robbins & Cornwell, and with the eastern lines of Cora Napier (Instr. No. 199906020200953 and Deed Book 2163, page 21), North 11 deg. 08 min. 11 sec. West, 867.99 feet to a set iron rod with cap (CCI) at the existing southern right-of-way line of Hardin Valley Road; thence leaving the eastern line of Napier and with the existing southern right-of-way line of Hardin Valley Road, the following five (5) calls: North 88 deg. 50 min. 53 sec. East, 186.28 feet to an existing concrete highway monument; thence North 77 deg. 14 min. 53 sec. East, 487.92 feet to a set iron rod with cap (CCI); thence South 71 deg. 05 min. 09 sec. East, 73.82 feet to a set iron rod with cap (CCI); thence South 85 deg. 58 min. 15 sec. East, 100.58 feet to an existing concrete highway monument; thence North 87 deg. 46 min. 14 sec. East 29.48 feet to the point of BEGINNING, containing 687,498.02 square feet or 15.783 acres, more or less.

The above description was prepared from the survey of Robert G. Lusby, Jr., RLS No. 1332, Cannon & Cannon, Inc., 9724 Kingston Pike, Knoxville, TN 37922, dated December 19, 2007.

THERE IS EXCLUDED from the above described real property that certain ten (10) acres, more or less, tract conveyed to LR Sports Turf Holdings, LLC, by deed from Hardin Valley Two, LC, dated December 3, 2010, and recorded as Instrument No. 201012090035765, in the Knox County Register's Office.

**Tract 2:**

SITUATED in District Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a 1.356 acre tract, and being more particularly described as follows:

BEGINNING on a set iron rod with cap (CCI) at the existing Northern right of way line of Hardin Valley Road, corner to Callaway, Robbins and Cornwell (Deed Book 2045, Page 955), said iron rod being located approximately 242 feet West of the extended centerline of Wescott Boulevard; thence leaving the Western line of Callaway, Robbins and Cornwell and with the existing Northern right of way line of Hardin Valley Road, the following five (5) calls: South 87 deg. 46 min. 14 sec. West, 29.48 feet to an existing concrete highway monument; North 85 deg. 58 min. 15 sec. West, 100.58 feet to a set iron rod with cap (CCI); North 71 deg. 05 min. 09 sec. West, 73.82 feet to a set iron rod with cap (CCI); South 77 deg. 14 min. 53 sec. West, 487.92 feet to an existing concrete highway monument; South 88 deg. 50 min. 53 sec. West, 186.28 feet to a set iron rod with cap (CCI), corner to Napier (Deed Book 2163, Page 21); thence leaving the Western line of Napier and the existing Northern right of way line of Hardin Valley Road and with the proposed right of way line of Hardin Valley Road, the following three (3) calls: North 11 deg. 08 min. 11 sec. West, 49.33 feet to a point; North 80 deg. 40 min. 16 sec. East, 888.22 feet to a point; South 02 deg. 40 min. 39 sec. West, 110.91 feet to the point of BEGINNING; containing 59,065.37 square feet or 1.356 acres, more or less.

## SCHEDULE C

(Continued)

The above description was prepared from boundary survey prepared by Robert G. Lusby, Jr., RLS #1332, Cannon & Cannon, Inc., 9724 Kingston Pike, Knoxville, Tennessee 37922, dated December 12, 2007.

THERE IS EXCEPTED from the above described property, and the grantor does hereby retain, a permanent drainage easement, more fully described as follows:

SITUATED in District Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a Permanent Drainage Easement, more particularly described as follows:

BEGINNING on a point at the existing Southern right of way line of Hardin Valley Road, said point bearing Tennessee State Plane, NAD 83, datum adjusted coordinates (1.0001) of, Northing 595,995.91, Easting 2,519,490.50, and being located North 80 deg. 40 min. 16 sec. East, 134.03 feet from a set iron rod with cap (CCI); thence with the existing Southern right of way line of Hardin Valley Road, North 80 deg. 40 min. 16 sec. East, 40.00 feet to a point; thence leaving the Southern right of way line of Hardin Valley Road and with the remaining lands of the subject tract, the following three (3) calls: South 09 deg. 19 min. 44 sec. East, 11.53 feet to a point; South 80 deg. 40 min. 16 sec. West, 40.00 feet to a point; North 09 deg. 19 min. 44 sec. West, 11.53 feet to the point of BEGINNING; Containing 461.01 square feet, or 0.011 acre, more or less.

The above description was prepared from boundary survey prepared by Cannon & Cannon, Inc., 9724 Kingston Pike, Knoxville, Tennessee 37922, dated March 26, 2008.

THERE IS EXCEPTED from the above described property, and the grantor does hereby retain, a permanent drainage easement, more fully described as follows:

SITUATED in District Six (6) of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, and being a Permanent Drainage Easement, more particularly described as follows:

BEGINNING on a point at the existing Southern right of way line of Hardin Valley Road, said point bearing Tennessee State Plane, NAD 83, datum adjusted coordinates (1.0001) of, Northing 596,080.44, Easting 2,520,005.11 and being located South 80 deg. 40 min. 16 sec. West, 232.69 feet from a set iron rod with cap (CCI); thence leaving the Southern right of way line of Hardin Valley Road and with the remaining lands of the subject tract, the following three (3) calls: South 09 deg. 19 min. 44 sec. East, 44.78 feet to a point; South 80 deg. 40 min. 16 sec. West, 40.00 feet to a point; North 09 deg. 19 min. 44 sec. West, 44.78 feet to a point at the existing Southern right of way line of Hardin Valley Road; thence with the existing Southern right of way line of Hardin Valley Road, North 80 deg. 40 min. 16 sec. East, 40.00 feet to the point of BEGINNING; Containing 1,791.28 square feet, or 0.041 acre, more or less.

The above description was prepared from boundary survey prepared by Cannon & Cannon, Inc., 9724 Kingston Pike, Knoxville, Tennessee 37922.

The aforesaid conveyed property is a portion of the abandoned right-of-way of Hardin Valley Road.

Tracts 1 and 2 being the same property conveyed to Richard H. Perry and wife, Deborah F. Perry by Quitclaim Deed from RDP Holdings, LLC, a Tennessee limited liability company, dated February 12, 2024 and recorded as Instrument No. 202404190051921, in the Knox County Register of Deeds Office.



# OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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## COMMITMENT FOR TITLE INSURANCE

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### COMMITMENT CONDITIONS

#### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

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**COMMITMENT FOR TITLE INSURANCE**

- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I-Requirements; and
  - f. Schedule B, Part II-Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**  
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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**COMMITMENT FOR TITLE INSURANCE**

**5. LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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**COMMITMENT FOR TITLE INSURANCE**

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

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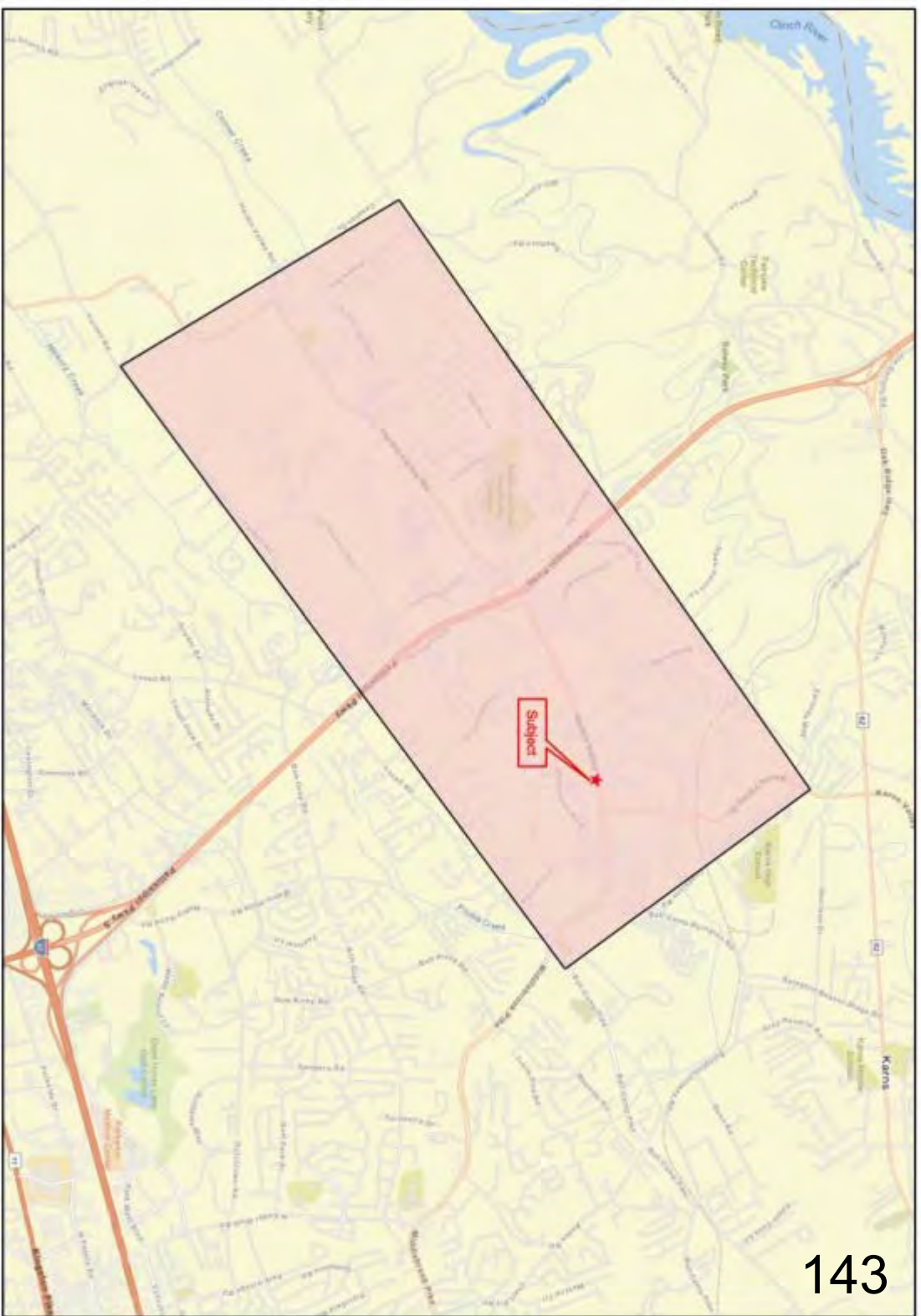
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**NEIGHBORHOOD MAP**







400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
865-215-2500  
www.knoxplanning.org

# Certification of Zoning

## Request

Issued To: Rob Talbott

Date of Request: 7/8/2024

Fee Paid

### Certification Requested By:

Name: Rob Talbott

Address: PO Box 10385

City: Knoxville

St.: TN

Zip: 37939

Phone: 865-409-5477

Email: robt@dominion.us

### Location of Subject Property:

Address: 0 HARDIN VALLEY RD

Parcel ID: 104 01707

General Location: South side of Hardin Valley Rd, west of Waterstone Blvd

Name of Business (if applicable):

## Certification

The current zoning of the property, as identified above, is:

RB (General Residential), subject to the limit of 12 du/ac

Comments:

This property is zoned RB (General Residential), subject to the limit of 12 du/ac and is subject to all requirements and restrictions of the RB zone as stated within the Knox County Zoning Ordinance. The zoning on this property will allow 80 units in garden style buildings. Any change in use, ownership, or zoning of the property may require additional review to verify compliance. For information regarding existing permits or outstanding codes violations, contact the Knox County Department of Codes and Permitting at Kim.Jarnagin@knoxcounty.org.

To the best of my knowledge and belief, our zoning map is accurate with respect to the subject property. If further certification of zoning is a significant issue, however, it is suggested that you or your attorney search the public record located in the office of the Knoxville City Recorder, City County Building, 400 Main Street, Knoxville, TN (if the parcel is in the City) or in the office of the Knox County Clerk, 300 Main Street, Knoxville, TN (if the parcel is in the County).

Certified by Knoxville-Knox County Planning Staff: Whitney Warner

Signature: Whitney Warner

Date: 7/8/2024





Account Number : 104-01707  
 Justin Biggs, Trustee  
 Knox County Trustee

**HARDIN VALLEY RD**

DS 00 MapNum 104 CtrlMap 1 GP 1 Parcel 707. I R S-I 000

(C) is for separate City Tax (C/A) for City Tax Addon  
 (ADD) is for County Tax Addon  
 (BK) for Bankruptcy  
 (CM) for Clerk&Master  
 (AP) for Under Appeal  
 (PP) for Pre-Payments received for future year bill

**Owner Information**

Owner: PERRY RICHARD H & DEBORAH F  
 Address: 3830 COMPASS POINT DR  
 LOUISVILLE, TN 37777

Land Value: \$1,058,700.00  
 Improve Value: \$0.00  
 Total Value: \$1,058,700.00  
 Assessment: 40% \* \$1,058,700.00 = \$423,480.00

**Parcel Details**

Deed Information	Plat Information	Property Information
------------------	------------------	----------------------

Book: Page: Date: ---  
 ---  
 ---  
 Calculated Acres: 0.0 Deeded Acres: 0.00

**Parcel History**

Year	Bill#	Name	Date	Base Tax	Total Paid Balance	Due	Method	Details	Payee
2024	118189	PERRY RICHARD H & DEBORAH F		6,581.00	0.00	6,581.00	N/A	N/A	N/A
2023	117071	PERRY RICHARD H & DEBORAH F		6,581.00	0.00	7,666.92	N/A	N/A	N/A
2022	116160	RDP HOLDINGS LLC	01/30/24	6,581.00	7,666.92	0.00	CREDIT	3025	Debbie F Perry
2021	4998662	RDP HOLDINGS LLC	12/14/22	2,649.00	3,046.40	0.00	CHECK	1984	RDP HOLDINGS LLC
2020	4851181	RDP HOLDINGS LLC	02/25/21	2,649.00	2,649.00	0.00	CHECK	001847	REMITTANCE (02/25/2021, 1, 94)
2019	4579110	RDP HOLDINGS LLC	11/13/19	2,649.00	2,649.00	0.00	CHECK	001755	REMITTANCE (11/13/2019, 2, 24)
2018	4379823	RDP HOLDINGS LLC	03/22/19	2,649.00	2,688.74	0.00	CHECK	001755	ONLINE PAYMENTS (03/22/2019, 1, 1)
2017	4188199	RDP HOLDINGS LLC	03/26/18	2,649.00	2,688.74	0.00	CHECK	001755	ONLINE PAYMENTS (03/26/2018, 1, 1)
2016	3966250	RDP HOLDINGS LLC	10/21/16	2,899.00	2,899.00	0.00	CHECK	001619	REMITTANCE (10/21/2016, 2, 118)
2015	3768663	RDP HOLDINGS LLC	11/04/15	2,899.00	2,899.00	0.00	CHECK	001572	REMITTANCE (11/04/2015, 1, 96)
2014	3559381	RDP HOLDINGS LLC	10/23/14	2,899.00	2,899.00	0.00	CHECK	001511	REMITTANCE (10/23/2014, 1, 19)
2013	3417346	RDP HOLDINGS LLC	03/21/14	2,899.00	2,942.49	0.00	CHECK	8010, ...	RDP HOLDINGS LLC
2012	3156992	HARDIN VALLEY TWO LLC	04/30/13	2,949.00	3,037.47	0.00	CHECK	7833, ...	RICHARD OR DEBBIE PERRY

**47,533.00 36,065.76 14,247.92**



DGA Hardin Valley LP  
6305 Kingston Pike  
Knoxville, TN 37919

Knox County  
PILOT Application

RE: Project Financial Information

The Applicant (DGA Hardin Valley LP) has never filed, nor is in the process of filing, for bankruptcy.

Craig Cobb  
Vice President, DGA Hardin Valley LP



DGA Hardin Valley LP  
6305 Kingston Pike  
Knoxville, TN 37919

Knox County  
PILOT Application

RE: Justification of Need for the PILOT

Due to elevated construction costs, as well as higher interest rates, a PILOT is necessary to ensure financial feasibility of the project. In addition, significant site work and retaining walls will be required to be constructed at the property, further elevating construction costs for the project. These factors, coupled with rents affordable to residents earning 60% of AMI or less, are the primary reason a PILOT is required. Without a PILOT for the project, the project would be unable to move forward due to financial infeasibility.

Craig Cobb  
Vice President, DGA Hardin Valley LP



DGA Hardin Valley LP  
6305 Kingston Pike  
Knoxville, TN 37919

Knox County  
PILOT Application

RE: Justification of Need for the PILOT

We will receive construction pricing from multiple general contractors, and have multiple consultants verify design feasibility and HUD compliance. Upon project completion, we will conduct a third-party cost certification verifying construction costs that we will submit to our financial partners and THDA. Our project will comply with all requirements of Davis Bacon wage standards, HUD, and THDA and will reflect industry norms for similar LIHTC projects.

Craig Cobb  
Vice President, DGA Hardin Valley LP



DGA Hardin Valley LP  
6305 Kingston Pike  
Knoxville, TN 37919

Knox County  
PILOT Application

RE: Project Wages/Jobs

The project is expected to provide over 50 construction jobs, commencing approximately on May 1<sup>st</sup>, 2025 and ending on approximately October 31, 2026. All wages will comply to meet the threshold of Davis Bacon wages.

In addition, 2 permanent jobs applicable to property management will be created, one for a full-time property manager, and one maintenance technician.

Craig Cobb  
Vice President, DGA Hardin Valley LP



## PHASE I ENVIRONMENTAL SITE ASSESSMENT

PARCEL ID: 104 01707  
HARDIN VALLEY ROAD  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
UES' Project No: A24109.01765

Report Issuance Date: July 8, 2024  
Report Viability Date: December 9, 2024

### Prepared For:

DGA Residential, LLC  
3824 Sutherland Avenue  
Knoxville, Tennessee 37919

### Prepared by:

UES  
2561 Willow Point Way  
Knoxville, Tennessee 37931



Grounded in Excellence

July 8, 2024

DGA Residential, LLC  
3834 Sutherland Avenue  
Knoxville, TN 37919

**Attn:** Mr. Rob Talbott  
[RobT@dgaresidential.com](mailto:RobT@dgaresidential.com)

**Subject: Phase I Environmental Site Assessment**  
Hardin Valley Road  
Parcel No. 104 01707  
Knoxville, Knox County, Tennessee  
UES Project No. A24109.01765

Dear Mr. Talbott:

UES appreciates the opportunity to provide you with the above referenced environmental services. 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 for 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. Resumes of personnel responsible for completion of this document are provided in the Resume Appendix.

Please direct questions or comments regarding this report to the undersigned at (865) 539-8242.

**UES**



Jeff Smith, P.G.  
Environmental Professional



Phillip M. Derryberry, P.G.  
Environmental Professional

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## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the subject property on Hardin Valley Road in Knoxville, Knox County, Tennessee. UES conducted this Phase I ESA for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), significant data gaps, and/or controlled recognized environmental conditions (CRECs) on the subject property in accordance with the 2021 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E1527-21). The United States Environmental Protection Agency (USEPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI). UES performed this work for DGA Residential, LLC. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report.

### General Findings

- \* The subject property consisted of approximately 7.14 acres of undeveloped land.
- \* Review of the historical sources indicates that the subject property has been undeveloped with Hardin Valley Road (or comparable) adjacent to the northern property boundary since 1895. Rural residential and agricultural development occurred north and west of the subject property adjacent to Hardin Valley Road as early as 1935. By 2007, the existing commercial development was present to the north of the subject property across Hardin Valley Road and further west adjacent to Hardin Valley Road, and by 2018, the existing apartment complex was present to the south and east.
- \* No RECs, HRECs, CRECs, or significant data gaps were identified for the subject property.
- \* UES conducted a Tier 1 Vapor Encroachment Screening (VES) for the subject property in accordance with ASTM E 2600-22. Based on our regulatory records review and the EDR Vapor Encroachment Screen, no vapor encroachment conditions were identified.
- \* The following de minimis conditions were identified for the subject property:
  - Pole-Mounted Transformers

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of RECs in connection with the subject property. Based on the information reviewed for this assessment, UES is of the opinion that additional environmental assessment activities at the subject property are not warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Summary

UES has performed a Phase I Environmental Site Assessment (ESA) in accordance with ASTM “E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” of the subject property Located on Hardin Valley Road (7.14 acres) in Knoxville, Knox County, Tennessee herein referred to as the subject property (**Figures 1 and 2**). This Phase I ESA describes conditions

observed on the subject property; assesses information gathered from historical sources, the User, environmental regulatory databases, and owner and/or occupant and government official interviews; and provides UES' conclusions and opinion regarding the necessity of additional environmental investigation.

## 1.2 Purpose and Objectives

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes described herein, recognized environmental conditions (RECs) in connection with the subject property and in accordance with ASTM "E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The purpose of this report is related to the understanding between UES and the User and affiliates of providing an environmental evaluation of the subject property, which is to identify potential risk to human health and the environment, and/or to establish Landowner Liability Protection ("LLP") under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

The term *recognized environmental condition* is defined by the most recent ASTM Standard (E1527-21) 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*. A *de minimis condition* is not a *recognized environmental condition*." *De minimis conditions* are defined by E1527-21 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."

## 1.3 Property Description and Location

On June 28, 2024, UES' personnel conducted a site visit of the subject property. The subject property consists of approximately 7.14 acres including Parcel ID #104 01707 on Hardin Valley Road in Knoxville, Knox County, Tennessee. Boundary limits for the subject property were indicated by email and phone conversations with the User. The subject property is shown on the Lovell, Tennessee USGS topographic quadrangle, dated 2022 (**Figure 1, Appendix A**). Site coordinates for the approximate center of the subject property are Latitude 35.95562° and Longitude -84.13787°.

At the time of the site reconnaissance, the subject property was undeveloped and vegetated. A more detailed description is provided in **Section 6.0**. The Site Plan showing the features on the subject property is included as **Figure 2**. Photographs of the subject property are included in **Appendix B**.

## 1.4 Scope of Work

UES' approach to performing this ESA consisted of four major tasks in accordance with the ASTM Standard E1527-21, and UES' Proposal A24109.01765. These tasks consisted of records reviews, a site reconnaissance, interviews, and report preparation. These tasks involve:

**Task 1** A review of reasonably ascertainable and practically reviewable public records for the subject property and the immediate vicinity was conducted. This review was performed to characterize environmental features of the subject property and to identify past and present land use activities on or in the vicinity of the subject property which may indicate a potential for recognized environmental conditions. The review of the public record included:

- Examination of public records made available to UES regarding past, present, and pending enforcement actions and investigations at the site and within the immediate vicinity.
- Examination of the following resources: aerial photographs, fire insurance maps, street directories, and topographic maps of the subject property and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.

**Task 2** A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the subject property. This reconnaissance was also performed to evaluate any evidence found in the public record review which might indicate activities resulting in hazardous substances or petroleum products being used or deposited on the site. The subject property reconnaissance included the following activities:

- A visual reconnaissance of the subject property and adjacent properties was performed to observe signs of spills, stressed vegetation, buried waste, underground or aboveground storage tanks, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties.
- The periphery of the property was viewed and a walk-through of accessible areas of the subject property was conducted.
- Areas of the subject property were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

**Task 3** An attempt to contact the appropriate local government officials was made regarding local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. A property owner representative was interviewed (if contact information was provided) regarding their knowledge of the property's history and environmental issues.

**Task 4** The collected data was evaluated, and this report was prepared.

## 1.5 Special Terms and Conditions

This report is provided for the sole use of the client. Use of this report by any third parties will be at such parties' sole risk and UES disclaims liability for any use or reliance by third parties.

## 1.6 User Reliance

The Environmental Professional hereby certifies that this Phase I ESA has been conducted in accordance with ASTM Standard Practice E1527-21. This Phase I ESA has been prepared for the sole use of the client.

In accepting this report, all parties herein mentioned agree to the standard UES terms/conditions that can be provided upon request. This Phase I ESA should not be relied upon by other parties without the express written consent of UES and the client.

### 1.7 Critical Dates – Continued Viability of ESA

An environmental site assessment meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction. See the table below for critical dates information.

PHASE I ESA COMPONENT	DATE
Date of Declaration by the Environmental Professional for the Assessment or Update	July 5, 2024
Earliest Date of Interviews with Owners, Operators, and Occupants	No response received by time of issuance of report.
Date of Search for Recorded Environmental Liens	No search completed by UES
Date of Federal, Tribal, State, and Local Records Review	June 12, 2024
Date of Site Reconnaissance of the Subject Property and Adjoining Properties	June 28, 2024
Report Viability Date (*180 days from the date of the earliest component)	December 9, 2024

### 1.8 Significant Assumptions

In completing this Phase I ESA, UES assumed: honest responses from individuals interviewed, the validity and completeness of data from outside sources, and that ground water flows in the general direction of the surface topography. If the aforementioned assumptions were questioned by UES during the completion of the Phase I ESA, UES concerns are addressed in the pertinent sections of this report.

### 1.9 Limiting Conditions, Deviations, and Exceptions

This report presents an assessment of the existing and past environmental conditions at the subject property based on site conditions at the time of our evaluation and available public information. Should the conditions change or differ from the conditions detailed in this report, we request that UES will be contacted immediately so that the change can be properly reviewed, and the report be amended accordingly, if necessary.

Generally, information obtained from the public records and from interviews is reliable. However, UES cannot warrant or guarantee that the information provided is complete or accurate. In the event responses requested by UES from public agencies are provided to UES following the completion of the report, they will be forwarded to the client in the form received for evaluation by the client.

Our conclusions regarding the conditions of the subject property do not represent a warranty that all areas within the subject property area are of the same quality as may be inferred from observable site conditions and readily available site history. Furthermore, we developed an opinion, based on our professional judgment, regarding the potential presence or absence of RECs that may be present at the site. This assessment is not designed to provide comprehensive data accumulation, chemical or radiological analyses, inferences as to surface/subsurface soil contamination, or the conditions of surface and groundwater at the site unless documented information is available. This assessment was performed in an initial attempt to identify future issues that may occur at the site and may impede development of the site due to RECs as defined by ASTM Standard Practice E1527-21. Conclusions drawn from the results of this report should recognize the limitations of the methods used.

The ASTM Standard Method E1527-21 requires the identification of limiting conditions, deviations, and exceptions to the standard. This report was prepared in general accordance with ASTM Standard Method E1527-21 for this site with no limitations or deviations except for the following:

- Dense vegetation limited observations on-site. Data Gaps are listed in **Section 7.4**.

## 2.0 USER PROVIDED INFORMATION

### 2.1 General

The ASTM Standard defines a User as "the party seeking to use Practice E1527 to complete an environmental site assessment. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice as outlined in **Section 6.0** of the ASTM Standard Practice E1527-21.

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must complete an AAI compliant User Questionnaire and provide it to the environmental professional. Failure to complete this User Questionnaire could result in a determination that "all appropriate inquiry" is not complete. The questionnaire determines a baseline of User knowledge of the subject property regarding the following items:

1. Environmental cleanup liens that are filed or recorded against the subject property (40 CFR 312.25);
2. Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26);
3. Specialized knowledge or experience of the person seeking to qualify for the LLP related to the subject property or nearby properties (40 CFR 312.28);
4. Relationship of the purchase price to the fair market value of the subject property if it were not contaminated (40 CFR 312.29);
5. Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30); and

6. The presence or likely presence of contamination in, on, or at the subject property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

## 2.2 Summary of User Questionnaire Responses

A User Questionnaire was supplied to the User by UES and answers were initially provided via email on June 7, 2024. The following responses were indicated by the User representative Mr. Rob Talbott, DGA Residential, LLC A copy of the completed User Questionnaire is included in the User Questionnaire Appendix.

SUMMARY OF USER QUESTIONNAIRE RESPONSES	
QUESTION	RESPONSE
Name of Preparer and User Entity	Mr. Rob Talbott
As the User, are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No
As the User, are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No
As the User, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	N/A
Does the purchase price being paid for this property reasonably reflect the fair market value of the property?	Yes
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	N/A
As the User of this ESA are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	No
Do you know the past uses of the property?	Vacant Land
Do you know of specific chemicals that are present or once were present at the property?	No
Do you know of spills or other chemical releases that have taken place at the property?	No

Do you know of any environmental cleanups that have taken place at the property?	No
Do you have access to any previous Phase I ESAs, sampling reports, geotechnical reports, or other environmental-type documents relevant to the property?	No
As the User of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No (stated by User via follow-up email on June 15, 2024)

### 3.0 REASON FOR PERFORMING PHASE I ESA

It is our understanding that this report is for the sole purpose of providing an environmental evaluation of the subject property, which is to identify potential risk to human health and the environment, and/or to establish Landowner Liability Protection (“LLP”) under CERCLA.

#### 3.1 Title Records

A title search was not performed by UES as part of this assessment, nor provided by the client for review.

#### 3.2 Environmental Liens or Activity and Use Limitations

An environmental lien search or Activity and Use Limitation (AUL) was not provided to UES or requested to be performed by UES. The ASTM Standard Practice E 1527-21 requires an environmental lien search be conducted by the client (User) and provided to the environmental professional (UES) if an environmental lien or AUL exists for the subject property. The search is best performed by the title company. The presence or absence of environmental liens on the subject property should be identified prior to the purchase of the subject property.

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

At the time of the site reconnaissance, the subject property was undeveloped and vegetated. The current owner of the subject property is listed as RDP Holdings LLC according to the Knox County Geographical Information System database. The owner contact provided by the User was Mr. Richard Perry, a RDP Holdings LLC agent.

#### 3.4 Other Environmental Information

No other environmental information was provided by the User.

## 4.0 HISTORICAL RECORDS REVIEW

UES subcontracted EDR to conduct a search of standard environmental record sources published by State, Federal, and Tribal regulatory agencies. It should be noted that regulatory listings include only those sites that are known to the regulatory agencies to be contaminated, in the process of evaluation for potential contamination, or regulated at the time of publication. UES reviewed the results of the EDR Radius Map Report with database search to determine if the subject property or nearby properties are listed as having a past or present record of actual or potential environment impact. The EDR Radius Map Report is included in **Appendix D**.

### 4.1 Summary of Database Information

Surrounding properties were identified in the databases reviewed as part of this Phase I ESA. For the purposes of this report, only those sites that are judged to present a potential environmental risk to the subject property and/or warrant additional clarification are further evaluated. UES considered the following factors in determining which sites found in the regulatory database report are suspected to present an environmental risk to the subject property:

- Type of database for the site;
- Status of any investigations conducted on the site;
- Topographic position of the site relative to the subject property;
- Known or inferred groundwater flow direction in the subject property area;
- Distance of the site from the subject property; or
- Surface and subsurface obstructions and diversions between the site and the subject property (resulting in potential hydrologic barriers or preferential pathways depending on the situation).

Based upon a review of readily available information contained in the regulatory database report, UES identified no on-site, adjoining, or nearby listings (e.g., properties within a ¼-mile approximate minimum search distance) in the regulatory database reports that were judged to present a potential environmental risk. See **Section 7.1.2** and **Appendix D** for further details.

### 4.2 Unplottable Sites

UES also reviewed the list of orphan/unplottable sites in the EDR Radius Map report for facilities within the ASTM minimum search distances. 22 orphan/unplottable listings were identified. 14 of the orphan listings NPDES database records required for development projects along Hardin Valley Road and the others were for FINDS and ECHO database records resulting from development projects along Hardin Valley Road. Based on provided database listings, none of the other orphan/unplottable sites were judged to present a suspected REC.

### 4.3 Aerial Photographs

Historical aerial photographs for the subject property were ordered from EDR. The following photographs were available for: 1940, 1959, 1960, 1973, 1976, 1981, 1992, 1997, 2007, 2010, 2014, and 2018. A copy of the aerials is included in **Appendix E**.

Review of the aerial photographs indicates the subject property appeared undeveloped with Hardin Valley Road (or comparable) depicted adjacent to the northern property boundary for all years reviewed. Structures are visible north and west of the subject property adjacent to Hardin Valley Road as early as 1959. In 1981, an additional residence is visible on the adjoining western property, directly adjacent to the southwest subject property corner. A suspected pond can be seen at the northwest property corner by that same year. Three storage buildings and a commercial development are visible to the north-northwest of the subject property across Hardin Valley Road in 2007 and in a commercial building currently occupied by the Orange Hat Brewing Company is visible to further west of the subject property.

Additional images from Google Earth for 2008 were reviewed for the subject property, which shows mass grading with soil piles for that year across the site. In 2014 an unimproved access road is visible meandering through the subject property from Hardin Valley Road allowing access to a cleared and excavated construction site south of the subject property. In 2018, the existing apartment complex is visible to the south and east of the subject property and the southern and eastern portion of the subject property has been regraded to slope to apartment property. Due to the scale and/or quality of aerial photographs, details for the subject property or surrounding properties were partially indiscernible for 1940, 1959, and 1976.

### 4.4 USGS Topographic Maps

Historical topographic maps for the subject property or surrounding area were obtained from EDR for 1895, 1935, 1936, 1940, 1941, 1953, 1966, 1978, 1990, 2014, 2016, 2019, and 2022. The topographic maps are included in **Appendix G**.

Review of the historical topographic maps indicates that the subject property was undeveloped with Hardin Valley Road (or comparable) depicted adjacent to the northern property boundary for all years reviewed. Occupied structures are depicted north and west of the subject property adjacent to Hardin Valley Road as early as 1935. From 1953 through 1990, an occupied structure is depicted adjacent to the northwest subject property corner and two occupied and one unoccupied structure are depicted northwest of the subject property across Hardin Valley Road. Due to the map series available, structures are not typically depicted on maps for 2014, 2016, 2019, and 2022.

### 4.5 Fire Insurance Maps

Fire Insurance Maps have been produced in many urban areas since the late 1800's and were used to assess fire hazards. UES reviews these maps to document the historical use of the subject property and surrounding area. Due to the rural location of the subject property, no Sanborn maps were available for the subject property.

#### **4.6 Historical City Directories**

City directories have been produced since the late 1800's and were produced by various companies for use by municipalities and private companies. Historical city directories are often archived as reference documents. City directories were obtained for the surrounding area from EDR for 1948, 1953, 1965, 1969, 1974, 1979, 1984, 1989, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020 from City Directory Co. of Knoxville, Cole Information, and EDR Digital Archive. The City Directory Report is included as **Appendix H**.

City directories were obtained for Hardin Valley Road and the nearest intersection road, Westcott Boulevard, located west of the subject property. Hardin Valley Road is first listed in 1989 and Westcott Boulevard is first listed in 1995. The subject property has no known assigned address. Nearby listings include storage, brewing, veterinarian, legal and medical businesses. No listings were judged to present a suspected REC based on type or location.

#### **4.7 Property Tax Records**

The property tax files were not reasonably ascertainable for the subject property; therefore, they were not reviewed as part of this Phase I ESA.

#### **4.8 Recorded Land Title Records**

The recorded land title records were not reasonably ascertainable for the subject property; therefore, they were not reviewed as part of this Phase I ESA.

#### **4.9 Building Permit Records**

UES did not review building department records in preparation of this Phase I ESA since they were not reasonably ascertainable for the subject property.

#### **4.10 Other Historical Sources**

No other previous ESA or other environmental reports prepared for the subject property were identified in the public records reviewed within the scope of this report.

#### **4.11 Historical Summary of the Subject Property and Surrounding Areas**

Historical sources were consulted to determine the previous uses of the subject property and surrounding area, which was used to evaluate the likelihood that past uses have resulted in RECs on the subject property. UES attempted to identify obvious uses of the subject property from the present to the first developed use of the subject property. This requires reviewing only as many sources as are necessary to meet the objective and only those records that are reasonably ascertainable and likely to be useful.

Review of the historical sources indicates that the subject property has been undeveloped with Hardin Valley Road (or comparable) adjacent to the northern property boundary since 1895. Rural residential and agricultural development occurred north and west of the subject property adjacent to Hardin Valley Road as early as 1935. By 2007, the existing commercial development was present to the north of the subject property across Hardin Valley Road and further west adjacent to Hardin Valley Road, and by 2018, the existing apartment complex was present to the south and east.

## 5.0 PHYSICAL SETTING RESOURCES

USGS topographic quadrangle maps, soil survey data, available regulatory files, and other reasonably ascertainable records regarding properties of environmental concern in the property vicinity were reviewed as sources for obtaining information regarding the physical setting of the subject property and surrounding vicinity and are summarized in the table below. A copy of the most recent available USGS topographic map is provided on **Figure 1**.

### Summary of Physical Setting Sources

#### Topography:

Site Elevation	1008 feet above mean sea level
Topographic Gradient	North
Closest Surface Water	Beaver Creek (~455 feet North)

#### General Soil Characteristics:

Soil Type	Shaly Silt Loam
Description	Slow infiltration rates, well drainage with moderate water holding capacity.

#### Area Specific Geology/Hydrogeology Characteristics:

Geology	Ordovician
Hydrogeology	Sedimentary stratified bedrock
Groundwater Direction	North

#### Site Specific Geology Characteristics:

Site Specific Geology	Sedimentary stratified rock
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## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology

UES conducted a site visit of the subject property and a reconnaissance of the surrounding areas (see table below for details). The purpose of the reconnaissance was to observe drainage patterns, vegetation patterns, discoloration, surrounding land use and other visual aspects that may indicate the likelihood of identifying RECs in connection with the subject property.

SITE RECONNAISSANCE INFORMATION	
INSPECTORS	Geoff Klein
SITE RECONNAISSANCE DATE/TIME	June 28, 2024
WEATHER CONDITIONS	Partly to mostly cloudy, 80-90° F
ASSESSMENT SITE CONTACT/TITLE	None
LIMITATIONS ENCOUNTERED	Dense vegetation on-site impeded observations.

## 6.2 Observations During Reconnaissance

### 6.2.1 Exterior

At the time of the site reconnaissance, the subject property was vacant, undeveloped, sloped, and densely vegetated. Access to the subject property was via newly cleared dirt roads designed to allow access for a geotechnical investigation. An electrical transmission line was observed on the subject property adjacent to the northern property boundary adjacent to Hardin Valley Road with three pole-mounted transformers near the northwest subject property corner. The transformers appeared in good condition with no signs of staining, leaks, or distressed vegetation observed in the vicinity. No trash, debris, waste materials, uncontrolled dumping, or storage tanks were observed.

The table below summarizes the site features observed on the subject property. The Site Plan, which shows the features of the subject property, is included in **Appendix A** as **Figure 2**. Photographs of the subject property are included in **Appendix B**.

SITE RECONNAISSANCE SUMMARY		
ITEM	YES/NO/SUSPECTED	COMMENTS
Potable Water Supply/Source	No	Vacant - West Knox Utility District available
Monitoring or Other Well(s)	No	
Sewage Disposal System	No	Vacant - West Knox Utility District available
Incidental Staining	No	
Non-exempt PCB Devices such as Transformers	YES	Pole-mounted transformers no staining, newer
Leachate or Other Waste Seeps	No	
Trash, Debris, and/or Other Waste Materials	No	
Uncontrolled Dumping or Disposal Areas	No	
Surface Water Discoloration, Sheen or Free Product	No	
Strong, Pungent or Noxious Odors	No	
Storm Water Retention or Detention Ponds	No	
Pits, Ponds, or Lagoons	No	
Drums, Barrels and/or Containers > 5 gallons	No	

Unidentified Substance Containers	No	
Storage Tanks (USTs, ASTs, other)	No	
Heating/Cooling Systems	No	
Stressed or Dead Vegetation (from hazardous media)	No	
Other Notable Features	No	

## 6.2 Adjoining Properties Observations

The areas adjacent to the subject property were visually assessed during the site visit. The following provides a description of adjacent properties.

### North

The subject property is bound to the north by Hardin Valley Road. The road appeared to be generally downgradient with the subject property.

### South

The subject property is bound to the south by apartments. The area south appeared to be generally upgradient with the subject property.

### East

The subject property is bound to the east by apartments. The eastern property appeared to be generally cross gradient with the subject property.

### West

The subject property is bound to the west by a dentist office and to the southwest by a single family residence. The western properties appeared to be generally cross gradient of the subject property.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

The current owner of the subject property is listed as RDP Holdings LLC according to the Knox County parcel database. The User provided contact information for Mr. Richard Perry, an RDP Holdings LLC agent, who was contacted on July 3, 2024 regarding further information about the subject property; however no response was received by the issuance of this report.

### 7.2 Interview with Key Site Manager

The subject property was undeveloped at the time of the reconnaissance. No site manager was known.

### **7.3 Interviews with Occupants**

The subject property was undeveloped at the time of the reconnaissance. No occupants were known.

### **7.4 Interviews with Fire Department**

UES personnel contacted the Karns Fire Department regarding spills, hazmat responses, cleanups, USTs, ASTs, fires, etc. for the subject property or adjacent properties on June 12, 2024. No response was received from the Fire Department prior to issuance of this report.

### **7.5 Interviews with Government Officials**

No government officials were interviewed for this report.

### **7.6 Interviews with Others**

No others were interviewed for this report.

## **8.0 FINDINGS AND OPINIONS**

Based on the results of the Phase I ESA, UES offers the following findings and opinions regarding de minimis conditions, RECs, Controlled RECs (CRECs), Historical RECs (HRECs), and significant data gaps for the subject property.

### **8.1 De Minimis Conditions**

The following suspected de minimis conditions were identified for the subject property:

- Pole-Mounted Transformers

All de minimis conditions should be properly managed in accordance with all local, state, and federal regulations. No buried debris was observed, however buried debris, or existing fill material may be discovered during construction/excavation activities for any future development. It should be noted that if unusual staining, odors, or debris are encountered in any existing fill material/soils or soil piles during future site development, the material should be properly characterized, managed, and disposed in accordance with all federal, state, and local regulations. The owner should be aware of these possibilities and prepared to address mitigation options with the environmental professional of record.

## 8.2 Known or Suspected RECs, CRECs, and HRECs

Based upon a review of readily available information contained in the regulatory database report, UES did not identify listings in the regulatory database report that were considered to be a REC for the property, as noted in the table below. Furthermore, no CRECs, HRECs, or significant data gaps were identified for the subject property from the findings of this report.

## 8.3 Vapor Encroachment Screening

The purpose of a Vapor Encroachment Screening (VES) is to identify VECs to the extent feasible pursuant to the procedures presented in the Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction (ASTM E2600-22). The VES is intended to be used independently or in conjunction with, but not as a replacement of, existing Practice E1527-21 Phase I ESA.

Vapor migration refers to the movement of hazardous substances or petroleum products vapor in the subsurface. A VEC is defined as the likely presence of chemicals of concern (COC) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

UES conducted a Tier 1 VES for the subject property in accordance with ASTM E 2600-22. The Tier 1 screening process utilizes the information collected as part of this Phase I ESA. The Area of Concern (AOC) for the purpose of this VES is 1/3 mile (1,760 feet) for COC and 1/10 mile (528 feet) for petroleum hydrocarbon COC. The approximate minimum search distances for Federal, Tribal and State-listed facilities surrounding the subject property are presented in the table below.

Approximate MSDs Surrounding the Subject Property (ASTM E2600-22)		
Source	COC	Petroleum Hydrocarbon COC
Federal NPL Site List	1/3 mile	1/10 mile
Federal SEMS List	1/3 mile	1/10 mile
Federal RCRA CORRACTS Facilities List	1/3 mile	1/10 mile
Federal RCRA Non-CORRACTS TSD Facilities List	1/3 mile	1/10 mile
Federal RCRA Generators List	Subject property only	Subject property only
Federal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
Federal ERNS List	Subject property only	Subject property only
State and Tribal Equivalent NPL	1/3 mile	1/10 mile
State and Tribal Equivalent SEMS	1/3 mile	1/10 mile
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	1/3 mile	1/10 mile

State and Tribal Leaking UST/AST Lists	1/3 mile	1/10 mile
State and Tribal UST/AST Lists	Subject property only	Subject property only
State and Tribal Institutional Control/Engineering Control Registries	Subject property only	Subject property only
State and Tribal Voluntary Cleanup Sites	1/3 mile	1/10 mile
State and Tribal Brownfield Sites	1/3 mile	1/10 mile

Based on our regulatory records review detailed in Section 5.1 and the Hardin Valley Road VES, facilities with known or suspected contamination are not located within the AOC; therefore, no VECs were identified in connection with the subject property. A copy of the Hardin Valley Road VES report is presented in the Vapor Encroachment Screen Appendix.

## 8.4 Data Gaps

The ASTM Standard Method E1527-21 requires the identification of data gaps, along with actions taken to address these gaps, and an opinion as to whether these gaps are significant. Information sources at intervals greater than five years between sources from the present to 1940 or the first developed land use, whichever is earlier, can be considered a data gap. In addition, a lack of or the inability to obtain information required by the ASTM Standard (i.e., site reconnaissance or interview with the owner/key site manager) may constitute a data gap. This report is prepared in general accordance with UES proposal provided for this site, with the following gaps:

- No historical tax maps or fire insurance maps were available for the project site; however, an aerial photograph, topographic map, and/or city directory were available for the years 1895, 1935, 1936, 1940, 1941, 1948, 1953, 1959, 1960, 1965, 1966, 1969, 1973, 1974, 1976, 1978, 1979, 1981, 1984, 1989, 1990, 1992, 1995, 1997, 2000, 2005, 2007, 2010, 2014, 2016, 2017, 2018, 2019, 2020, and 2022.
- No response was received from the Fire Department prior to report finalization.
- No response was received from the owner representative contact prior to report finalization.

Given the history of the subject property, observations made during the site reconnaissance, and review of historical data, the above data gaps are not expected to significantly affect the determination of the presence or absence of RECs for the subject property. If additional information becomes available, the presence of RECs at the subject property will be reevaluated and an addendum to this Phase I ESA prepared as deemed necessary. Conclusions drawn from the results of this report should recognize the limitations of the methods used. Please note that UES does not comment on items that are outside the scope of the E1527-21 Phase I ESA.

## 9.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21 of the subject property Located on Hardin Valley Road (7.14 acres) in Knoxville, Knox County, Tennessee. Any exceptions to, or deletions from, this practice are described in

**Section 1.9** of this report. This assessment has revealed no evidence of RECs, HRECs, CRECs, or significant data gaps in connection with the subject property.

The conclusions presented herein are based solely on the information obtained during the activities performed as outlined in our scope of services for this project. See details regarding de minimis conditions and the vapor encroachment screen in **Sections 8.1** and **8.3**. Please note that UES does not comment on items that are outside the scope of the ASTM Standard Practice E1527-21 Phase I ESA, such as wetland and stream determinations, asbestos-containing material surveys, lead-based paint surveys, radon, business environmental risks, etc.

## 10.0 ADDITIONAL INVESTIGATIONS

No additional investigations are recommended for the subject property at this time.

## 11.0 REFERENCES

- American Society for Testing and Materials (ASTM), 2021. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation E 1527-21.
- Environmental Protection Agency, 40 CFR Part 312, *Federal Register*, Standards and Practices for All Appropriate Inquiries; Final Rule, Vol. 70, No. 210, November 1, 2005.
- EDR Radius Report, June 12, 2024.
- EDR Sanborn Report, June 12, 2024.
- EDR Historical Aerial Report, June 13, 2024.
- EDR Historical City Directory Report, June 14, 2024.
- EDR Historical Topographic Maps, June 12, 2024.

## 12.0 NON-SCOPE SERVICES

No additional non-scope services were conducted or requested by the client during this report.

## GLOSSARY OF ENVIRONMENTAL ACRONYMS

**AAI** - All Appropriate Inquiry  
**AST** - Aboveground Storage Tank  
**ASTM** - American Society for Testing and Materials  
**AUL** - Activity and Use Limitations  
**B/VCP** - Brownfields/Voluntary Cleanup Program  
**BLS** - Below Land Surface  
**CERCLA** - Comprehensive Environmental Response, Compensation and Liability Act  
**COC** - Chemicals of Concern  
**CREC** - Controlled Recognized Environmental Condition  
**CORRACTS** - Corrective Action Report  
**DETR** - Dry-cleaning Environmental Response Trust

**DRO** - Diesel Range Organics  
**DTL** - Default Target Level  
**EDR** - Environmental Data Resources, Inc.  
**EP** - Environmental Professional  
**ERNS** - Emergency Response Notification System  
**ESA** - Environmental Site Assessment  
**FINDS** - Facility Index System FUDS - Formerly Used Defense Site  
**FUDS** - Formerly Used Defense Site  
**GRO** - Gasoline Range Organics  
**HA**- Health Advisories  
**HREC** - Historical Recognized Environmental Condition  
**LQG** - Large Quantity Generator  
**LUST** - Leaking Underground Storage Tank  
**MINES** - Mines Master Index File  
**MCL** - Maximum Contaminant Level  
**NFA** – No Further Action  
**NFRAP** - No Further Remedial Action Planned  
**NPDES** - National Pollution Discharge Elimination System  
**NPL** - National Priority List  
**ORO** - Oil Range Organics  
**PAH** - Polycyclic Aromatic Hydrocarbons  
**PCB** - Polychlorinated Biphenyl  
**PID** - Photoionization Detector  
**PSTIF** - Petroleum Storage Tank Insurance Fund  
**REC** - Recognized Environmental Condition  
**RBTL** - Risk-Based Target Level  
**RCRIS** - Resource Conservation and Recovery Information System  
**RCRA** - Resource Conservation and Recovery Act  
**ROD** - Record of Decision  
**SHWS** - State Hazardous Waste Site  
**SQG** - Small Quantity Generator  
**SRP** - Site Remediation Program  
**SWF/LS or SWF/LF** - Solid Waste Facility/Landfill Site  
**TPH** - Total Petroleum Hydrocarbons  
**TSD** - Transport, Storage and Disposal Facility  
**USGS** - United States Geological Survey  
**USEPA** - United States Environmental Protection Agency  
**UST** - Underground Storage Tank  
**VAP** - Voluntary Action Program  
**VCP** - Voluntary Cleanup Program  
**VOC** - Volatile Organic Compound

## RECORDS REVIEW – TYPICAL DATABASES LISTED

(see database summary for complete list)

### Federal Listings

Formerly Utilized Sites Remedial Action Program (DOE FUSRAP)  
 Facility Response Plan (FRP)  
 National Priorities List (NPL)  
 National Priorities List – Proposed (PROPOSED NPL)  
 Deleted National Priorities List (DELETED NPL)  
 Superfund Enterprise Management System (SEMS)  
 Inventory of Open Dumps (ODI)

Superfund Enterprise Management System Archived Site Inventory (SEMS ARCHIVE)  
 Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)  
 EPA Report on the Status of Open Dumps on Indian Lands (IODI)  
 Comprehensive Environmental Response, Compensation and Liability Information System – No Further Remedial Action Planned (CERCLIS NFRAP)  
 Comprehensive Environmental Response, Compensation and Liability Information System – Liens (CERCLIS LIENS)  
 Resource Conservation & Recovery Act – Corrective Action Program (RCRA CORRACTS)  
 Resource Conservation & Recovery Act – Non-Corrective Action Program for Treatment Storage, and/or Disposal Facilities (RCRA TSD)  
 Resource Conservation & Recovery Act – Generator List (RCRA LQG)  
 Resource Conservation & Recovery Act – Small Quantity Generators (RCRA SQG)  
 Resource Conservation & Recovery Act – Very Small Quantity Generators List (RCRA VSQG)  
 Resource Conservation & Recovery Act – Non-Generators (RCRA NON GEN)  
 Resource Conservation & Recovery Act Sites with Controls (RCRA CONTROLS)  
 Federal Engineering Controls (FED ENG)  
 Federal Institutional Control Sites (FED INST)  
 Land Use Control Information System (LUCIS)  
 Institutional Control Boundaries at NPL Sites (NPL IC)  
 Emergency Response Notification System (ERNS)  
 Brownfield Database (FED BROWNFIELDS)  
 FEMA Underground Storage Tank Listing (FEMA UST)  
 Facility Response Plan (FRP)  
 Delisted Facility Response Plans (Delisted FRP)  
 Historical Gas Stations (HIST GAS STATIONS)  
 Petroleum Refineries (REFN)  
 Petroleum Product and Crude Oil Rail Terminals (BULK TERMINAL)  
 Lien on Property (SEMS LIEN)  
 Superfund Decision Documents (SUPERFUND ROD)  
 PFOA/PFOS Contaminated Sites (PFAS NPL)  
 Facility Registry Service/Facility Index (FINDS/FRS)  
 Toxic Release Inventory Program (TRIS)  
 PFOA/PFOS Contaminated Sites (PFAS NPL)  
 Federal Agency Locations with Known or Suspected PFAS Detections (PFAS FED SITES)  
 SSEHRI PFAS Contamination Sites (PFAS SSEHRI)  
 National Response Center PFAS Spills (ERNS PFAS)  
 PFAS NPDES Discharge Monitoring (PFAS NPDES)  
 Perfluorinated Alkyl Substances - PFAS Releases (PFAS TRI)  
 Perfluorinated Alkyl Substances – PFAS Water Contamination (PFAS WATER)  
 PFAS TSCA Manufacture and Import Facilities (PFAS TSCA)  
 Hazardous Materials Information Reporting System (HMIRS)  
 National Clandestine Drug Labs (NCDL)  
 Toxic Substances Control Act (TSCA)  
 Historical Toxic Substances Control Act (HIST TSCA)  
 FTTS Administrative Case Listing (FTTS ADMIN)  
 FTTS Inspection Case Listing (FTTS INSP)  
 Potentially Responsible Parties List (PRP)  
 State Coalition of Remediation of Drycleaners Listing (SCRD DRYCLEANER)  
 Integrated Compliance Information System (ICIS)  
 Drycleaner Facilities (FED DRYCLEANERS)  
 Delisted Drycleaner Facilities (DELISTED FED DRY)  
 Formerly Used Defense Sites (FUDS)  
 Former Military Nike Missile Sites (FORMER NIKE)

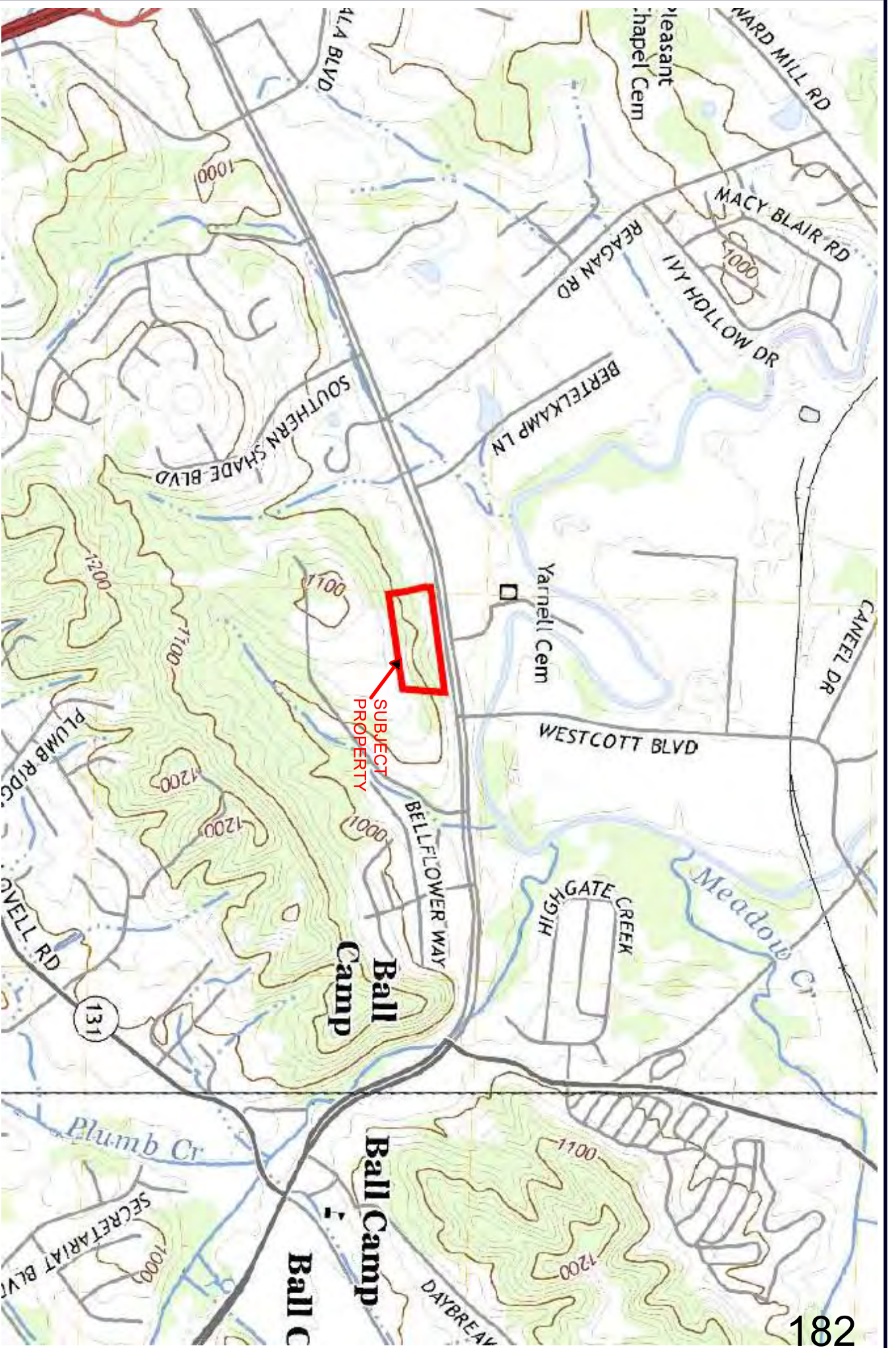
PHMSA Pipeline Safety Flagged Incidents (PIPELINE INCIDENT)  
Material Licensing Tracking System (MLTS)  
Historic Material Licensing Tracking System (HIST MLTS)  
Mines Master Index File (MINES)  
Surface Mining Control and Reclamation Act Sites (SMCRA)  
Mineral Resource Data System (MRDS)  
DOE Legacy Management Sites (LM SITES)  
Alternative Fueling Stations (ALT FUELS)  
Superfunds Consent Decrees (CONSENT DECREEES)  
Air Facility System (AFS)  
Registered Pesticide Establishments (SSTS)  
Polychlorinated Biphenyl Transformers (PCBT)  
Polychlorinated Biphenyl Notifiers (PCB)  
State and Tribal Listings  
Brownfield Redevelopment Program (BROWNFIELDS)  
Promulgated Inactive Hazardous Waste Sites (SHWS)  
Delisted State Hazardous Waste Sites (DELISTED SHWS)  
Solid Waste Disposal Facilities and Landfills (SWF/LF)  
Historic Landfills (HIST LANDFILL)  
SB193 Branch Site Inventory List (SB193)  
Ranking List for UST Facilities (PSTEAF)  
Underground Storage Tanks (UST)  
Delisted Storage Tank (DELISTED STORAGE TANK)  
Sites Remediated with Institutional Controls (INST)  
Sites Remediated with Engineering Controls (ENG)  
Voluntary Cleanup, Oversight, and Assistance Program (VCP)  
Kentucky Brownfield Inventory (BROWNFIELD INV)  
Underground Storage Tanks on Tribal Lands (INDIAN UST)  
Leaking Underground Storage Tanks on Tribal Lands (INDIAN LUST)  
Delisted Tribal Leaking Storage Tanks (DELISTED INDIAN LST)  
Delisted Tribal Underground Storage Tanks (DELISTED INDIAN UST)  
Clandestine Drug Laboratory Locations (CDL)  
Incidents (SPILLS)  
Permitted Mine Boundaries (MINE)

APPENDIX A

Figures



Grounded in Excellence



Note:  
 Site boundary and features shown are approximate only.  
 Drawing composed from field notes and observations only.

SCALE:	NTS
CHECKED BY:	BS
DRAWN BY:	SG
DATE:	07-03-2024



2451 Wilton Road, Knoxville, Tennessee 37931  
 Phone: (865) 5948232  
 Fax: (865) 5948232

SITE LOCATION MAP  
 HARDIN VALLEY RD DEVELOPMENT PHASE I  
 HARDIN VALLEY ROAD  
 KNOXVILLE, TENNESSEE

JOB NO: A24109.01765.000



**Note:**

Site boundary and features shown are approximate only.  
 Drawing composed from field notes and observations only.

-  Surface runoff direction.
-  Subject Property.

SCALE:	NTS
CHECKED BY:	PD
DRAWN BY:	SG
DATE:	07-11-2024



2451 Willow Point Way  
 Knoxville, Tennessee 37931

Phone: (865) 539-8232  
 Fax: (865) 539-8232

SITE PLAN HARDIN VALLEY RD DEVELOPMENT PHASE I HARDIN VALLEY ROAD KNOXVILLE, TENNESSEE	JOB NO: A24109.01765.000
---	-----------------------------

APPENDIX B

Site Photographs



Grounded in Excellence



**Photograph 1: View south of northern subject property boundary adjacent to Hardin Valley Road.**



**Photograph 2: View east of southern subject property boundary adjacent to apartment complex.**



**Photograph 3: View east of electrical transmission line easement on the subject property near the northern boundary adjacent to Hardin Valley Road.**



**Photograph 4: View west of southern portion of subject property adjacent to apartment complex.**



**Photograph 5: View of geotechnical access road and dense vegetation on the subject property.**



**Photograph 6: View of geotechnical access road and dense vegetation on the subject property.**



**Photograph 7: View of geotechnical access road and dense vegetation on the subject property.**



**Photograph 8: View of dense vegetation and steep slopes on the subject property.**



**Photograph 9: View of electrical transmission line crossing Hardin Valley Road from the northern subject property boundary.**



**Photograph 10: View north of commercial properties adjacent to Hardin Valley Road from the northern subject property boundary.**



**Photograph 11: View south of apartment complex adjacent to the southern subject property boundary.**



**Photograph 12: View west of dentist office adjacent to the western subject property boundary.**

**APPENDIX C**

**User Provided Information**



Grounded in Excellence

## ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

**(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?      **No**

**(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

**No**

**(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 12.28).**

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

**N/a**

**(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If no and you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

**Yes - reflects fair market**

**(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*? If yes, please describe.      **Vacant Land**

(b.) Do you know of specific chemicals that are present or once were present at the *property*? If yes, please describe.      **No**

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? If yes, please describe.      **No**

(d.) Do you know of any environmental cleanups that have taken place at the *property*? If yes, please describe.      **No**

(e.) Do you have access to any previous Phase I ESAs, sampling reports, or other environmental-type documents relevant to the *property*? If yes, please provide as able.

**No**

**(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

**APPENDIX D**  
**Radius Map Report**



Grounded in Excellence

**Hardin Valley Road Development**

Hardin Valley Road  
Knoxville, TN 37932

Inquiry Number: 7679434.2s

June 12, 2024

**The EDR Radius Map™ Report with GeoCheck®**



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

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<b><u>GEOCHECK ADDENDUM</u></b>	
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Physical Setting Source Map .....	A-7
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***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932

#### COORDINATES

Latitude (North): 35.9556210 - 35° 57' 20.23"  
Longitude (West): 84.1378700 - 84° 8' 16.33"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 758141.2  
UTM Y (Meters): 3982613.5  
Elevation: 1008 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 50022711 LOVELL, TN  
Version Date: 2022

East Map: 50022461 BEARDEN, TN  
Version Date: 2022

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20181024  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 HARDIN VALLEY ROAD  
 KNOXVILLE, TN 37932

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	CARDINAL HEALTH - KN	2512 WESTCOTT BLVD	PA MANIFEST	Lower	785, 0.149, NNE
<a href="#">A2</a>	CARDINAL HEALTH	2512 WESTCOTT BLVD	RCRA-LQG	Lower	785, 0.149, NNE
<a href="#">3</a>	SWISS TECHNOLOGIES	2502 QUALITY LANE	TN SWM COMPLAINTS, TN NPDES	Lower	1143, 0.216, NW
<a href="#">4</a>	BHS CORRUGATED	2431 BERTELKAMP LANE	RCRA-LQG	Lower	1297, 0.246, WNW

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

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

## DATABASES WITH NO MAPPED SITES

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

## STANDARD ENVIRONMENTAL RECORDS

### ***Lists of Federal NPL (Superfund) sites***

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

### ***Lists of Federal Delisted NPL sites***

Delisted NPL..... National Priority List Deletions

### ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

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

### ***Lists of Federal CERCLA sites with NFRAP***

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

### ***Lists of Federal RCRA facilities undergoing Corrective Action***

CORRACTS..... Corrective Action Report

### ***Lists of Federal RCRA TSD facilities***

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

### ***Lists of Federal RCRA generators***

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

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

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

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

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

ERNS..... Emergency Response Notification System

### ***Lists of state- and tribal (Superfund) equivalent sites***

TN SHWS..... List of Inactive Hazardous Substance Sites

### ***Lists of state and tribal landfills and solid waste disposal facilities***

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

### ***Lists of state and tribal leaking storage tanks***

TN LUST..... Leaking Underground Storage Tank Database Listing

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

TN LUST TRUST..... LUST TRUST Fund Database

TN HIST\_LUST CO..... Leaking Underground Storage Tanks Sites

### ***Lists of state and tribal registered storage tanks***

FEMA UST..... Underground Storage Tank Listing

TN UST..... Facility and Tank Report

TN AST..... Aboveground Storage Tanks

INDIAN UST..... Underground Storage Tanks on Indian Land

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

TN ENG CONTROLS..... Engineering Control Sites

TN INST CONTROL..... Institutional Control Sites

### ***Lists of state and tribal voluntary cleanup sites***

TN SRP..... State Remediation Program List

TN VCP..... Voluntary Cleanup, Oversight and Assistance Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***Lists of state and tribal brownfield sites***

TN BROWNFIELDS..... Superfund VOAP Listing

## **ADDITIONAL ENVIRONMENTAL RECORDS**

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

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

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

TN SWRCY..... Recycling Facilities Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

ODI..... Open Dump Inventory

## EXECUTIVE SUMMARY

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
IHS OPEN DUMPS..... Open Dumps on Indian Land

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

US HIST CDL..... Delisted National Clandestine Laboratory Register  
TN CDL..... Registry of Contaminated Properties  
TN PRIORITYCLEANERS.... DCERP Remediation Sites Listing  
TN DEL SHWS..... Deleted State Hazardous Waste Sites  
US CDL..... National Clandestine Laboratory Register

### **Local Lists of Registered Storage Tanks**

TN HIST UST..... Underground Storage Tank Database

### **Local Land Records**

TN LIENS..... Liens Information  
LIENS 2..... CERCLA Lien Information

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

HMIRS..... Hazardous Materials Information Reporting System  
TN SPILLS..... State Spills

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
TSCA..... Toxic Substances Control Act  
TRIS..... Toxic Chemical Release Inventory System  
SSTS..... Section 7 Tracking Systems  
ROD..... Records Of Decision  
RMP..... Risk Management Plans  
RAATS..... RCRA Administrative Action Tracking System  
PRP..... Potentially Responsible Parties  
PADS..... PCB Activity Database System  
ICIS..... Integrated Compliance Information System  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
MLTS..... Material Licensing Tracking System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
CONSENT..... Superfund (CERCLA) Consent Decrees  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program

## EXECUTIVE SUMMARY

UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
MINES MRDS.....	Mineral Resources Data System
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TRIS.....	List of PFAS Added to the TRI
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
BIOSOLIDS.....	ICIS-NPDES Biosolids Facility Data
TN PFAS.....	PFAS Contamination Site Location Listing
TN AIRS.....	Listing of Permitted Sources
TN DRYCLEANERS.....	Registered Facilities List
TN LEAD.....	Lead Safe Housing Registry
TN VAPOR.....	VOC Sites Listing
UST FINDER.....	UST Finder Database
PFAS PROJECT.....	NORTHEASTERN UNIVERSITY PFAS PROJECT
UST FINDER RELEASE.....	UST Finder Releases Database

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

TN RGA LF.....	Recovered Government Archive Solid Waste Facilities List
TN RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

### **STANDARD ENVIRONMENTAL RECORDS**

#### ***Lists of Federal RCRA generators***

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

A review of the RCRA-LQG list, as provided by EDR, and dated 12/04/2023 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CARDINAL HEALTH EPA ID:: TNR000029041	2512 WESTCOTT BLVD	NNE 1/8 - 1/4 (0.149 mi.)	A2	9
BHS CORRUGATED EPA ID:: TNR000037648	2431 BERTELKAMP LANE	WNW 1/8 - 1/4 (0.246 mi.)	4	32

#### ***Lists of state and tribal landfills and solid waste disposal facilities***

A listing of reported complaints related to the Solid Waste Management division.

A review of the TN SWM COMPLAINTS list, as provided by EDR, and dated 02/21/2024 has revealed that there is 1 TN SWM COMPLAINTS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>SWISS TECHNOLOGIES</i></b>	<b><i>2502 QUALITY LANE</i></b>	<b><i>NW 1/8 - 1/4 (0.216 mi.)</i></b>	<b><i>3</i></b>	<b><i>31</i></b>

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Other Ascertainable Records***

PA MANIFEST: Hazardous waste manifest information.

A review of the PA MANIFEST list, as provided by EDR, and dated 06/30/2018 has revealed that there is

## EXECUTIVE SUMMARY

1 PA MANIFEST site within approximately 0.25 miles of the target property.

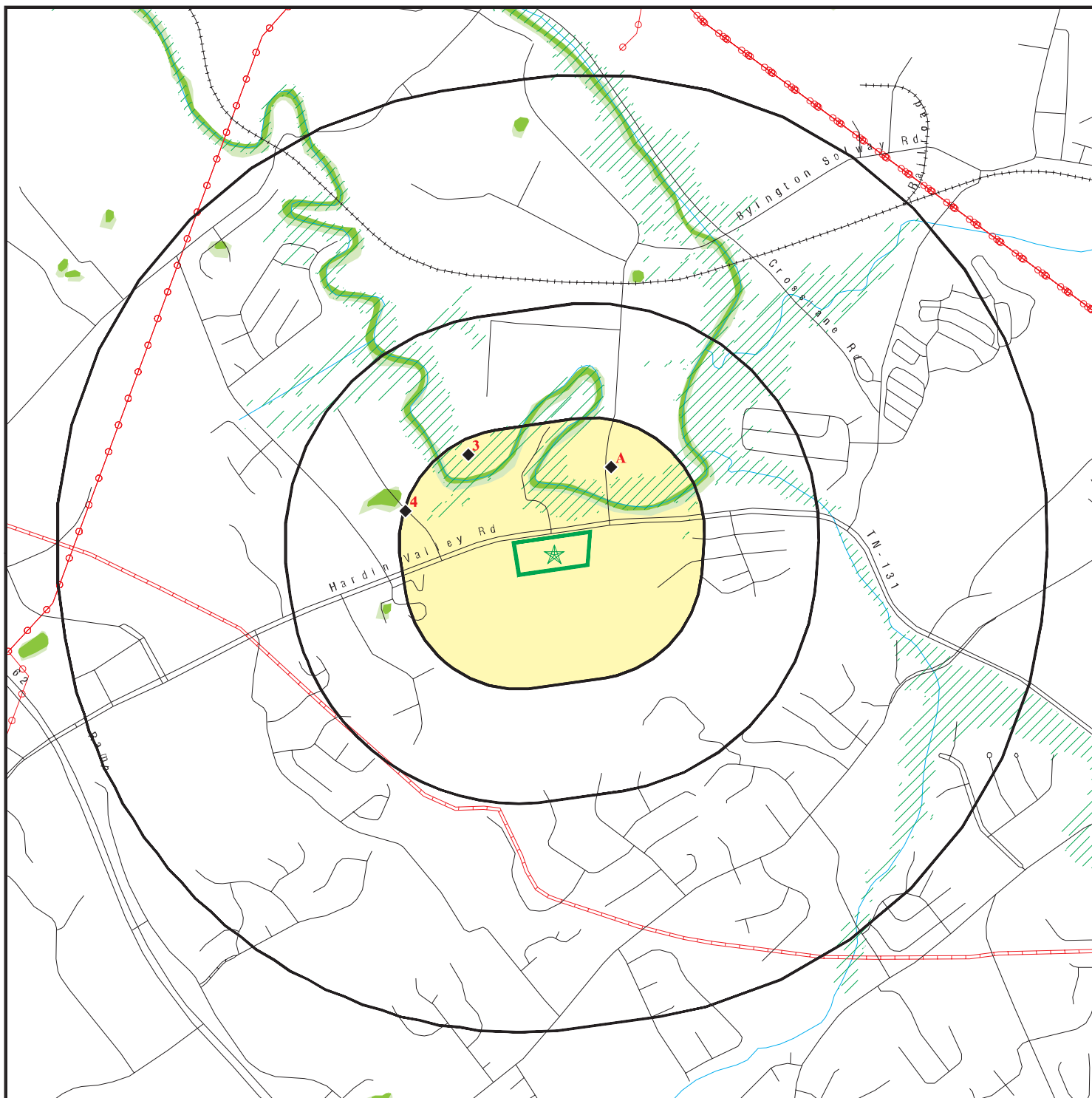
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CARDINAL HEALTH - KN Generator EPA Id: TNR000029041	2512 WESTCOTT BLVD	NNE 1/8 - 1/4 (0.149 mi.)	A1	8

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 22 records.

<u>Site Name</u>	<u>Database(s)</u>
AT END OF VILLA RIDGE WAY	TN SWM COMPLAINTS
VERTEX DEVELOPMENT ON HARDIN VALLE	FINDS, ECHO
HARDIN VALLEY AT HICKORY CREEK ROU	FINDS
HARDIN VALLEY PLAZA	FINDS, ECHO
HARDIN VALLEY & CHOTO LOOP GAS MAI	FINDS
ZAXBY'S HARDIN VALLEY ROAD	TN NPDES
HARDIN VALLEY SEWER EXTENSION	TN NPDES
HARDIN VALLEY AT HICKORY CREEK ROU	TN NPDES
HARDIN VALLEY ROAD AT MARIETTA CHU	TN NPDES
HARDIN VALLEY FORCE MAIN FROM KARN	TN NPDES
HARDIN VALLEY ROAD ROAD AND EASEME	TN NPDES
HARDIN VALLEY BRANCH OF BANK EAST	TN NPDES
HARDIN VALLEY AT HICKORY CREEK ROU	TN NPDES
VERTEX DEVELOPMENT ON HARDIN VALLE	TN NPDES
THE VILLAGES AT HARDIN VALLEY	TN NPDES
THE VILLAGES AT HARDIN VALLEY	TN NPDES
TDOT - SR-169 MIDDLEBROOK PIKE HAR	TN NPDES
BTC CAPITAL HARDIN VALLEY DEVELOPM	TN NPDES
BTC CAPITAL HARDIN VALLEY DEVELOPM	TN NPDES
HARDIN VALLEY PLAZA	TN NPDES
HARDIN VALLEY AT HICKORY CREEK ROU	ECHO
HARDIN VALLEY & CHOTO LOOP GAS MAI	ECHO

# OVERVIEW MAP - 7679434.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



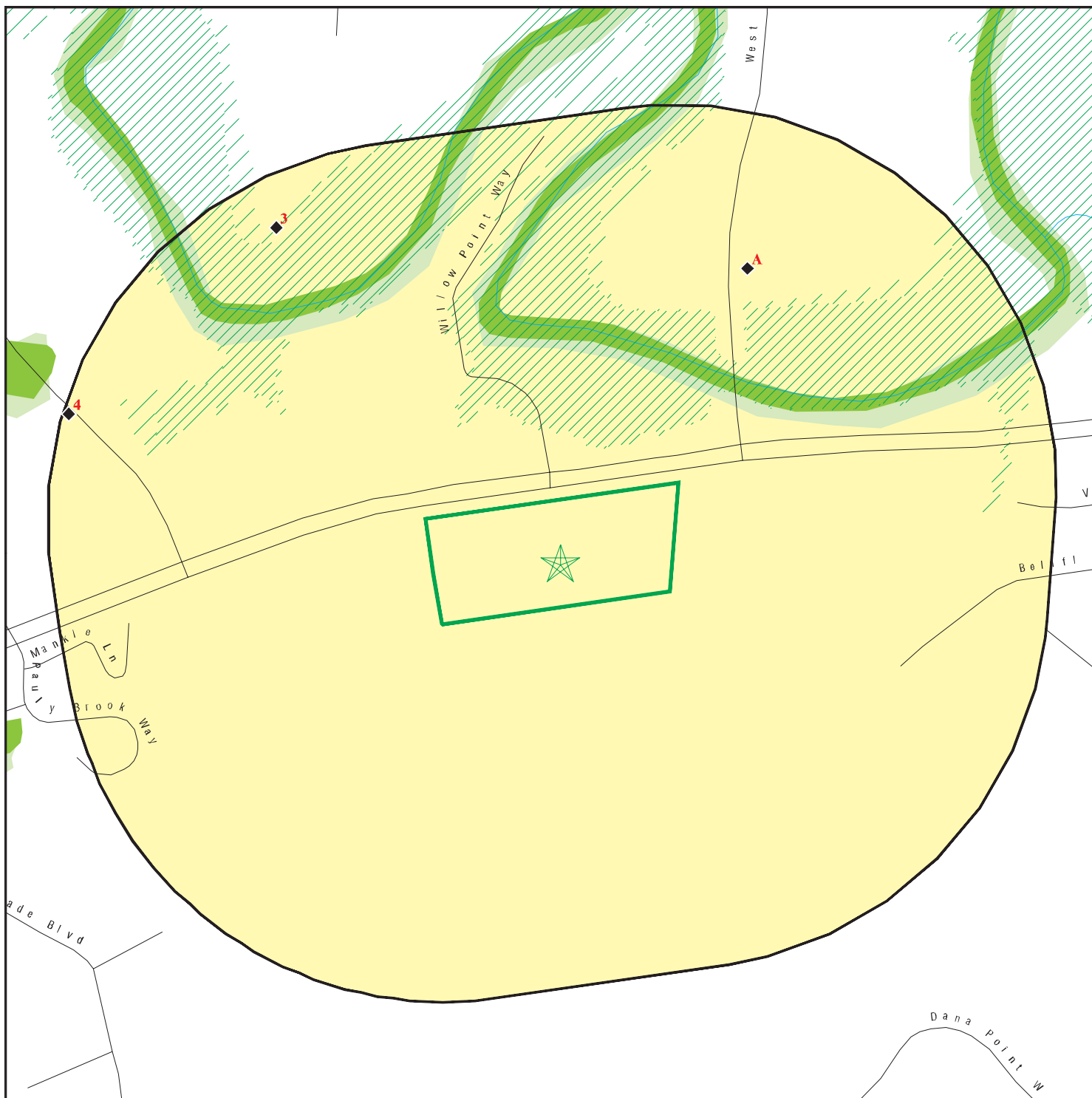
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.








SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville TN 37932  
 LAT/LONG: 35.955621 / 84.13787






CLIENT: GeoServices, LLC  
 CONTACT: Jeff Smith  
 INQUIRY #: 7679434.2s  
 DATE: June 12, 2024 9:58 am

205

# DETAIL MAP - 7679434.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

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

SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville TN 37932  
 LAT/LONG: 35.955621 / 84.13787

CLIENT: GeoServices, LLC  
 CONTACT: Jeff Smith  
 INQUIRY #: 7679434.2s  
 DATE: June 12, 2024 9:59 am

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
RCRA-LQG	0.250		0	2	NR	NR	NR	2
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal (Superfund) equivalent sites</i></b>								
TN SHWS	1.000		0	0	0	0	NR	0
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
TN SWF/LF	0.500		0	0	0	NR	NR	0
TN SWM COMPLAINTS	0.500		0	1	0	NR	NR	1
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
TN LUST	0.500		0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
TN LUST TRUST	0.500		0	0	0	NR	NR	0
TN HIST_LUST CO	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal registered storage tanks</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
TN UST	0.250		0	0	NR	NR	NR	0
TN AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>State and tribal institutional control / engineering control registries</i></b>								
TN ENG CONTROLS	0.500		0	0	0	NR	NR	0
TN INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
TN SRP	0.500		0	0	0	NR	NR	0
TN VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal brownfield sites</i></b>								
TN BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
TN SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
TN CDL	0.001		0	NR	NR	NR	NR	0
TN PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
TN DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b><i>Local Lists of Registered Storage Tanks</i></b>								
TN HIST UST	0.250		0	0	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
TN LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>Records of Emergency Release Reports</b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
TN SPILLS	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A1  
NNE  
1/8-1/4  
0.149 mi.  
785 ft.

CARDINAL HEALTH - KNOXVILLE  
2512 WESTCOTT BLVD  
KNOXVILLE, TN 37931

PA MANIFEST S118068655  
N/A

Site 1 of 2 in cluster A

Relative:  
Lower

PA MANIFEST:

Actual:  
951 ft.

Year: 2014  
Manifest Number: 007684675FLE  
Manifest Type: TSD Copy  
Generator EPA Id: TNR000029041  
Generator Date: 12/16/2014  
Mailing Address: Not reported  
Mailing City, St, Zip: Not reported  
Contact Name: Not reported  
Contact Phone: Not reported  
TSD EPA Id: Not reported  
TSD Date: Not reported  
TSD Facility Name: Republic Environmental Systems (Pennsylvania) LLC  
TSD Facility Address: 2869 Sandstone Dr  
TSD Facility City: Hatfield  
TSD Facility State: PA  
Facility Telephone: Not reported  
Page Number: 1  
Line Number: 1  
Waste Number: U034  
Container Number: 1  
Container Type: Fiberboard or plastic drums, barrels, kegs  
Waste Quantity: 5  
Unit: Pounds  
Handling Code: Not reported  
TSP EPA Id: PAD085690592  
Date TSP Sig: Not reported

Year: 2014  
Manifest Number: 007684675FLE  
Manifest Type: TSD Copy  
Generator EPA Id: TNR000029041  
Generator Date: 12/16/2014  
Mailing Address: Not reported  
Mailing City, St, Zip: Not reported  
Contact Name: Not reported  
Contact Phone: Not reported  
TSD EPA Id: Not reported  
TSD Date: Not reported  
TSD Facility Name: Republic Environmental Systems (Pennsylvania) LLC  
TSD Facility Address: 2869 Sandstone Dr  
TSD Facility City: Hatfield  
TSD Facility State: PA  
Facility Telephone: Not reported  
Page Number: 1  
Line Number: 1  
Waste Number: D001  
Container Number: 1  
Container Type: Fiberboard or plastic drums, barrels, kegs  
Waste Quantity: 5  
Unit: Pounds  
Handling Code: Not reported  
TSP EPA Id: PAD085690592

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CARDINAL HEALTH - KNOXVILLE (Continued)**

**S118068655**

Date TSP Sig: Not reported

**A2**  
**NNE**  
**1/8-1/4**  
**0.149 mi.**  
**785 ft.**

**CARDINAL HEALTH**  
**2512 WESTCOTT BLVD**  
**KNOXVILLE, TN 37931**  
**Site 2 of 2 in cluster A**

**RCRA-LQG 1014401395**  
**TNR000029041**

**Relative:**  
**Lower**  
**Actual:**  
**951 ft.**

RCRA Listings:	
Date Form Received by Agency:	20230228
Handler Name:	Cardinal Health
Handler Address:	Westcott Boulevard
Handler City,State,Zip:	KNOXVILLE, TN 37931
EPA ID:	TNR000029041
Contact Name:	LEE A HAINES
Contact Address:	WESTCOTT BOULEVARD
Contact City,State,Zip:	KNOXVILLE, TN 37931
Contact Telephone:	865-692-4515
Contact Fax:	865-692-4600
Contact Email:	LEE.HAINES@CARDINALHEALTH.COM
Contact Title:	EHS ADVISOR
EPA Region:	04
Land Type:	Private
Federal Waste Generator Description:	Large Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Tn
State District:	103
Mailing Address:	WESTCOTT BOULEVARD
Mailing City,State,Zip:	KNOXVILLE, TN 37931
Owner Name:	Cardinal Health
Owner Type:	Private
Operator Name:	Cardinal Health
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20230828
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	H

Biennial: List of Years

Year: 2021

[Click Here for Biennial Reporting System Data:](#)

Year: 2019

[Click Here for Biennial Reporting System Data:](#)

Year: 2017

[Click Here for Biennial Reporting System Data:](#)

Year: 2013

[Click Here for Biennial Reporting System Data:](#)

Year: 2011

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D002
Waste Description:	Corrosive Waste
Waste Code:	D003
Waste Description:	Reactive Waste
Waste Code:	D004
Waste Description:	Arsenic
Waste Code:	D005
Waste Description:	Barium
Waste Code:	D006
Waste Description:	Cadmium
Waste Code:	D007

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Waste Description:	Chromium
Waste Code:	D008
Waste Description:	Lead
Waste Code:	D009
Waste Description:	Mercury
Waste Code:	D010
Waste Description:	Selenium
Waste Code:	D011
Waste Description:	Silver
Waste Code:	D013
Waste Description:	Lindane (1,2,3,4,5,6-Hexa-Chlorocyclohexane, Gamma Isomer)
Waste Code:	D024
Waste Description:	M-Cresol
Waste Code:	P001
Waste Description:	2h-1-Benzopyran-2-One, 4-Hydroxy-3-(3-Oxo-1-Phenylbutyl)-, & Salts, When Present At Concentrations Greater Than 0.3% (Or) Warfarin, & Salts, When Present At Concentrations Greater Than 0.3%
Waste Code:	P012
Waste Description:	Arsenic Oxide As <sub>2</sub> O <sub>3</sub> (Or) Arsenic Trioxide
Waste Code:	P030
Waste Description:	Cyanides (Soluble Cyanide Salts), Not Otherwise Specified
Waste Code:	P042
Waste Description:	1,2-Benzenediol, 4-[1-Hydroxy-2-(Methylamino)Ethyl]-, (R)- (Or) Epinephrine
Waste Code:	P075
Waste Description:	Nicotine, & Salts (Or) Pyridine, 3-(1-Methyl-2-Pyrrolidinyl)-,(S)-, & Salts
Waste Code:	P081
Waste Description:	1,2,3-Propanetriol, Trinitrate (R) (Or) Nitroglycerine (R)
Waste Code:	P188
Waste Description:	Benzoic Acid, 2-Hydroxy-, Compd. With (3a <sub>s</sub> -Cis)-1,2,3,3a,8,8a-Hexahydro-1,3a,8-Trimethylpyrrolo[2,3-B]Indol-5-Yl Methylcarbamate Ester (1:1) (Or) Physostigmine Salicylate
Waste Code:	P204
Waste Description:	Physostigmine (Or) Pyrrolo[2,3-B]Indol-5-Ol, 1,2,3,3a,8,8a-Hexahydro-1,3a,8-Trimethyl-Methylcarbamate (Ester), (3a <sub>s</sub> -Cis)-
Waste Code:	U002
Waste Description:	2-Propanone (l) (Or) Acetone (l)
Waste Code:	U010
Waste Description:	Azirino [2',3':3,4]Pyrrolo[1,2-A]Indole-4,7-Dione,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

6-Amino-8-[[[Aminocarbonyl]Oxy]Methyl]-1,1a,2,8,8a,8b-Hexahydro-8a-Met  
hoxy-5-Methyl-, [1a-(1alpha, 8beta, 8alpha, 8beta)]- (Or)  
Mitomycin C

Waste Code: U035  
Waste Description: Benzenebutanoic Acid, 4-[Bis(2-Chloroethyl)Amino]- (Or) Chlorambucil

Waste Code: U058  
Waste Description: 2h-1,3,2-Oxazaphosphorin-2-Amine, N,N-Bis(2-Chloroethyl)Tetrahydro-,  
2-Oxide (Or) Cyclophosphamide

Waste Code: U059  
Waste Description: 5,12-Naphthacenedione,  
8-Acetyl-10-[[[3-Amino-2,3,6-Trideoxy)-Alpha-L-Lyxo-Hexopyranosyl]Oxy]-  
7,8,9,10-Tetrahydro-6,8,11-Trihydroxy-1-Methoxy-, (8s-Cis)- (Or)  
Daunomycin

Waste Code: U089  
Waste Description: Diethylstilbesterol (Or) Phenol, 4,4'-(1,2-Diethyl-1,2-Ethenediyl)Bis,  
(E)-

Waste Code: U150  
Waste Description: L-Phenylalanine, 4-[Bis(2-Chloroethyl)Amino]- (Or) Melphalan

Waste Code: U154  
Waste Description: Methanol (l) (Or) Methyl Alcohol (l)

Waste Code: U188  
Waste Description: Phenol

Waste Code: U206  
Waste Description: D-Glucose, 2-Deoxy-2-[[[Methylnitrosoamino)-Carbonyl]Amino]- (Or)  
Glucopyranose, 2-Deoxy-2-(3-Methyl-3-Nitrosoureido)-,D- (Or)  
Streptozotocin

Waste Code: U237  
Waste Description: 2,4-(1h,3h)-Pyrimidinedione, 5-[Bis(2-Chloroethyl)Amino]- (Or) Uracil  
Mustard

Handler - Owner Operator:

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CARDINAL HEALTH
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	CARDINAL HEALTH
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Owner/Operator Address: Not reported  
Owner/Operator City,State,Zip: Not reported  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: SCOTT MCBRIDE  
Legal Status: Private  
Date Became Current: 20100211  
Date Ended Current: Not reported  
Owner/Operator Address: 2512 WESTCOTT BOULEVARD  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3100  
Owner/Operator Telephone: 865-692-4548  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: SCOTT MCBRIDE  
Legal Status: Private  
Date Became Current: 20100211  
Date Ended Current: Not reported  
Owner/Operator Address: 2512 WESTCOTT BOULEVARD  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3100  
Owner/Operator Telephone: 865-692-4548  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH

Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: Not reported  
Owner/Operator City,State,Zip: Not reported  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH

Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: CARDINAL HEALTH

Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH

Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Owner/Operator Indicator:	Operator
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: SCOTT MCBRIDE	
Legal Status:	Private
Date Became Current:	20100211
Date Ended Current:	Not reported
Owner/Operator Address:	2512 WESTCOTT BOULEVARD
Owner/Operator City,State,Zip:	KNOXVILLE, TN 37931-3100
Owner/Operator Telephone:	865-692-4548
Owner/Operator Telephone Ext:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	614-757-5000
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Operator
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE
Owner/Operator City,State,Zip:	DUBLIN, OH 43017-1091
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported
Owner/Operator Indicator:	Owner
Owner/Operator Name: CARDINAL HEALTH	
Legal Status:	Private
Date Became Current:	19980101
Date Ended Current:	Not reported
Owner/Operator Address:	7000 CARDINAL PLACE

Map ID  
Direction  
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Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private  
Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: SCOTT MCBRIDE  
Legal Status: Private  
Date Became Current: 20100211  
Date Ended Current: Not reported  
Owner/Operator Address: 2512 WESTCOTT BOULEVARD  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3100  
Owner/Operator Telephone: 865-692-4548  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private  
Date Became Current: 20100211  
Date Ended Current: Not reported  
Owner/Operator Address: 2512 WESTCOTT BOULEVARD  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-692-4500  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: CARDINAL HEALTH  
Legal Status: Private

Map ID  
Direction  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Date Became Current: 19980101  
Date Ended Current: Not reported  
Owner/Operator Address: 7000 CARDINAL PLACE  
Owner/Operator City,State,Zip: DUBLIN, OH 43017-1091  
Owner/Operator Telephone: 614-757-5000  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20110301  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: Yes  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20140301  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: Yes  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20180301  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: Yes  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

Receive Date: 20200301  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: Yes  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No

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**CARDINAL HEALTH (Continued)**

**1014401395**

Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	20220301
Handler Name:	CARDINAL HEALTH
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Tn
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No
Receive Date:	20100211
Handler Name:	CARDINAL HEALTH
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Tn
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20110222
Handler Name:	CARDINAL HEALTH
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Tn
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported
Receive Date:	20120213
Handler Name:	CARDINAL HEALTH
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Tn
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

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**CARDINAL HEALTH (Continued)**

**1014401395**

Receive Date: 20130220  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20140219  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20160209  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20210225  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

Receive Date: 20230228  
Handler Name: CARDINAL HEALTH  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No

Map ID  
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Database(s)

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**CARDINAL HEALTH (Continued)**

**1014401395**

Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:

NAICS Code: 42421  
NAICS Description: DRUGS AND DRUGGISTS' SUNDRIES MERCHANT WHOLESALERS

NAICS Code: 424210  
NAICS Description: DRUGS AND DRUGGISTS' SUNDRIES MERCHANT WHOLESALERS

Has the Facility Received Notices of Violations:

Found Violation: Yes  
Agency Which Determined Violation: State  
Violation Short Description: Universal Waste - Small Quantity Handlers  
Date Violation was Determined: 20211122  
Actual Return to Compliance Date: 20211206  
Return to Compliance Qualifier: Observed  
Violation Responsible Agency: State  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: 120  
Date of Enforcement Action: 20211203  
Enforcement Responsible Agency: State  
Enforcement Docket Number: Not reported  
Enforcement Attorney: Not reported  
Corrective Action Component: No  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: WRITTEN INFORMAL  
Enforcement Responsible Person: TN492  
Enforcement Responsible Sub-Organization: 03  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported  
SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Found Violation: Yes  
Agency Which Determined Violation: State

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20121023
Actual Return to Compliance Date:	20121023
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20121029
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported

Map ID  
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Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20200108
Actual Return to Compliance Date:	20200110
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20200114
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State

Map ID  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20121023
Actual Return to Compliance Date:	20121023
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20121029
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20101011
Actual Return to Compliance Date:	20101013
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20101011
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported

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Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20211122
Actual Return to Compliance Date:	20211206
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20211203
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	No
Agency Which Determined Violation:	Not reported

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Database(s)

EDR ID Number  
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**CARDINAL HEALTH (Continued)**

1014401395

Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20200108
Actual Return to Compliance Date:	20200110
Return to Compliance Qualifier:	Not Resolved
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20200114
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported

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Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20101011
Actual Return to Compliance Date:	20101013
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20101011
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	No
Agency Which Determined Violation:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Violation Short Description: Not reported  
Date Violation was Determined: Not reported  
Actual Return to Compliance Date: Not reported  
Return to Compliance Qualifier: Not reported  
Violation Responsible Agency: Not reported  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: Not reported  
Date of Enforcement Action: Not reported  
Enforcement Responsible Agency: Not reported  
Enforcement Docket Number: Not reported  
Enforcement Attorney: Not reported  
Corrective Action Component: Not reported  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: Not reported  
Enforcement Responsible Person: Not reported  
Enforcement Responsible Sub-Organization: Not reported  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported  
SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date: 20211122  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20211206  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20121023  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20121023

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

1014401395

Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141009  
Evaluation Responsible Agency: State  
Found Violation: No  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN503  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: Not reported  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200108  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20200110  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20121029  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20121023  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20101013  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20101013  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Evaluation Date: 20211122  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20211206  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20211206  
Evaluation Responsible Agency: State  
Found Violation: No  
Evaluation Type Description: FOLLOW-UP INSPECTION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: Not reported  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200108  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20200110  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20101011  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20101013  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20161206  
Evaluation Responsible Agency: State  
Found Violation: No  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN492

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**CARDINAL HEALTH (Continued)**

**1014401395**

Evaluation Responsible Sub-Organization: 03  
 Actual Return to Compliance Date: Not reported  
 Scheduled Compliance Date: Not reported  
 Date of Request: Not reported  
 Date Response Received: Not reported  
 Request Agency: Not reported  
 Former Citation: Not reported

**3**  
**NW**  
**1/8-1/4**  
**0.216 mi.**  
**1143 ft.**

**SWISS TECHNOLOGIES**  
**2502 QUALITY LANE**  
**KNOXVILLE, TN 37931**

**TN SWM COMPLAINTS** **S111807291**  
**TN NPDES** **N/A**

**Relative:**  
**Lower**  
**Actual:**  
**928 ft.**

**SWM COMPLAINTS:**  
 Site ID: Not reported  
 Name: SWISS TECHNOLOGIES  
 Address: 2502 QUALITY LANE  
 City,State,Zip: KNOXVILLE, TN 37931  
 Complaint Number: 17058  
 Division: SWM  
 Date Received: NOV-08-2010  
 How Received: Email  
 Concerning: Used Oil  
 Concerning (other): used oil  
 Assigned Date: NOV-08-2010  
 EFO: Knoxville  
 Other Counties: Not reported  
 Site Description: Machining, tool manufacturing  
 Site Owner: Byron Jackson  
 Date Investigated: NOV-10-2010  
 Status: No Problem Found  
 Status Detail: A non-notifier inspection was conducted to investigate this complaint, no violations of hazardous waste or used oil were discovered.  
 Responsible Party: Byron Jackson  
 Responsible Party Phone: 865-560-1011  
 Date Completed: JUN-09-2011  
 Referred To: Not reported  
 Date Referred: Not reported  
 Last Updated: JUN-09-2011  
 Last Updated By: BG35008  
 Latitude: Not reported  
 Longitude: Not reported

**NPDES:**  
 Name: SWISS TECHNOLOGIES  
 Address: 2502 QUALITY LANE  
 City,State,Zip: KNOXVILLE, TN 37931  
 Permit Number: TNR058391

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**SWISS TECHNOLOGIES (Continued)**

**S111807291**

Permit Type: TMSP  
 Permitting Action: No Exposure  
 Permittee Name: Swiss Technologies, Inc.  
 EFO Name: Knoxville  
 Function1: Official Contact  
 Function2: Not reported  
 Name: President Byron Jackson  
 Company: Swiss Technologies  
 Address: 2502 Quality Lane  
 City/Zip: Knoxville 37931  
 Phone: 560-1011  
 Email: byron@swisstechinc.net  
 Mailing Addr 2: Not reported  
 Issuance: Not reported  
 Expiration: Not reported  
 Effective: Not reported  
 Rating: N/A  
 NPDES Permit: TNS075582  
 App for Environemntal Field Office: Not reported  
 App for NCO: 01/12/2011  
 Activity Description: Industrial Machinery Mfg  
 Effluent Description: Not reported  
 SIC Code: 3599  
 Receiving Stream: Beaver Creek  
 Site ID: 60663  
 Discharge Code: Not reported  
 Project Name: Not reported  
 ARAP Type: Not reported  
 Hydrocode: 06010207  
 TDOT PIN: Not reported  
 TDOT Project Number: Not reported  
 Watershed Name: Clinch-Lower

**4**  
**WNW**  
**1/8-1/4**  
**0.246 mi.**  
**1297 ft.**

**BHS CORRUGATED**  
**2431 BERTELKAMP LANE**  
**KNOXVILLE, TN 37931**

**RCRA-LQG 1016976382**  
**TNR000037648**

**Relative:**  
**Lower**  
**Actual:**  
**954 ft.**

RCRA Listings:  
 Date Form Received by Agency: 20220301  
 Handler Name: Bhs Corrugated Na, Knoxville Facility  
 Handler Address: Bertelkamp Lane  
 Handler City,State,Zip: KNOXVILLE, TN 37931  
 EPA ID: TNR000037648  
 Contact Name: BENJAMIN HOWARD  
 Contact Address: BERTELKAMP LANE  
 Contact City,State,Zip: KNOXVILLE, TN 37931-3086  
 Contact Telephone: 410-574-1550  
 Contact Fax: 865-828-3803  
 Contact Email: BHOWARD@BHS-WORLD.COM  
 Contact Title: TECH 4  
 EPA Region: 04  
 Land Type: Private  
 Federal Waste Generator Description: Large Quantity Generator  
 Non-Notifier: Not reported  
 Biennial Report Cycle: 2021  
 Accessibility: Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Active Site Indicator:	Handler Activities
State District Owner:	Tn
State District:	103
Mailing Address:	BERTELKAMP LANE
Mailing City,State,Zip:	KNOXVILLE, TN 37931-3086
Owner Name:	Bhs Corrugated
Owner Type:	Private
Operator Name:	Bhs Corrugated
Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20220923
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years  
 Year: 2021

[Click Here for Biennial Reporting System Data:](#)  
 Year: 2019

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Click Here for Biennial Reporting System Data:  
Year: 2017

Click Here for Biennial Reporting System Data:

**Hazardous Waste Summary:**

Waste Code: D001  
Waste Description: Ignitable Waste

Waste Code: D002  
Waste Description: Corrosive Waste

Waste Code: D007  
Waste Description: Chromium

Waste Code: D010  
Waste Description: Selenium

**Handler - Owner Operator:**

Owner/Operator Indicator:	Owner
Owner/Operator Name: BHS CORRUGATED NA	
Legal Status:	Private
Date Became Current:	20131215
Date Ended Current:	Not reported
Owner/Operator Address:	2431 BERTELKAMP LANE
Owner/Operator City,State,Zip:	KNOXVILLE, TN 37931-3086
Owner/Operator Telephone:	865-560-3264
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	865-828-3803
Owner/Operator Email:	WWANTZ@BHS-CORRUGATED.COM

Owner/Operator Indicator:	Owner
Owner/Operator Name: BHS CORRUGATED NA	
Legal Status:	Private
Date Became Current:	20131215
Date Ended Current:	Not reported
Owner/Operator Address:	2431 BERTELKAMP LANE
Owner/Operator City,State,Zip:	KNOXVILLE, TN 37931-3086
Owner/Operator Telephone:	865-238-2979
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: BHS CORRUGATED NA	
Legal Status:	Private
Date Became Current:	20131215
Date Ended Current:	Not reported
Owner/Operator Address:	2431 BERTELKAMP LANE
Owner/Operator City,State,Zip:	KNOXVILLE, TN 37931-3086
Owner/Operator Telephone:	865-560-3264
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Owner/Operator Indicator: Owner  
Owner/Operator Name: BHS CORRUGATED  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-WORLD.COM

Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-WORLD.COM

Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-238-2979  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: Not reported  
  
Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED NA  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3086  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-CORRUGATED.COM

Owner/Operator Indicator: Owner  
Owner/Operator Name: BHS CORRUGATED NA  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3086  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-CORRUGATED.COM

Owner/Operator Indicator: Operator  
Owner/Operator Name: BHS CORRUGATED NA  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3086  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-CORRUGATED.COM

Owner/Operator Indicator: Owner  
Owner/Operator Name: BHS CORRUGATED NA  
Legal Status: Private  
Date Became Current: 20131215  
Date Ended Current: Not reported  
Owner/Operator Address: 2431 BERTELKAMP LANE  
Owner/Operator City,State,Zip: KNOXVILLE, TN 37931-3086  
Owner/Operator Telephone: 865-560-3264  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: 865-828-3803  
Owner/Operator Email: WWANTZ@BHS-WORLD.COM

**Historic Generators:**

Receive Date: 20180301  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

Receive Date: 20200301  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

Receive Date: 20220301  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: Yes  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

Receive Date: 20140528  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20160302  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported  
  
Receive Date: 20210304  
Handler Name: BHS CORRUGATED NA, KNOXVILLE FACILITY  
Federal Waste Generator Description: Large Quantity Generator  
State District Owner: Tn  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: No  
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:

NAICS Code: 33271  
NAICS Description: MACHINE SHOPS  
  
NAICS Code: 332710  
NAICS Description: MACHINE SHOPS  
  
NAICS Code: 333243  
NAICS Description: SAWMILL, WOODWORKING, AND PAPER MACHINERY MANUFACTURING

Has the Facility Received Notices of Violations:

Found Violation: Yes  
Agency Which Determined Violation: State  
Violation Short Description: Universal Waste - Small Quantity Handlers  
Date Violation was Determined: 20220120  
Actual Return to Compliance Date: 20220131  
Return to Compliance Qualifier: Documented  
Violation Responsible Agency: State  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: 120  
Date of Enforcement Action: 20220208  
Enforcement Responsible Agency: State  
Enforcement Docket Number: Not reported  
Enforcement Attorney: Not reported  
Corrective Action Component: No  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: WRITTEN INFORMAL  
Enforcement Responsible Person: TN492  
Enforcement Responsible Sub-Organization: 03  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Found Violation: Yes  
Agency Which Determined Violation: State  
Violation Short Description: Universal Waste - Small Quantity Handlers  
Date Violation was Determined: 20161129  
Actual Return to Compliance Date: 20170128  
Return to Compliance Qualifier: Observed  
Violation Responsible Agency: State  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: 120  
Date of Enforcement Action: 20161214  
Enforcement Responsible Agency: State  
Enforcement Docket Number: Not reported  
Enforcement Attorney: Not reported  
Corrective Action Component: No  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: WRITTEN INFORMAL  
Enforcement Responsible Person: TN492  
Enforcement Responsible Sub-Organization: 03  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported  
SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Found Violation: Yes  
Agency Which Determined Violation: State  
Violation Short Description: State Statute or Regulation  
Date Violation was Determined: 20161129  
Actual Return to Compliance Date: 20170628  
Return to Compliance Qualifier: Documented  
Violation Responsible Agency: State  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: 120  
Date of Enforcement Action: 20161214

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170628
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20170128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-General Facility Standards
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20200130
Actual Return to Compliance Date:	20200305
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Contingency Plan and Emergency Procedures
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20220120
Actual Return to Compliance Date:	20220131
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20220208
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Container Use and Management
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20200130
Actual Return to Compliance Date:	20200305
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Container Use and Management
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20200130
Actual Return to Compliance Date:	20200305
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Preparedness and Prevention
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170628
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20170128

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170628
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20170128
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170628
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20161214
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-General Facility Standards
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20200130
Actual Return to Compliance Date:	20200305
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported

Map ID  
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Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Contingency Plan and Emergency Procedures
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20200130
Actual Return to Compliance Date:	20200305
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Universal Waste - Small Quantity Handlers
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170128
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20161214

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Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Preparedness and Prevention
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
 Direction  
 Distance  
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MAP FINDINGS

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Database(s)

EDR ID Number  
 EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	State Statute or Regulation
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20170628
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20161214
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-General Facility Standards
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010

Map ID  
Direction  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Container Use and Management
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Records/Reporting
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20161205
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20161214

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20161129
Actual Return to Compliance Date:	20161212
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	120
Date of Enforcement Action:	20161214
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN492
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
Direction  
Distance  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Container Use and Management
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - General
Date Violation was Determined:	20231011
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20231030

Map ID  
Direction  
Distance  
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MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-General Facility Standards
Date Violation was Determined:	20141007
Actual Return to Compliance Date:	20141119
Return to Compliance Qualifier:	Documented
Violation Responsible Agency:	State
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	001
Date of Enforcement Action:	20141010
Enforcement Responsible Agency:	State
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	TN507
Enforcement Responsible Sub-Organization:	03
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported

Map ID  
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MAP FINDINGS

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Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Found Violation: Yes  
Agency Which Determined Violation: State  
Violation Short Description: Generators - Pre-transport  
Date Violation was Determined: 20200130  
Actual Return to Compliance Date: 20200305  
Return to Compliance Qualifier: Documented  
Violation Responsible Agency: State  
Scheduled Compliance Date: Not reported  
Enforcement Identifier: Not reported  
Date of Enforcement Action: Not reported  
Enforcement Responsible Agency: Not reported  
Enforcement Docket Number: Not reported  
Enforcement Attorney: Not reported  
Corrective Action Component: Not reported  
Appeal Initiated Date: Not reported  
Appeal Resolution Date: Not reported  
Disposition Status Date: Not reported  
Disposition Status: Not reported  
Disposition Status Description: Not reported  
Consent/Final Order Sequence Number: Not reported  
Consent/Final Order Respondent Name: Not reported  
Consent/Final Order Lead Agency: Not reported  
Enforcement Type: Not reported  
Enforcement Responsible Person: Not reported  
Enforcement Responsible Sub-Organization: Not reported  
SEP Sequence Number: Not reported  
SEP Expenditure Amount: Not reported  
SEP Scheduled Completion Date: Not reported  
SEP Actual Date: Not reported  
SEP Defaulted Date: Not reported  
SEP Type: Not reported  
SEP Type Description: Not reported  
Proposed Amount: Not reported  
Final Monetary Amount: Not reported  
Paid Amount: Not reported  
Final Count: Not reported  
Final Amount: Not reported

Evaluation Action Summary:  
Evaluation Date: 20220120  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20220131  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20161129
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170128
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20161129
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170628
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20161129
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170628
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141119
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20200305

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

1016976382

Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	FOLLOW-UP INSPECTION
Evaluation Responsible Person Identifier:	TN503
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20200305
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141007
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20220120
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20220131
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141007
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20231011
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Actual Return to Compliance Date: Not reported  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200130  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN503  
Evaluation Responsible Sub-Organization: Not reported  
Actual Return to Compliance Date: 20200305  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141119  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20141119  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141007  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20141119  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200130  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN503  
Evaluation Responsible Sub-Organization: Not reported  
Actual Return to Compliance Date: 20200305  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Former Citation:	Not reported
Evaluation Date:	20141119
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141007
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20231011
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20170118
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170628
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20170628
Evaluation Responsible Agency:	State
Found Violation:	Yes

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170628
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20231011
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20231011
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20170118
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20170628
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141007
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200305  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: FOLLOW-UP INSPECTION  
Evaluation Responsible Person Identifier: TN503  
Evaluation Responsible Sub-Organization: Not reported  
Actual Return to Compliance Date: 20200305  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141119  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20141119  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20200305  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: FOLLOW-UP INSPECTION  
Evaluation Responsible Person Identifier: TN503  
Evaluation Responsible Sub-Organization: Not reported  
Actual Return to Compliance Date: 20200305  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20170118  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20170128  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Evaluation Date: 20141007  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20141119  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20170628  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN492  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20170628  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141119  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: 20141119  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20231011  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION  
Evaluation Responsible Person Identifier: TN507  
Evaluation Responsible Sub-Organization: 03  
Actual Return to Compliance Date: Not reported  
Scheduled Compliance Date: Not reported  
Date of Request: Not reported  
Date Response Received: Not reported  
Request Agency: Not reported  
Former Citation: Not reported

Evaluation Date: 20141119  
Evaluation Responsible Agency: State  
Found Violation: Yes  
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION  
Evaluation Responsible Person Identifier: TN507

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20161129
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20161205
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20161129
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN492
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20161212
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141119
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20231011
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**BHS CORRUGATED (Continued)**

**1016976382**

Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20141007
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN507
Evaluation Responsible Sub-Organization:	03
Actual Return to Compliance Date:	20141119
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported
Evaluation Date:	20200130
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	TN503
Evaluation Responsible Sub-Organization:	Not reported
Actual Return to Compliance Date:	20200305
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
KNOX COUNTY	S123320517	AT END OF VILLA RIDGE WAY	AT END OF VILLA RIDGE WAY, COV		TN SWM COMPLAINTS
KNOX COUNTY	S120976270	ZAXBY'S HARDIN VALLEY ROAD	10806 HARDIN VALLEY ROAD		TN NPDES
KNOXVILLE	S113872735	HARDIN VALLEY SEWER EXTENSION	BEAVER CREEK BELOW INTERSECTIO		TN NPDES
KNOXVILLE	S128046885	HARDIN VALLEY AT HICKORY CREEK ROU	HARDIN VALLEY ROAD AT HICKORY		TN NPDES
KNOXVILLE	S131543632	HARDIN VALLEY ROAD AT MARIETTA CHU	HARDIN VALLEY ROAD AT MARIETTA		TN NPDES
KNOXVILLE	S121484251	HARDIN VALLEY FORCE MAIN FROM KARN	HARDIN VALLEY ROAD		TN NPDES
KNOXVILLE	S111810972	HARDIN VALLEY ROAD ROAD AND EASEME	HARDIN VALLEY ROAD		TN NPDES
KNOXVILLE	S111810911	HARDIN VALLEY BRANCH OF BANK EAST	HARDIN VALLEY ROAD		TN NPDES
KNOXVILLE	S128047376	HARDIN VALLEY AT HICKORY CREEK ROU	HARDIN VALLEY ROAD AT HICKORY		TN NPDES
KNOXVILLE	S120974163	VERTEX DEVELOPMENT ON HARDIN VALLE	HARDIN VALLEY ROAD		TN NPDES
KNOXVILLE	1027190451	HARDIN VALLEY AT HICKORY CREEK ROU	HARDIN VALLEY ROAD AT HICKORY	37932	ECHO
KNOXVILLE	1024014834	VERTEX DEVELOPMENT ON HARDIN VALLE	HARDIN VALLEY ROAD	37932	FINDS, ECHO
KNOXVILLE	S111810775	THE VILLAGES AT HARDIN VALLEY	HARDIN VALLEY ROAD	37932	TN NPDES
KNOXVILLE	1027166712	HARDIN VALLEY AT HICKORY CREEK ROU	HARDIN VALLEY ROAD AT HICKORY	37932	FINDS
KNOXVILLE	S111800862	THE VILLAGES AT HARDIN VALLEY	HARDIN VALLEY ROAD	37932	TN NPDES
KNOXVILLE	S111824216	TDOT - SR-169 MIDDLEBROOK PIKE HAR	MIDDLEBROOK PIKE BETWEEN HARDI		TN NPDES
KNOXVILLE	S111811944	BTC CAPITAL HARDIN VALLEY DEVELOPM	SOUTHEAST OF INTERSECTION AT B		TN NPDES
KNOXVILLE	S111802050	BTC CAPITAL HARDIN VALLEY DEVELOPM	SOUTHEAST OF INTERSECTION AT B		TN NPDES
KNOXVILLE	S121289873	HARDIN VALLEY PLAZA	NE QUADRANT HARDIN VALLEY ROA		TN NPDES
KNOXVILLE	1024014838	HARDIN VALLEY PLAZA	NE QUADRANT HARDIN VALLEY ROA	37932	FINDS, ECHO
KNOXVILLE	1025811033	HARDIN VALLEY & CHOTO LOOP GAS MAI	THE HARDIN VALLEY AND CHOTO AR	37932	FINDS
KNOXVILLE	1025471522	HARDIN VALLEY & CHOTO LOOP GAS MAI	THE HARDIN VALLEY AND CHOTO AR	37932	ECHO

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

## STANDARD ENVIRONMENTAL RECORDS

### *Lists of Federal NPL (Superfund) sites*

#### NPL: National Priority List

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

Date of Government Version: 02/29/2024	Source: EPA
Date Data Arrived at EDR: 03/01/2024	Telephone: N/A
Date Made Active in Reports: 03/27/2024	Last EDR Contact: 06/03/2024
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Quarterly

#### NPL Site Boundaries

##### Sources:

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

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

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

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

Date of Government Version: 02/29/2024	Source: EPA
Date Data Arrived at EDR: 03/01/2024	Telephone: N/A
Date Made Active in Reports: 03/27/2024	Last EDR Contact: 06/03/2024
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Quarterly

#### NPL LIENS: Federal Superfund Liens

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

## ***Lists of Federal Delisted NPL sites***

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 02/29/2024  
Date Data Arrived at EDR: 03/01/2024  
Date Made Active in Reports: 03/27/2024  
Number of Days to Update: 26

Source: EPA  
Telephone: N/A  
Last EDR Contact: 06/03/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Quarterly

## ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 12/20/2023  
Date Data Arrived at EDR: 12/20/2023  
Date Made Active in Reports: 01/24/2024  
Number of Days to Update: 35

Source: Environmental Protection Agency  
Telephone: 703-603-8704  
Last EDR Contact: 03/26/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

Date of Government Version: 04/22/2024  
Date Data Arrived at EDR: 05/01/2024  
Date Made Active in Reports: 05/24/2024  
Number of Days to Update: 23

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 06/03/2024  
Next Scheduled EDR Contact: 07/22/2024  
Data Release Frequency: Quarterly

## ***Lists of Federal CERCLA sites with NFRAP***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 04/22/2024	Source: EPA
Date Data Arrived at EDR: 05/01/2024	Telephone: 800-424-9346
Date Made Active in Reports: 05/24/2024	Last EDR Contact: 06/03/2024
Number of Days to Update: 23	Next Scheduled EDR Contact: 07/22/2024
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA facilities undergoing Corrective Action***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/04/2023	Source: EPA
Date Data Arrived at EDR: 12/06/2023	Telephone: 800-424-9346
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA TSD facilities***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (404) 562-8651
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

## ***Lists of Federal RCRA generators***

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (404) 562-8651
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (404) 562-8651
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

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

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (404) 562-8651
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

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

### LUCIS: Land Use Control Information System

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

Date of Government Version: 02/14/2024	Source: Department of the Navy
Date Data Arrived at EDR: 02/16/2024	Telephone: 843-820-7326
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 05/17/2024
Number of Days to Update: 48	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Varies

### US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 02/13/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/21/2024	Telephone: 703-603-0695
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 05/21/2024
Number of Days to Update: 43	Next Scheduled EDR Contact: 09/02/2024
	Data Release Frequency: Varies

### US INST CONTROLS: Institutional Controls Sites List

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

Date of Government Version: 02/13/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/21/2024	Telephone: 703-603-0695
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 05/21/2024
Number of Days to Update: 43	Next Scheduled EDR Contact: 09/02/2024
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

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

Date of Government Version: 12/12/2023

Date Data Arrived at EDR: 12/13/2023

Date Made Active in Reports: 02/28/2024

Number of Days to Update: 77

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 03/19/2024

Next Scheduled EDR Contact: 07/01/2024

Data Release Frequency: Quarterly

## ***Lists of state- and tribal (Superfund) equivalent sites***

### **SHWS: Promulgated Sites**

"Inactive hazardous substance sites that constitute an imminent, substantial danger" is an inactive hazardous substance site where there is a threat of danger to the public health, safety, or environment which is both real and presently existing. Such situations may include, but are not limited to one or more of the following: an immediate action is necessary to minimize an ongoing threat to the public health or pollution of the environment, an inactive hazardous substance site where there is an active release, where direct access to the hazardous substance is not controlled, or where incompatible hazardous substances are found in close proximity. Also known as Promulgated Sites List.

Date of Government Version: 12/21/2023

Date Data Arrived at EDR: 12/21/2023

Date Made Active in Reports: 03/18/2024

Number of Days to Update: 88

Source: Department of Environment & Conservation

Telephone: 615-532-0900

Last EDR Contact: 03/27/2024

Next Scheduled EDR Contact: 07/08/2024

Data Release Frequency: Semi-Annually

## ***Lists of state and tribal landfills and solid waste disposal facilities***

### **SWF/LF: Solid Waste Disposal Facilities**

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

Date of Government Version: 03/05/2024

Date Data Arrived at EDR: 03/06/2024

Date Made Active in Reports: 03/07/2024

Number of Days to Update: 1

Source: Department of Environment and Conservation

Telephone: 615-532-0804

Last EDR Contact: 06/05/2024

Next Scheduled EDR Contact: 09/16/2024

Data Release Frequency: Quarterly

### **SWM COMPLAINTS: Solid Waste Management Complaints**

A listing of reported complaints related to the Solid Waste Management division.

Date of Government Version: 02/21/2024

Date Data Arrived at EDR: 02/22/2024

Date Made Active in Reports: 05/21/2024

Number of Days to Update: 89

Source: Department of Environment & Conservation

Telephone: 615-532-0780

Last EDR Contact: 05/14/2024

Next Scheduled EDR Contact: 09/02/2024

Data Release Frequency: Varies

## ***Lists of state and tribal leaking storage tanks***

### **LUST: Fund Eligible Leaking Underground Storage Tank Sites**

A listing of leaking underground storage tank site locations.

Date of Government Version: 01/31/2024

Date Data Arrived at EDR: 02/07/2024

Date Made Active in Reports: 04/30/2024

Number of Days to Update: 83

Source: Department of Environment and Conservation

Telephone: 615-532-0945

Last EDR Contact: 05/08/2024

Next Scheduled EDR Contact: 08/19/2024

Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/25/2023	Source: EPA Region 10
Date Data Arrived at EDR: 01/17/2024	Telephone: 206-553-2857
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

Date of Government Version: 10/25/2023	Source: EPA Region 6
Date Data Arrived at EDR: 01/17/2024	Telephone: 214-665-6597
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

Date of Government Version: 10/04/2023	Source: EPA, Region 5
Date Data Arrived at EDR: 01/17/2024	Telephone: 312-886-7439
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/25/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/17/2024	Telephone: 415-972-3372
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/25/2023	Source: EPA Region 7
Date Data Arrived at EDR: 01/17/2024	Telephone: 913-551-7003
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/25/2023	Source: EPA Region 8
Date Data Arrived at EDR: 01/17/2024	Telephone: 303-312-6271
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/25/2023	Source: EPA Region 4
Date Data Arrived at EDR: 01/17/2024	Telephone: 404-562-8677
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 10/25/2023	Source: EPA Region 1
Date Data Arrived at EDR: 01/17/2024	Telephone: 617-918-1313
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

## LUST TRUST: LUST TRUST Fund Database

This list contains information on sites that had accidental releases of petroleum and are eligible for reimbursement from the TN Petroleum UST Fund.

Date of Government Version: 01/31/2024	Source: Department of Environment & Conservation
Date Data Arrived at EDR: 02/07/2024	Telephone: 615-532-0971
Date Made Active in Reports: 04/30/2024	Last EDR Contact: 05/08/2024
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Semi-Annually

## HIST\_LUST CO: Leaking Underground Storage Tanks Sites

A listing of leaking underground storage tank site locations from the Columbia Field Office. The listing is no longer updated.

Date of Government Version: 10/18/1994	Source: Department of Environmental Conservation, Columbia Field Office
Date Data Arrived at EDR: 10/24/1994	Telephone: 931-380-3371
Date Made Active in Reports: 12/30/1994	Last EDR Contact: 06/29/2009
Number of Days to Update: 67	Next Scheduled EDR Contact: 09/28/2009
	Data Release Frequency: No Update Planned

### ***Lists of state and tribal registered storage tanks***

## FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 11/16/2023	Source: FEMA
Date Data Arrived at EDR: 11/16/2023	Telephone: 202-646-5797
Date Made Active in Reports: 02/13/2024	Last EDR Contact: 03/19/2024
Number of Days to Update: 89	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: Varies

## UST: Facility and Tank Report

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

Date of Government Version: 01/31/2024	Source: Department of Environment and Conservation
Date Data Arrived at EDR: 02/07/2024	Telephone: 615-532-0945
Date Made Active in Reports: 04/30/2024	Last EDR Contact: 05/08/2024
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Semi-Annually

## AST: Aboveground Storage Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 10/01/1999	Source: Department of Environment and Conservation
Date Data Arrived at EDR: 10/12/1999	Telephone: 615-532-0965
Date Made Active in Reports: 11/05/1999	Last EDR Contact: 04/15/2024
Number of Days to Update: 24	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 10/24/2023	Source: EPA Region 8
Date Data Arrived at EDR: 01/17/2024	Telephone: 303-312-6137
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 10/24/2023	Source: EPA Region 9
Date Data Arrived at EDR: 01/17/2024	Telephone: 415-972-3368
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 10/24/2023	Source: EPA Region 4
Date Data Arrived at EDR: 01/17/2024	Telephone: 404-562-9424
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 04/17/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 10/24/2023	Source: EPA, Region 1
Date Data Arrived at EDR: 01/17/2024	Telephone: 617-918-1313
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 10/17/2023	Source: EPA Region 5
Date Data Arrived at EDR: 01/17/2024	Telephone: 312-886-6136
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 04/17/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

## INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/24/2023	Source: EPA Region 6
Date Data Arrived at EDR: 01/17/2024	Telephone: 214-665-7591
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 10/24/2023	Source: EPA Region 10
Date Data Arrived at EDR: 01/17/2024	Telephone: 206-553-2857
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

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

Date of Government Version: 10/24/2023	Source: EPA Region 7
Date Data Arrived at EDR: 01/17/2024	Telephone: 913-551-7003
Date Made Active in Reports: 03/13/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

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

#### ENG CONTROLS: Engineering Control Sites

Sites that have engineering controls.

Date of Government Version: 11/07/2023	Source: Department of Environment & Conservation
Date Data Arrived at EDR: 11/09/2023	Telephone: 615-532-0900
Date Made Active in Reports: 02/06/2024	Last EDR Contact: 05/06/2024
Number of Days to Update: 89	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Semi-Annually

#### INST CONTROL: Institutional Control Sites

Sites that have institutional controls.

Date of Government Version: 11/07/2023	Source: Department of Environment & Conservation
Date Data Arrived at EDR: 11/09/2023	Telephone: 615-532-0900
Date Made Active in Reports: 02/06/2024	Last EDR Contact: 05/06/2024
Number of Days to Update: 89	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Semi-Annually

### ***Lists of state and tribal voluntary cleanup sites***

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

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

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

#### VCP: Voluntary Cleanup, Oversight and Assistance Program Sites

The Voluntary Cleanup Oversight and Assistance Program (VOAP) offers people the opportunity to work proactively with state government to address necessary cleanup of a property to return it to productive use. In return for their efforts, participants can receive a No Further Action letter and a release of liability for areas where investigation and cleanup is conducted. The program is open to everyone with an interest in addressing contamination at a site.

Date of Government Version: 12/21/2023	Source: Department of Environmental & Conservation
Date Data Arrived at EDR: 12/21/2023	Telephone: 615-532-0912
Date Made Active in Reports: 03/15/2024	Last EDR Contact: 03/27/2024
Number of Days to Update: 85	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## SRP: State Remediation Program List

The State Remediation Program (SRP) was established in 1994 within the Division of Solid Waste Management for the purpose of providing owners, prospective purchasers and other interested parties the means to voluntarily investigate, clean up or monitor contaminated sites not regulated under RCRA, CERCLA or the Tennessee Division of Underground Tanks (UST).

Date of Government Version: 12/21/2023  
Date Data Arrived at EDR: 12/21/2023  
Date Made Active in Reports: 03/15/2024  
Number of Days to Update: 85

Source: Department of Environment & Conservation  
Telephone: 615-532-0853  
Last EDR Contact: 03/27/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Semi-Annually

## INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 07/27/2015  
Date Data Arrived at EDR: 09/29/2015  
Date Made Active in Reports: 02/18/2016  
Number of Days to Update: 142

Source: EPA, Region 1  
Telephone: 617-918-1102  
Last EDR Contact: 03/18/2024  
Next Scheduled EDR Contact: 07/01/2024  
Data Release Frequency: Varies

### ***Lists of state and tribal brownfield sites***

#### BROWNFIELDS: Superfund VOAP Listing

Brownfields sites included on the Superfund Voluntary Cleanup, Oversight & Assistance Program listing.

Date of Government Version: 12/21/2023  
Date Data Arrived at EDR: 12/21/2023  
Date Made Active in Reports: 03/15/2024  
Number of Days to Update: 85

Source: Department of Environment & Conservation  
Telephone: 615-532-0912  
Last EDR Contact: 03/27/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Semi-Annually

### **ADDITIONAL ENVIRONMENTAL RECORDS**

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

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

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

Date of Government Version: 03/11/2024  
Date Data Arrived at EDR: 03/12/2024  
Date Made Active in Reports: 05/10/2024  
Number of Days to Update: 59

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 06/11/2024  
Next Scheduled EDR Contact: 09/23/2024  
Data Release Frequency: Semi-Annually

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

##### SWRCY: Recycling Facilities Listing

A listing of recycling facility locations.

Date of Government Version: 03/05/2024  
Date Data Arrived at EDR: 03/06/2024  
Date Made Active in Reports: 03/11/2024  
Number of Days to Update: 5

Source: Department of Environment & Conservation  
Telephone: 615-532-8657  
Last EDR Contact: 06/05/2024  
Next Scheduled EDR Contact: 09/16/2024  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Location of open dumps on Indian land.

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

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 04/22/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Varies

## ODI: Open Dump Inventory

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

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

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

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

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

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

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 04/15/2024  
Next Scheduled EDR Contact: 07/29/2024  
Data Release Frequency: No Update Planned

## IHS OPEN DUMPS: Open Dumps on Indian Land

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

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

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 04/19/2024  
Next Scheduled EDR Contact: 08/04/2024  
Data Release Frequency: Varies

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

### US HIST CDL: National Clandestine Laboratory Register

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

Date of Government Version: 12/31/2023  
Date Data Arrived at EDR: 02/21/2024  
Date Made Active in Reports: 04/04/2024  
Number of Days to Update: 43

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/21/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: No Update Planned

### CDL: Registry of Contaminated Properties

Pursuant to TCA 68212509 the following properties have been quarantined because of methamphetamine production, but have not been cleaned and certified within the 60day time frame allotted by the statute. These properties are hereby registered by the Tennessee Department of Environment and Conservation as unremediated methamphetamine sites. This is not a comprehensive list of quarantined properties. These are properties that TDEC has been notified as being quarantined, but have not been cleaned within the 60 day grace period. Other properties where methamphetamine production residues are a concern may not have been quarantined, may not have been reported to TDEC, or may not have passed the 60day grace

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/02/2024  
Date Data Arrived at EDR: 01/24/2024  
Date Made Active in Reports: 04/11/2024  
Number of Days to Update: 78

Source: Department of Environment & Conservation  
Telephone: 615-532-0900  
Last EDR Contact: 04/24/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Quarterly

## PRIORITY CLEANERS: DCERP Remediation Sites Listing

Drycleaner Environmental Response Program remediation sites.

Date of Government Version: 01/09/2024  
Date Data Arrived at EDR: 01/11/2024  
Date Made Active in Reports: 04/01/2024  
Number of Days to Update: 81

Source: Department of Environment & Conservation  
Telephone: 615-253-3876  
Last EDR Contact: 04/10/2024  
Next Scheduled EDR Contact: 07/22/2024  
Data Release Frequency: Annually

## DEL SHWS: Deleted State Hazardous Waste Sites

A listing of sites removed from the Promulgated Sites Listing.

Date of Government Version: 12/21/2023  
Date Data Arrived at EDR: 12/21/2023  
Date Made Active in Reports: 03/18/2024  
Number of Days to Update: 88

Source: Department of Environment & Conservation  
Telephone: 615-532-0900  
Last EDR Contact: 03/27/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Semi-Annually

## US CDL: Clandestine Drug Labs

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

Date of Government Version: 12/31/2023  
Date Data Arrived at EDR: 02/21/2024  
Date Made Active in Reports: 04/04/2024  
Number of Days to Update: 43

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/21/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Quarterly

## **Local Lists of Registered Storage Tanks**

### HIST UST: Underground Storage Tank Database

This database is no longer updated by the agency. It contains records and detail fields that the current UST database does not.

Date of Government Version: 01/31/2024  
Date Data Arrived at EDR: 02/07/2024  
Date Made Active in Reports: 04/30/2024  
Number of Days to Update: 83

Source: Department of Environment & Conservation  
Telephone: 615-532-0945  
Last EDR Contact: 05/08/2024  
Next Scheduled EDR Contact: 08/19/2024  
Data Release Frequency: No Update Planned

## **Local Land Records**

### LIENS: Liens Information

A listing of sites with environmental liens information.

Date of Government Version: 12/20/2023  
Date Data Arrived at EDR: 12/20/2023  
Date Made Active in Reports: 03/15/2024  
Number of Days to Update: 86

Source: Department of Environment & Conservation  
Telephone: 615-532-0900  
Last EDR Contact: 03/25/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## LIENS 2: CERCLA Lien Information

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

Date of Government Version: 02/29/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2024	Telephone: 202-564-6023
Date Made Active in Reports: 03/27/2024	Last EDR Contact: 06/03/2024
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Semi-Annually

## Records of Emergency Release Reports

### HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 12/12/2023	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 12/13/2023	Telephone: 202-366-4555
Date Made Active in Reports: 02/28/2024	Last EDR Contact: 03/20/2024
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

### SPILLS: State Spills

A listing of spills locations.

Date of Government Version: 01/05/2015	Source: Department of Environment & Conservation
Date Data Arrived at EDR: 01/06/2015	Telephone: 615-532-0109
Date Made Active in Reports: 02/10/2015	Last EDR Contact: 03/25/2024
Number of Days to Update: 35	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Varies

### SPILS: Statewide Petroleum Incident Logging Section

SPILS is a program within TDEC's Division of Solid Waste Management (DSWM). This program logs incidents along Tennessee's roadways where a reportable quantity of petroleum products is released to the environment, ensuring that appropriate cleanup standards are applied, remediation activities are completed, and final reports detailing the response are received and reviewed. Once an incident has been remediated, SPILS will issue a closure letter for the Responsible Party's file.

Date of Government Version: 02/20/2024	Source: Department of Environment & Conservation
Date Data Arrived at EDR: 02/21/2024	Telephone: 615-532-0780
Date Made Active in Reports: 05/14/2024	Last EDR Contact: 05/17/2024
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/02/2024
	Data Release Frequency: Varies

## Other Ascertainable Records

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

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

Date of Government Version: 12/04/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2023	Telephone: (404) 562-8651
Date Made Active in Reports: 12/12/2023	Last EDR Contact: 06/07/2024
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FUDS: Formerly Used Defense Sites

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

Date of Government Version: 01/30/2024	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/13/2024	Telephone: 202-528-4285
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 05/14/2024
Number of Days to Update: 51	Next Scheduled EDR Contact: 08/26/2024
	Data Release Frequency: Varies

## DOD: Department of Defense Sites

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

Date of Government Version: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 04/11/2024
Number of Days to Update: 239	Next Scheduled EDR Contact: 07/22/2024
	Data Release Frequency: Varies

## FEDLAND: Federal and Indian Lands

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

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 04/04/2024
Number of Days to Update: 574	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: N/A

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

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

Date of Government Version: 07/30/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2023	Telephone: 615-532-8599
Date Made Active in Reports: 02/10/2023	Last EDR Contact: 05/09/2024
Number of Days to Update: 7	Next Scheduled EDR Contact: 08/19/2024
	Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

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

Date of Government Version: 12/11/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/13/2023	Telephone: 202-566-1917
Date Made Active in Reports: 02/28/2024	Last EDR Contact: 03/13/2024
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/01/2024
	Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA Watch List

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: Environmental Protection Agency  
Telephone: 617-520-3000  
Last EDR Contact: 04/29/2024  
Next Scheduled EDR Contact: 08/12/2024  
Data Release Frequency: No Update Planned

## 2020 COR ACTION: 2020 Corrective Action Program List

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

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

Source: Environmental Protection Agency  
Telephone: 703-308-4044  
Last EDR Contact: 05/02/2024  
Next Scheduled EDR Contact: 08/12/2024  
Data Release Frequency: Varies

## TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2020  
Date Data Arrived at EDR: 06/14/2022  
Date Made Active in Reports: 03/24/2023  
Number of Days to Update: 283

Source: EPA  
Telephone: 202-260-5521  
Last EDR Contact: 03/14/2024  
Next Scheduled EDR Contact: 06/24/2024  
Data Release Frequency: Every 4 Years

## TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2022  
Date Data Arrived at EDR: 11/13/2023  
Date Made Active in Reports: 02/07/2024  
Number of Days to Update: 86

Source: EPA  
Telephone: 202-566-0250  
Last EDR Contact: 05/16/2024  
Next Scheduled EDR Contact: 08/26/2024  
Data Release Frequency: Annually

## SSTS: Section 7 Tracking Systems

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

Date of Government Version: 01/16/2024  
Date Data Arrived at EDR: 01/17/2024  
Date Made Active in Reports: 03/27/2024  
Number of Days to Update: 70

Source: EPA  
Telephone: 202-564-4203  
Last EDR Contact: 04/17/2024  
Next Scheduled EDR Contact: 07/29/2024  
Data Release Frequency: Annually

## ROD: Records Of Decision

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

Date of Government Version: 02/29/2024  
Date Data Arrived at EDR: 03/01/2024  
Date Made Active in Reports: 03/27/2024  
Number of Days to Update: 26

Source: EPA  
Telephone: 703-416-0223  
Last EDR Contact: 06/03/2024  
Next Scheduled EDR Contact: 09/09/2024  
Data Release Frequency: Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RMP: Risk Management Plans

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

Date of Government Version: 02/01/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/08/2024	Telephone: 202-564-8600
Date Made Active in Reports: 04/04/2024	Last EDR Contact: 04/15/2024
Number of Days to Update: 56	Next Scheduled EDR Contact: 07/29/2024
	Data Release Frequency: Varies

## RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023	Source: EPA
Date Data Arrived at EDR: 10/03/2023	Telephone: 202-564-6023
Date Made Active in Reports: 10/19/2023	Last EDR Contact: 06/03/2024
Number of Days to Update: 16	Next Scheduled EDR Contact: 08/12/2024
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

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

Date of Government Version: 03/20/2023	Source: EPA
Date Data Arrived at EDR: 04/04/2023	Telephone: 202-566-0500
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 04/04/2024
Number of Days to Update: 66	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 03/28/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

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

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

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

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

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

### MLTS: Material Licensing Tracking System

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

Date of Government Version: 01/02/2024  
Date Data Arrived at EDR: 01/16/2024  
Date Made Active in Reports: 03/13/2024  
Number of Days to Update: 57

Source: Nuclear Regulatory Commission  
Telephone: 301-415-0717  
Last EDR Contact: 04/15/2024  
Next Scheduled EDR Contact: 07/29/2024  
Data Release Frequency: Quarterly

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

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

Date of Government Version: 12/31/2022  
Date Data Arrived at EDR: 11/27/2023  
Date Made Active in Reports: 02/22/2024  
Number of Days to Update: 87

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 05/28/2024  
Next Scheduled EDR Contact: 09/09/2024  
Data Release Frequency: Varies

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

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

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

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 05/28/2024  
Next Scheduled EDR Contact: 09/09/2024  
Data Release Frequency: Varies

### PCB TRANSFORMER: PCB Transformer Registration Database

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

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

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 05/02/2024  
Next Scheduled EDR Contact: 08/12/2024  
Data Release Frequency: Varies

### RADINFO: Radiation Information Database

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 03/25/2024  
Next Scheduled EDR Contact: 07/08/2024  
Data Release Frequency: Quarterly

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

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

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

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

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

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

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

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

## DOT OPS: Incident and Accident Data

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

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

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 04/23/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Quarterly

## CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 12/31/2023  
Date Data Arrived at EDR: 01/11/2024  
Date Made Active in Reports: 01/16/2024  
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 03/28/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2021  
Date Data Arrived at EDR: 03/09/2023  
Date Made Active in Reports: 03/20/2023  
Number of Days to Update: 11

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 06/07/2024  
Next Scheduled EDR Contact: 07/01/2024  
Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 04/04/2024
Number of Days to Update: 546	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: Semi-Annually

## FUSRAP: Formerly Utilized Sites Remedial Action Program

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

Date of Government Version: 03/03/2023	Source: Department of Energy
Date Data Arrived at EDR: 03/03/2023	Telephone: 202-586-3559
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 04/26/2024
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/12/2024
	Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 08/30/2019	Source: Department of Energy
Date Data Arrived at EDR: 11/15/2019	Telephone: 505-845-0011
Date Made Active in Reports: 01/28/2020	Last EDR Contact: 05/16/2024
Number of Days to Update: 74	Next Scheduled EDR Contact: 08/26/2024
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 02/29/2024	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2024	Telephone: 703-603-8787
Date Made Active in Reports: 03/27/2024	Last EDR Contact: 06/03/2024
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/08/2024
	Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

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

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

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

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

## US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

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

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

## US MINES: Mines Master Index File

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

Date of Government Version: 02/05/2024  
Date Data Arrived at EDR: 02/21/2024  
Date Made Active in Reports: 04/04/2024  
Number of Days to Update: 43

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 05/21/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Semi-Annually

## MINES VIOLATIONS: MSHA Violation Assessment Data

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

Date of Government Version: 01/02/2024  
Date Data Arrived at EDR: 01/03/2024  
Date Made Active in Reports: 01/04/2024  
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi  
Telephone: 202-693-9424  
Last EDR Contact: 04/04/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Quarterly

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

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

Date of Government Version: 01/07/2022  
Date Data Arrived at EDR: 02/24/2023  
Date Made Active in Reports: 05/17/2023  
Number of Days to Update: 82

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 05/22/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Varies

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

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

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 05/23/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Varies

## MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022  
Date Data Arrived at EDR: 11/22/2022  
Date Made Active in Reports: 02/28/2023  
Number of Days to Update: 98

Source: USGS  
Telephone: 703-648-6533  
Last EDR Contact: 05/22/2024  
Next Scheduled EDR Contact: 09/02/2024  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ABANDONED MINES: Abandoned Mines

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

Date of Government Version: 03/18/2024	Source: Department of Interior
Date Data Arrived at EDR: 03/19/2024	Telephone: 202-208-2609
Date Made Active in Reports: 06/06/2024	Last EDR Contact: 05/30/2024
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/16/2024
	Data Release Frequency: Quarterly

## FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 02/09/2024	Source: EPA
Date Data Arrived at EDR: 02/27/2024	Telephone: (404) 562-9900
Date Made Active in Reports: 05/24/2024	Last EDR Contact: 05/29/2024
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/09/2024
	Data Release Frequency: Quarterly

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

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

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/17/2024
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/02/2024
	Data Release Frequency: Varies

## ECHO: Enforcement & Compliance History Information

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

Date of Government Version: 12/17/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2023	Telephone: 202-564-2280
Date Made Active in Reports: 03/04/2024	Last EDR Contact: 04/04/2024
Number of Days to Update: 67	Next Scheduled EDR Contact: 07/15/2024
	Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023	Source: Department of Defense
Date Data Arrived at EDR: 09/13/2023	Telephone: 703-704-1564
Date Made Active in Reports: 12/11/2023	Last EDR Contact: 04/08/2024
Number of Days to Update: 89	Next Scheduled EDR Contact: 07/22/2024
	Data Release Frequency: Varies

## FUELS PROGRAM: EPA Fuels Program Registered Listing

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/12/2024  
Date Data Arrived at EDR: 02/13/2024  
Date Made Active in Reports: 04/04/2024  
Number of Days to Update: 51

Source: EPA  
Telephone: 800-385-6164  
Last EDR Contact: 05/14/2024  
Next Scheduled EDR Contact: 08/26/2024  
Data Release Frequency: Quarterly

## PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 703-603-8895  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 01/04/2024  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 202-566-0250  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 01/04/2024  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST\_HANDLING\_INSTR), Non-hazardous waste description (NON\_HAZ\_WASTE\_DESCRIPTION), DOT printed information (DOT\_PRINTED\_INFORMATION), Waste line handling instructions (WASTE\_LINE\_HANDLING\_INSTR), Waste residue comments (WASTE\_RESIDUE\_COMMENTS).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 01/04/2024  
Number of Days to Update: 7

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020  
Date Data Arrived at EDR: 03/17/2021  
Date Made Active in Reports: 11/08/2022  
Number of Days to Update: 601

Source: Department of Health & Human Services  
Telephone: 202-741-5770  
Last EDR Contact: 04/22/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Varies

## PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/28/2023  
Date Data Arrived at EDR: 12/28/2023  
Date Made Active in Reports: 03/04/2024  
Number of Days to Update: 67

Source: Environmental Protection Agency  
Telephone: 202-267-2675  
Last EDR Contact: 04/05/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 02/05/2015  
Date Made Active in Reports: 03/06/2015  
Number of Days to Update: 29

Source: EPA  
Telephone: 202-564-2497  
Last EDR Contact: 03/29/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## PCS: Permit Compliance System

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

Date of Government Version: 12/16/2016  
Date Data Arrived at EDR: 01/06/2017  
Date Made Active in Reports: 03/10/2017  
Number of Days to Update: 63

Source: EPA, Office of Water  
Telephone: 202-564-2496  
Last EDR Contact: 03/29/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: No Update Planned

## BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 12/31/2023  
Date Data Arrived at EDR: 01/03/2024  
Date Made Active in Reports: 01/16/2024  
Number of Days to Update: 13

Source: Environmental Protection Agency  
Telephone: 202-564-4700  
Last EDR Contact: 04/16/2024  
Next Scheduled EDR Contact: 07/29/2024  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## PFAS: PFAS Contamination Site Location Listing

A listing of sites where PFAS has been detected to date.

Date of Government Version: 09/01/2022  
Date Data Arrived at EDR: 12/19/2022  
Date Made Active in Reports: 03/14/2023  
Number of Days to Update: 85

Source: Department of Environment & Conservation  
Telephone: 615-532-5281  
Last EDR Contact: 05/13/2024  
Next Scheduled EDR Contact: 08/26/2024  
Data Release Frequency: Varies

## AIRS: Listing of Permitted Sources

A listing of permitted sources issued by the Division of Air Pollution Control.

Date of Government Version: 01/23/2024  
Date Data Arrived at EDR: 01/24/2024  
Date Made Active in Reports: 04/11/2024  
Number of Days to Update: 78

Source: Department of Environment & Conservation  
Telephone: 615-532-0545  
Last EDR Contact: 04/24/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Varies

## DRYCLEANERS: Registered Facilities List

A list of all active registered drycleaner facilities, There may be some inactive facilities included.

Date of Government Version: 01/09/2024  
Date Data Arrived at EDR: 01/11/2024  
Date Made Active in Reports: 04/02/2024  
Number of Days to Update: 82

Source: Dept. of Environment & Conservation  
Telephone: 615-532-0900  
Last EDR Contact: 04/10/2024  
Next Scheduled EDR Contact: 07/22/2024  
Data Release Frequency: Annually

## LEAD CERT: Lead Safe Housing Registry

A listing of Tennessee properties that have achieved a lead safe designation.

Date of Government Version: 02/25/2019  
Date Data Arrived at EDR: 02/26/2019  
Date Made Active in Reports: 06/13/2019  
Number of Days to Update: 107

Source: Department of Environment & Conservation  
Telephone: 615-532-8011  
Last EDR Contact: 05/24/2024  
Next Scheduled EDR Contact: 09/09/2024  
Data Release Frequency: Varies

## NPDES: Permitted Facility Listing

A listing of permitted wastewater facilities.

Date of Government Version: 02/13/2024  
Date Data Arrived at EDR: 02/14/2024  
Date Made Active in Reports: 05/03/2024  
Number of Days to Update: 79

Source: Department of Environment & Conservation  
Telephone: 615-253-2245  
Last EDR Contact: 05/15/2024  
Next Scheduled EDR Contact: 08/26/2024  
Data Release Frequency: Quarterly

## VAPOR: VOC Sites Listing

A list of sites where vapor intrusion has been identified. Volatile organic compounds (VOC) are compounds that have a high vapor pressure and low water solubility.

Date of Government Version: 12/27/2023  
Date Data Arrived at EDR: 12/27/2023  
Date Made Active in Reports: 03/18/2024  
Number of Days to Update: 82

Source: Department of Environment & Conservation  
Telephone: 615-532-0930  
Last EDR Contact: 03/29/2024  
Next Scheduled EDR Contact: 07/15/2024  
Data Release Frequency: Varies

## UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/08/2023  
Date Data Arrived at EDR: 10/31/2023  
Date Made Active in Reports: 01/18/2024  
Number of Days to Update: 79

Source: Environmental Protection Agency  
Telephone: 202-564-0394  
Last EDR Contact: 05/08/2024  
Next Scheduled EDR Contact: 08/19/2024  
Data Release Frequency: Semi-Annually

## UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023  
Date Data Arrived at EDR: 10/04/2023  
Date Made Active in Reports: 01/18/2024  
Number of Days to Update: 106

Source: Environmental Protection Agency  
Telephone: 202-564-0394  
Last EDR Contact: 05/08/2024  
Next Scheduled EDR Contact: 08/19/2024  
Data Release Frequency: Varies

## PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023  
Date Data Arrived at EDR: 04/05/2024  
Date Made Active in Reports: 06/06/2024  
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute  
Telephone: N/A  
Last EDR Contact: 06/04/2024  
Next Scheduled EDR Contact: 09/16/2024  
Data Release Frequency: Varies

## EDR HIGH RISK HISTORICAL RECORDS

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

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

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

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

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

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

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

## EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

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

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

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

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

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

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/15/2014  
Number of Days to Update: 198

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

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

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

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/03/2014  
Number of Days to Update: 186

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

## OTHER DATABASE(S)

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

#### CT MANIFEST: Hazardous Waste Manifest Data

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

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/05/2024  
Date Data Arrived at EDR: 02/06/2024  
Date Made Active in Reports: 04/25/2024  
Number of Days to Update: 79

Source: Department of Energy & Environmental Protection  
Telephone: 860-424-3375  
Last EDR Contact: 05/07/2024  
Next Scheduled EDR Contact: 08/19/2024  
Data Release Frequency: No Update Planned

## NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 12/31/2019  
Date Data Arrived at EDR: 11/30/2023  
Date Made Active in Reports: 12/01/2023  
Number of Days to Update: 1

Source: Department of Environmental Conservation  
Telephone: 518-402-8651  
Last EDR Contact: 04/25/2024  
Next Scheduled EDR Contact: 08/05/2024  
Data Release Frequency: Quarterly

## PA MANIFEST: Manifest Information

Hazardous waste manifest information.

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

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 04/08/2024  
Next Scheduled EDR Contact: 07/22/2024  
Data Release Frequency: Annually

## RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020  
Date Data Arrived at EDR: 11/30/2021  
Date Made Active in Reports: 02/18/2022  
Number of Days to Update: 80

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 05/13/2024  
Next Scheduled EDR Contact: 08/26/2024  
Data Release Frequency: Annually

## VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 10/28/2019  
Date Data Arrived at EDR: 10/29/2019  
Date Made Active in Reports: 01/09/2020  
Number of Days to Update: 72

Source: Department of Environmental Conservation  
Telephone: 802-241-3443  
Last EDR Contact: 07/08/2024  
Next Scheduled EDR Contact: 07/22/2024  
Data Release Frequency: Annually

## WI MANIFEST: Manifest Information

Hazardous waste manifest information.

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

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 06/03/2024  
Next Scheduled EDR Contact: 09/16/2024  
Data Release Frequency: Annually

## Oil/Gas Pipelines

Source: Endeavor Business Media

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

## Electric Power Transmission Line Data

Source: Endeavor Business Media

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## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

### Daycare Centers: Child Care Listing

Source: Department Of Human Services

Telephone: 615-313-4778

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Environment & Conservation

Telephone: 651-532-0052

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## STREET AND ADDRESS INFORMATION

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

### TARGET PROPERTY ADDRESS

HARDIN VALLEY ROAD DEVELOPMENT  
HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932

### TARGET PROPERTY COORDINATES

Latitude (North): 35.955621 - 35° 57' 20.24"  
Longitude (West): 84.13787 - 84° 8' 16.33"  
Universal Tranverse Mercator: Zone 16  
UTM X (Meters): 758141.2  
UTM Y (Meters): 3982613.5  
Elevation: 1008 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map: 50022711 LOVELL, TN  
Version Date: 2022

East Map: 50022461 BEARDEN, TN  
Version Date: 2022

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

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

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

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

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

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

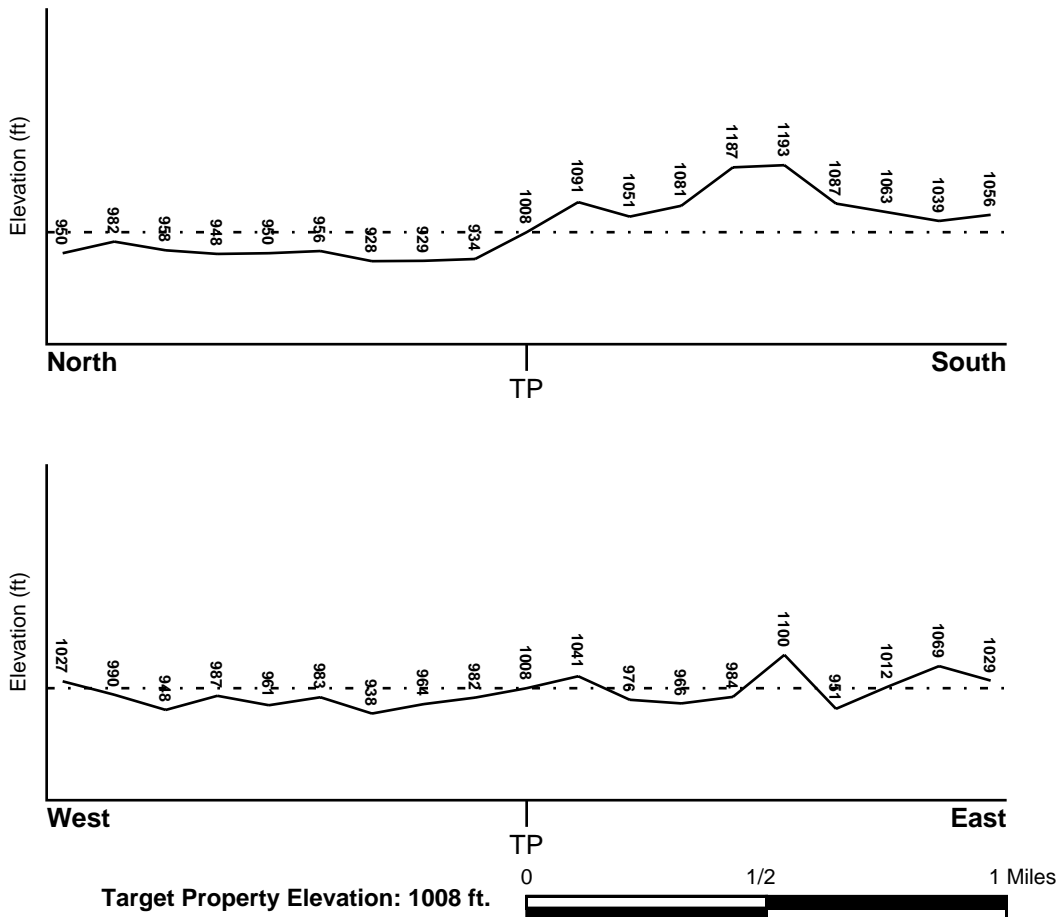
## TOPOGRAPHIC INFORMATION

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

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



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

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

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

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

## **FEMA FLOOD ZONE**

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
47001C0310F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
47009C0025C	FEMA FIRM Flood data

## **NATIONAL WETLAND INVENTORY**

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

## HYDROGEOLOGIC INFORMATION

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

## **AQUIFLOW®**

Search Radius: 1.000 Mile.

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

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

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW VELOCITY INFORMATION

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

## GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

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

### **ROCK STRATIGRAPHIC UNIT**

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

### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

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

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

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

Soil Component Name: DANDRIDGE  
Soil Surface Texture: shaly - silt loam  
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.  
Soil Drainage Class: Excessively. Soils have very high and high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.  
Hydric Status: Soil does not meet the requirements for a hydric soil.  
Corrosion Potential - Uncoated Steel: LOW  
Depth to Bedrock Min: > 10 inches  
Depth to Bedrock Max: > 20 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	shaly - silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 2.00 Min: 0.60	Max: 7.80 Min: 6.10
2	3 inches	17 inches	shaly - silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 0.60 Min: 0.20	Max: 7.80 Min: 6.10
3	17 inches	35 inches	weathered bedrock	Not reported	Not reported	Max: 0.20 Min: 0.00	Max: 0.00 Min: 0.00

### OTHER SOIL TYPES IN AREA

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

Soil Surface Textures: silt loam

Surficial Soil Types: silt loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: stratified

### LOCAL / REGIONAL WATER AGENCY RECORDS

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

### WELL SEARCH DISTANCE INFORMATION

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

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL USGS WELL INFORMATION

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

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

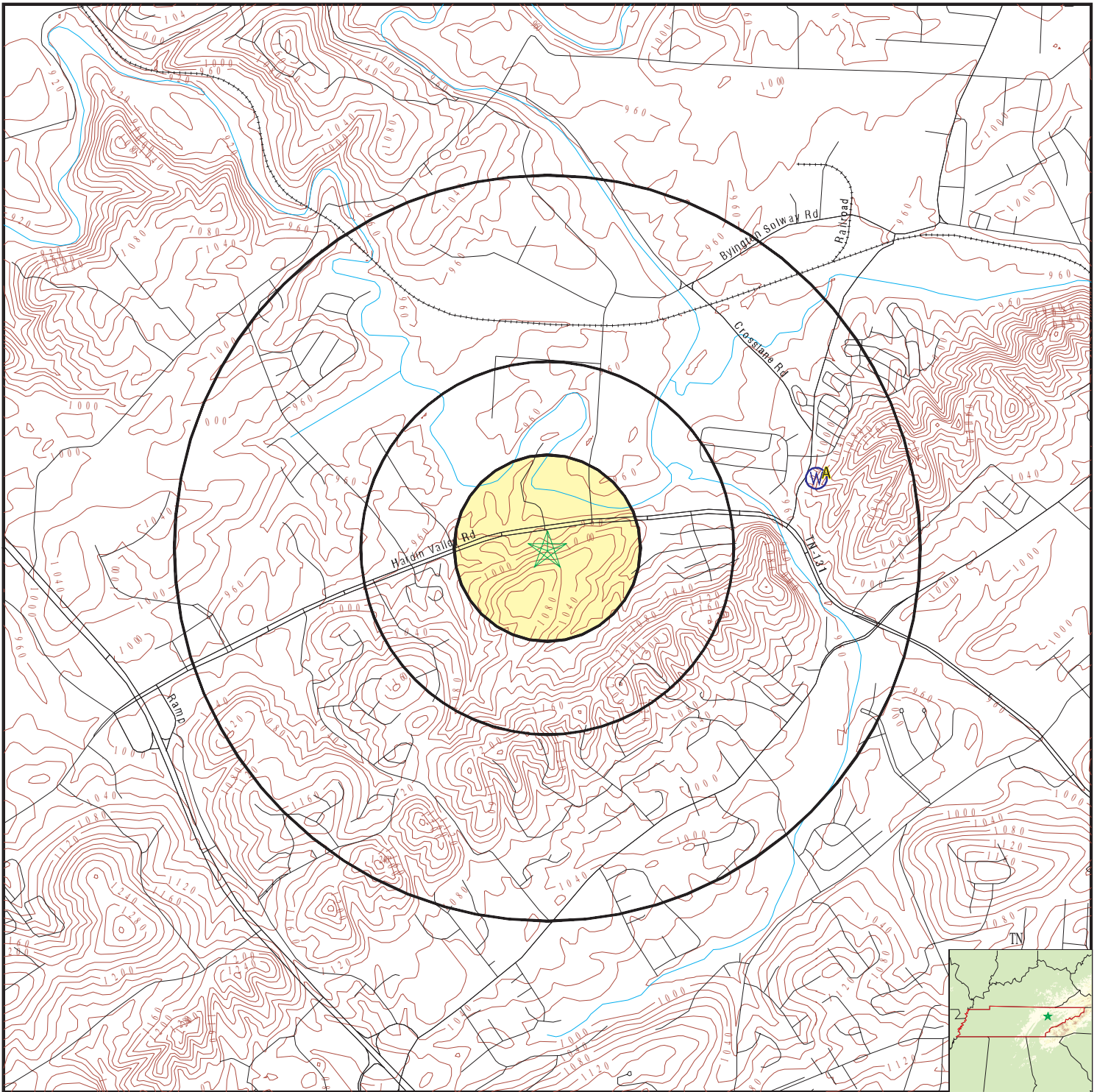
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

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

## STATE DATABASE WELL INFORMATION

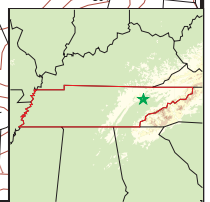
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	TN8000000085589	1/2 - 1 Mile ENE
A2	TN8000000085586	1/2 - 1 Mile ENE
A3	TN8000000085587	1/2 - 1 Mile ENE
A4	TN8000000085588	1/2 - 1 Mile ENE

# PHYSICAL SETTING SOURCE MAP - 7679434.2s



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

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells



SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville TN 37932  
 LAT/LONG: 35.955621 / 84.13787

CLIENT: GeoServices, LLC  
 CONTACT: Jeff Smith  
 INQUIRY #: 7679434.2s  
 DATE: June 12, 2024 9:59 am

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## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**A1**  
**ENE**  
**1/2 - 1 Mile**  
**Lower**

**TN WELLS      TN8000000085589**

Well Number:	9301870	Well Use:	Residential
Completion Date:	19-APR-86	Total Depth (ft):	100
Completion Est Yield (gpm):	20	Casing Type:	Steel
Casing Feet Below Ground:	93	License Code:	622
Driller Tag #:	Not Reported	Driller Report ID:	97
Inspection Date:	Not Reported	Inspection Tag #:	0
Completion Static Levels:	70	Finish Type:	Open Hole
Finish From (ft):	0	Finish to (ft):	0
Form Log:	No		

**A2**  
**ENE**  
**1/2 - 1 Mile**  
**Lower**

**TN WELLS      TN8000000085586**

Well Number:	9301768	Well Use:	Residential
Completion Date:	08-SEP-84	Total Depth (ft):	310
Completion Est Yield (gpm):	4	Casing Type:	Steel
Casing Feet Below Ground:	75	License Code:	622
Driller Tag #:	Not Reported	Driller Report ID:	235
Inspection Date:	Not Reported	Inspection Tag #:	0
Completion Static Levels:	187	Finish Type:	Open Hole
Finish From (ft):	75	Finish to (ft):	310
Form Log:	No		

**A3**  
**ENE**  
**1/2 - 1 Mile**  
**Lower**

**TN WELLS      TN8000000085587**

Well Number:	9301781	Well Use:	Heat Pump
Completion Date:	19-APR-84	Total Depth (ft):	770
Completion Est Yield (gpm):	1	Casing Type:	Steel
Casing Feet Below Ground:	62	License Code:	138
Driller Tag #:	Not Reported	Driller Report ID:	0
Inspection Date:	Not Reported	Inspection Tag #:	0
Completion Static Levels:	0	Finish Type:	Open Hole
Finish From (ft):	62	Finish to (ft):	770
Form Log:	No		

**A4**  
**ENE**  
**1/2 - 1 Mile**  
**Lower**

**TN WELLS      TN8000000085588**

Well Number:	9301865	Well Use:	Residential
Completion Date:	06-MAR-86	Total Depth (ft):	300
Completion Est Yield (gpm):	5	Casing Type:	Steel
Casing Feet Below Ground:	22	License Code:	581

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Driller Tag #:	Not Reported	Driller Report ID:	185
Inspection Date:	Not Reported	Inspection Tag #:	0
Completion Static Levels:	20	Finish Type:	Open Hole
Finish From (ft):	22	Finish to (ft):	300
Form Log:	No		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: TN Radon

### Radon Test Results

County	Total Sites	Avg	Max	<4 pCi/L	4-10 pCi/L	10-20 pCi/L	20-50 pCi/L	50-100 pCi/L	>100 pCi/L
KNOX	133	4.9	87.0	87	31	13	1	1	0

Federal EPA Radon Zone for KNOX County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 37932

Number of sites tested: 3

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.667 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

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

Source: United States Geologic Survey

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

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetland Inventory

Source: Department of Environment & Conservation

Telephone: 651-532-0052

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

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

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

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

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

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

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### County Water Wells in Tennessee

Source: Department of Environment and Conservation

Telephone: 615-532-0160

Water well locations for the entire state.

#### Oil and Gas Well Database

Department of Environment & Conservation

Telephone: 615-687-7109

A listing of locations of oil and gas well permits issued across the state.

## OTHER STATE DATABASE INFORMATION

### RADON

#### State Database: TN Radon

Source: Department of Environment & Conservation

Telephone: 615-299-9725

Radon Test Results

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STREET AND ADDRESS INFORMATION

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APPENDIX E

Historical Aerial Photographs



Grounded in Excellence



## **Hardin Valley Road Development**

Hardin Valley Road

Knoxville, TN 37932

Inquiry Number: 7679434.8

June 13, 2024

# **The EDR Aerial Photo Decade Package**



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

# EDR Aerial Photo Decade Package

06/13/24

**Site Name:**

Hardin Valley Road Developme  
Hardin Valley Road  
Knoxville, TN 37932  
EDR Inquiry # 7679434.8

**Client Name:**

GeoServices, LLC  
P.O. Box 23894  
Knoxville, TN 37933  
Contact: Jeff Smith



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

**Search Results:**

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2007	1"=500'	Flight Year: 2007	USDA/NAIP
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1992	1"=500'	Acquisition Date: January 01, 1992	USGS/DOQQ
1981	1"=500'	Flight Date: February 24, 1981	USDA
1976	1"=500'	Flight Date: April 13, 1976	USGS
1973	1"=500'	Flight Date: April 14, 1973	USDA
1960	1"=500'	Flight Date: April 11, 1960	USGS
1959	1"=500'	Flight Date: October 19, 1959	USDA
1940	1"=500'	Flight Date: January 01, 1940	USDA

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

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INQUIRY # : 7679434.8

YEAR: 2018

— = 500'





INQUIRY #: 7679434.8

YEAR: 2014

— = 500'





INQUIRY # 7679434.8

YEAR: 2010

— = 500'





INQUIRY #: 7679434.8

YEAR: 2007

— = 500'





INQUIRY #: 7679434.8

YEAR: 1997

— = 500'





INQUIRY #: 7679434.8

YEAR: 1992

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7679434.8

YEAR: 1981

— = 500'





INQUIRY # 7679434.8

YEAR: 1976

— = 500'





INQUIRY #: 7679434.8

YEAR: 1973

— = 500'





INQUIRY #: 7679434.8

YEAR: 1960

— = 500'





INQUIRY #: 7679434.8

YEAR: 1959

— = 500'





INQUIRY #: 7679434.8

YEAR: 1940

— = 500'



APPENDIX F  
Fire Insurance Maps



Grounded in Excellence

Hardin Valley Road Development

Hardin Valley Road

Knoxville, TN 37932

Inquiry Number: 7679434.3

June 12, 2024

## Certified Sanborn® Map Report



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

# Certified Sanborn® Map Report

06/12/24

**Site Name:**

Hardin Valley Road Developme  
Hardin Valley Road  
Knoxville, TN 37932  
EDR Inquiry # 7679434.3

**Client Name:**

GeoServices, LLC  
P.O. Box 23894  
Knoxville, TN 37933  
Contact: Jeff Smith



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

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

## Certified Sanborn Results:

**Certification #** F6CB-483C-9F4C  
**PO #** A24109.01765  
**Project** Hardin Valley Road Development



Sanborn® Library search results

Certification #: F6CB-483C-9F4C

### UNMAPPED PROPERTY

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

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

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

*The Sanborn Library LLC Since 1866™*

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APPENDIX G  
Historical Topographic Maps



Grounded in Excellence

Hardin Valley Road Development

Hardin Valley Road

Knoxville, TN 37932

Inquiry Number: 7679434.4

June 12, 2024

# EDR Historical Topo Map Report

with QuadMatch™



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

# EDR Historical Topo Map Report

06/12/24

**Site Name:**

Hardin Valley Road Developme  
Hardin Valley Road  
Knoxville, TN 37932  
EDR Inquiry # 7679434.4

**Client Name:**

GeoServices, LLC  
P.O. Box 23894  
Knoxville, TN 37933  
Contact: Jeff Smith



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by GeoServices, LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	A24109.01765	<b>Latitude:</b>	35.955621 35° 57' 20" North
<b>Project:</b>	Hardin Valley Road Developme	<b>Longitude:</b>	-84.13787 -84° 8' 16" West
		<b>UTM Zone:</b>	Zone 16 North
		<b>UTM X Meters:</b>	758135.04
		<b>UTM Y Meters:</b>	3982813.66
		<b>Elevation:</b>	1007.94' above sea level

**Maps Provided:**

2022	1941
2019	1940
2016	1936
2014, 2013	1935
1990	1895
1978, 1980	
1966, 1968	
1953	

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## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 2022 Source Sheets



Lovell  
2022  
7.5-minute, 24000



Bearden  
2022  
7.5-minute, 24000

### 2019 Source Sheets



Lovell  
2019  
7.5-minute, 24000



Bearden  
2019  
7.5-minute, 24000

### 2016 Source Sheets



Lovell  
2016  
7.5-minute, 24000



Bearden  
2016  
7.5-minute, 24000

### 2014, 2013 Source Sheets



Bearden  
2014  
7.5-minute, 24000

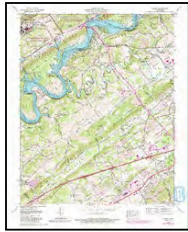


Lovell  
2013  
7.5-minute, 24000

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### 1990 Source Sheets

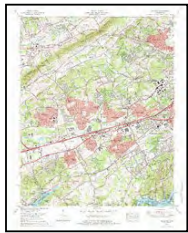


Lovell  
1990  
7.5-minute, 24000  
Aerial Photo Revised 1987

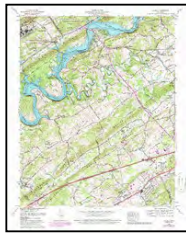


Bearden  
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7.5-minute, 24000  
Aerial Photo Revised 1985

### 1978, 1980 Source Sheets



Bearden  
1978  
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Aerial Photo Revised 1975

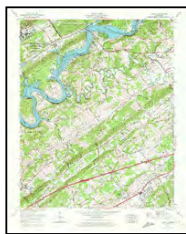


Lovell  
1980  
7.5-minute, 24000  
Aerial Photo Revised 1976

### 1966, 1968 Source Sheets



Bearden  
1966  
7.5-minute, 24000  
Aerial Photo Revised 1966



Lovell  
1968  
7.5-minute, 24000  
Aerial Photo Revised 1967

### 1953 Source Sheets



Bearden  
1953  
7.5-minute, 24000  
Aerial Photo Revised 1952



Lovell  
1953  
7.5-minute, 24000

## Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

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Lovell  
1941  
7.5-minute, 24000

### 1940 Source Sheets

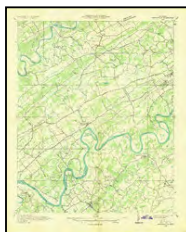


Bearden  
1940  
7.5-minute, 24000



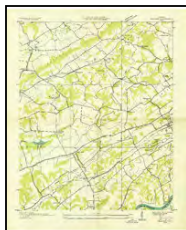
Lovell  
1940  
7.5-minute, 24000

### 1936 Source Sheets



Friendship  
1936  
15-minute, 48000

### 1935 Source Sheets



Bearden  
1935  
7.5-minute, 24000

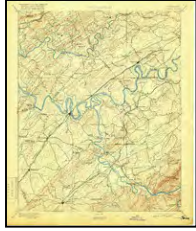


Lovell  
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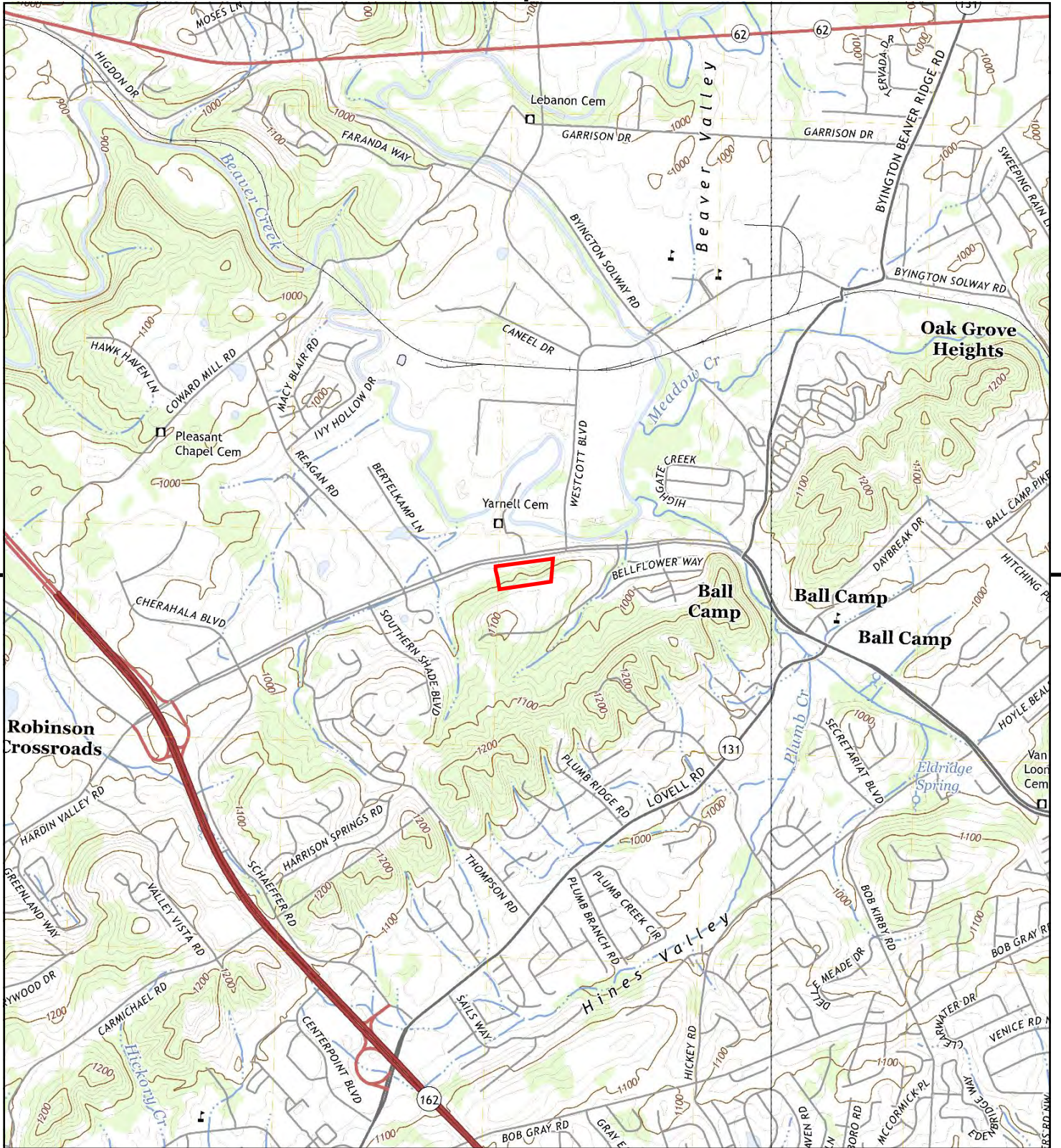
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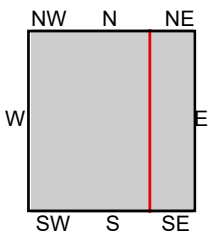
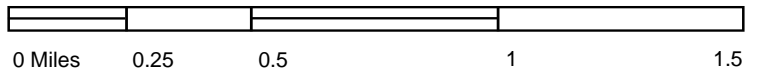
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Loudon  
1895  
30-minute, 125000



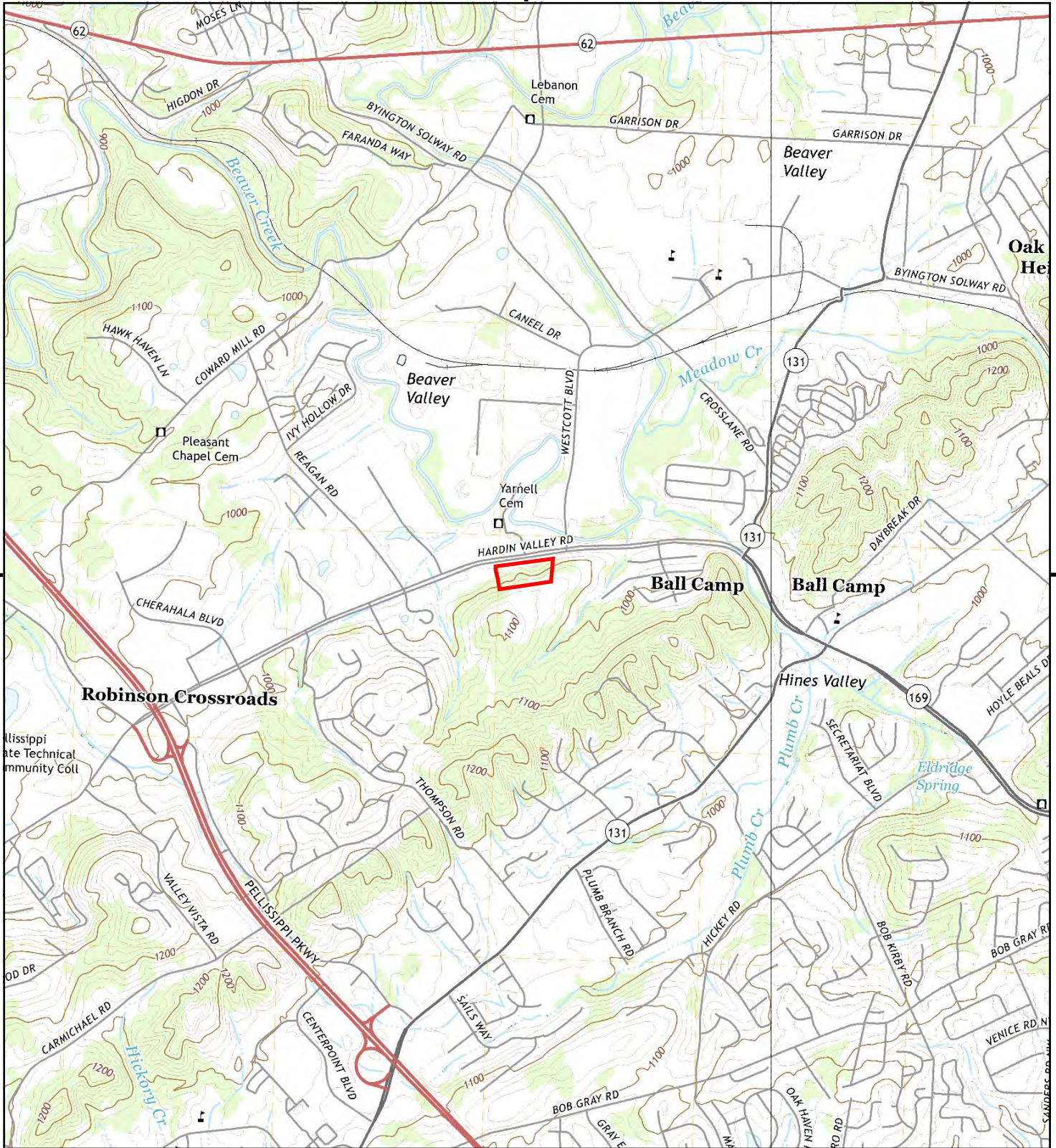
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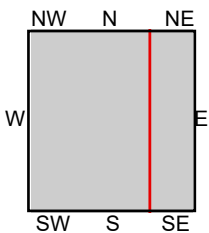
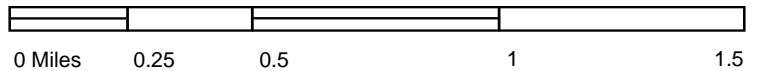
TP, Lovell, 2022, 7.5-minute  
E, Bearden, 2022, 7.5-minute

**SITE NAME:** Hardin Valley Road Development  
**ADDRESS:** Hardin Valley Road  
Knoxville, TN 37932  
**CLIENT:** GeoServices, LLC





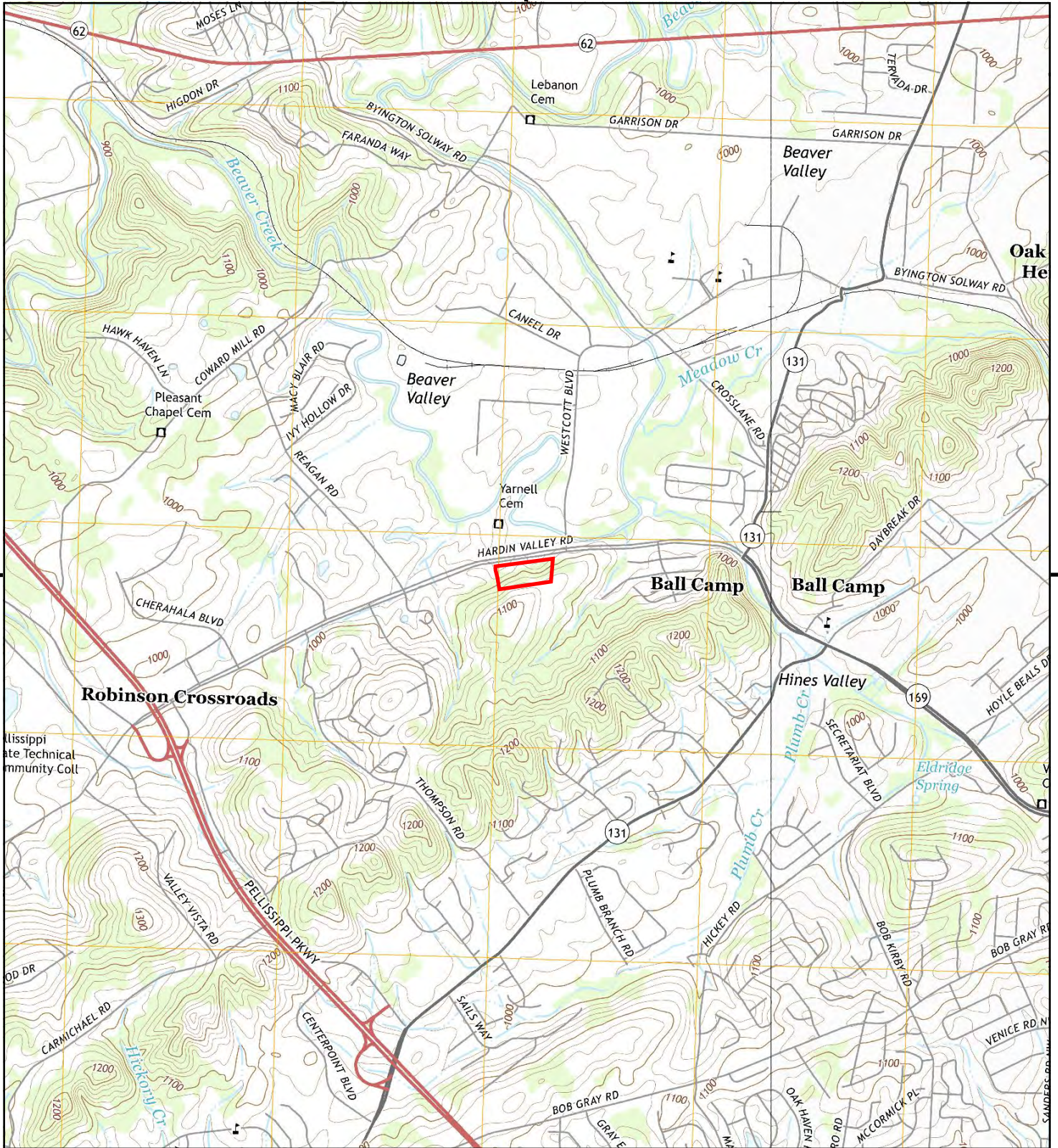
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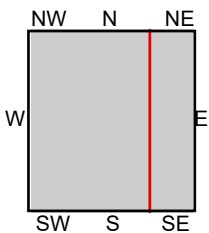
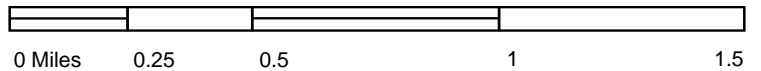
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E, Bearden, 2019, 7.5-minute

**SITE NAME:** Hardin Valley Road Development  
**ADDRESS:** Hardin Valley Road  
 Knoxville, TN 37932  
**CLIENT:** GeoServices, LLC





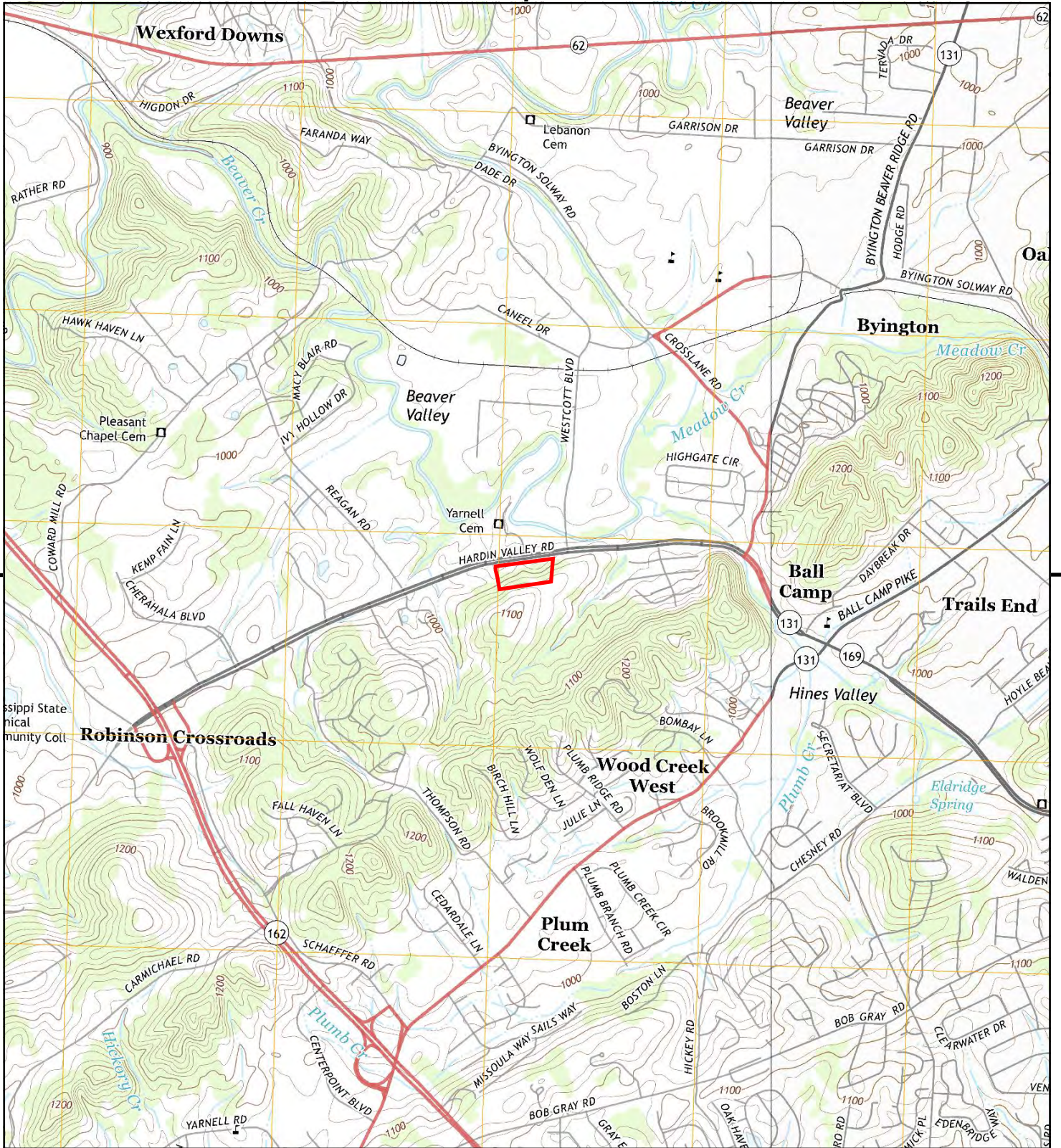
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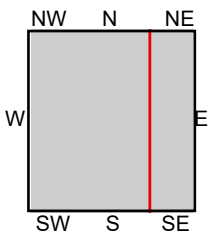
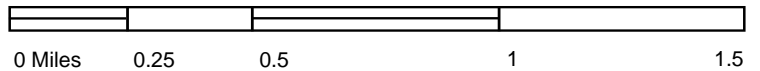
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**SITE NAME:** Hardin Valley Road Development  
**ADDRESS:** Hardin Valley Road  
Knoxville, TN 37932  
**CLIENT:** GeoServices, LLC





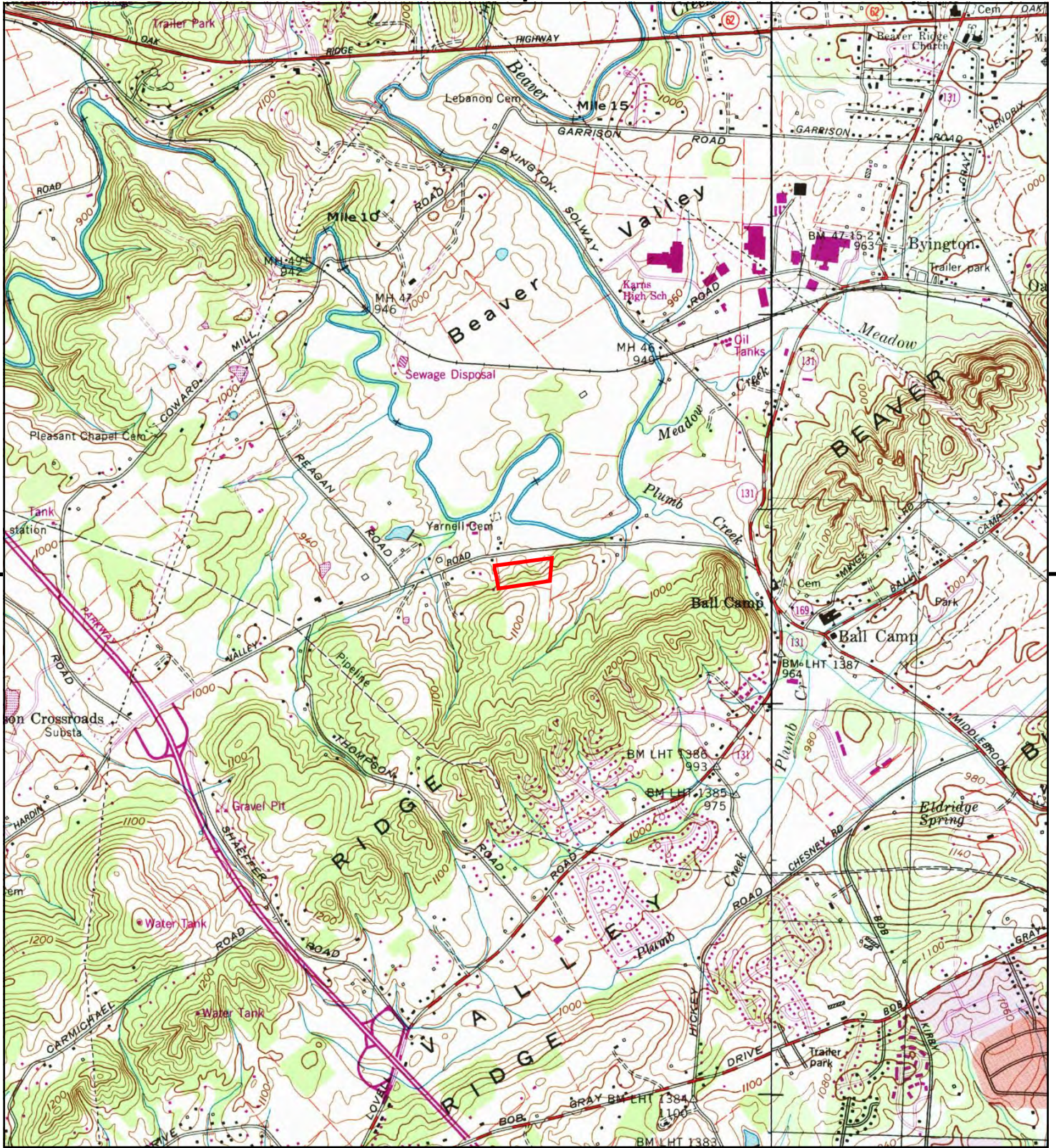
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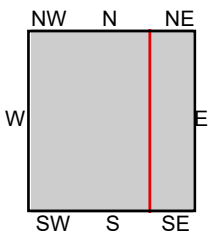
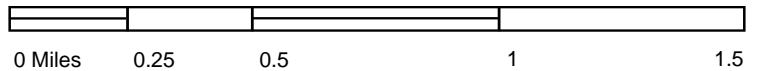
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**SITE NAME:** Hardin Valley Road Development  
**ADDRESS:** Hardin Valley Road  
Knoxville, TN 37932  
**CLIENT:** GeoServices, LLC





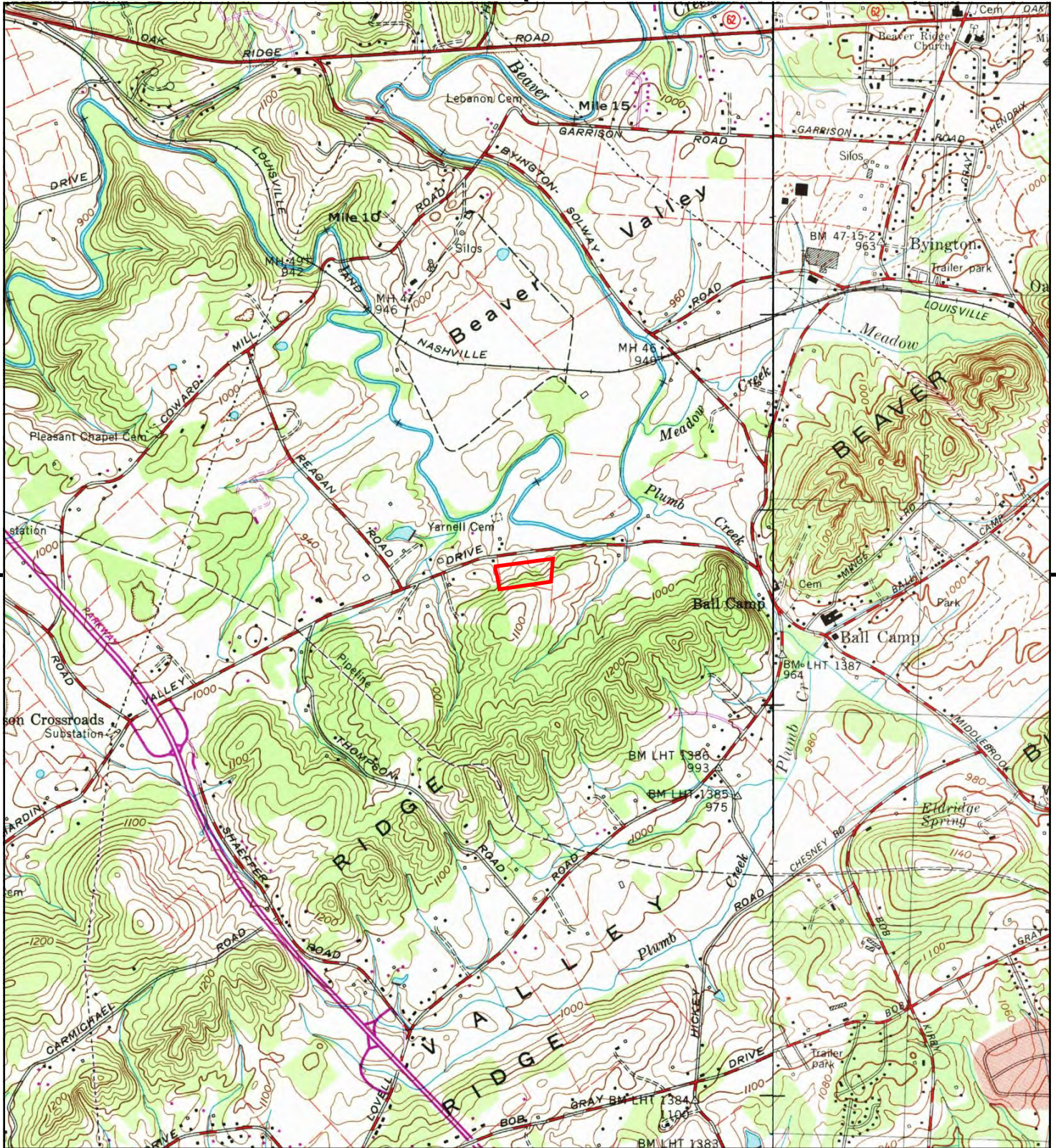
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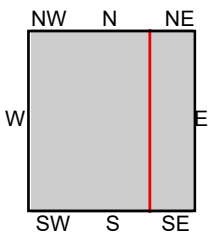
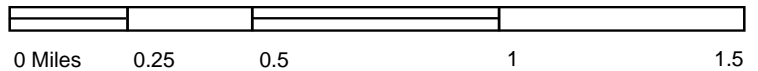
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SITE NAME: Hardin Valley Road Development  
ADDRESS: Hardin Valley Road  
Knoxville, TN 37932  
CLIENT: GeoServices, LLC





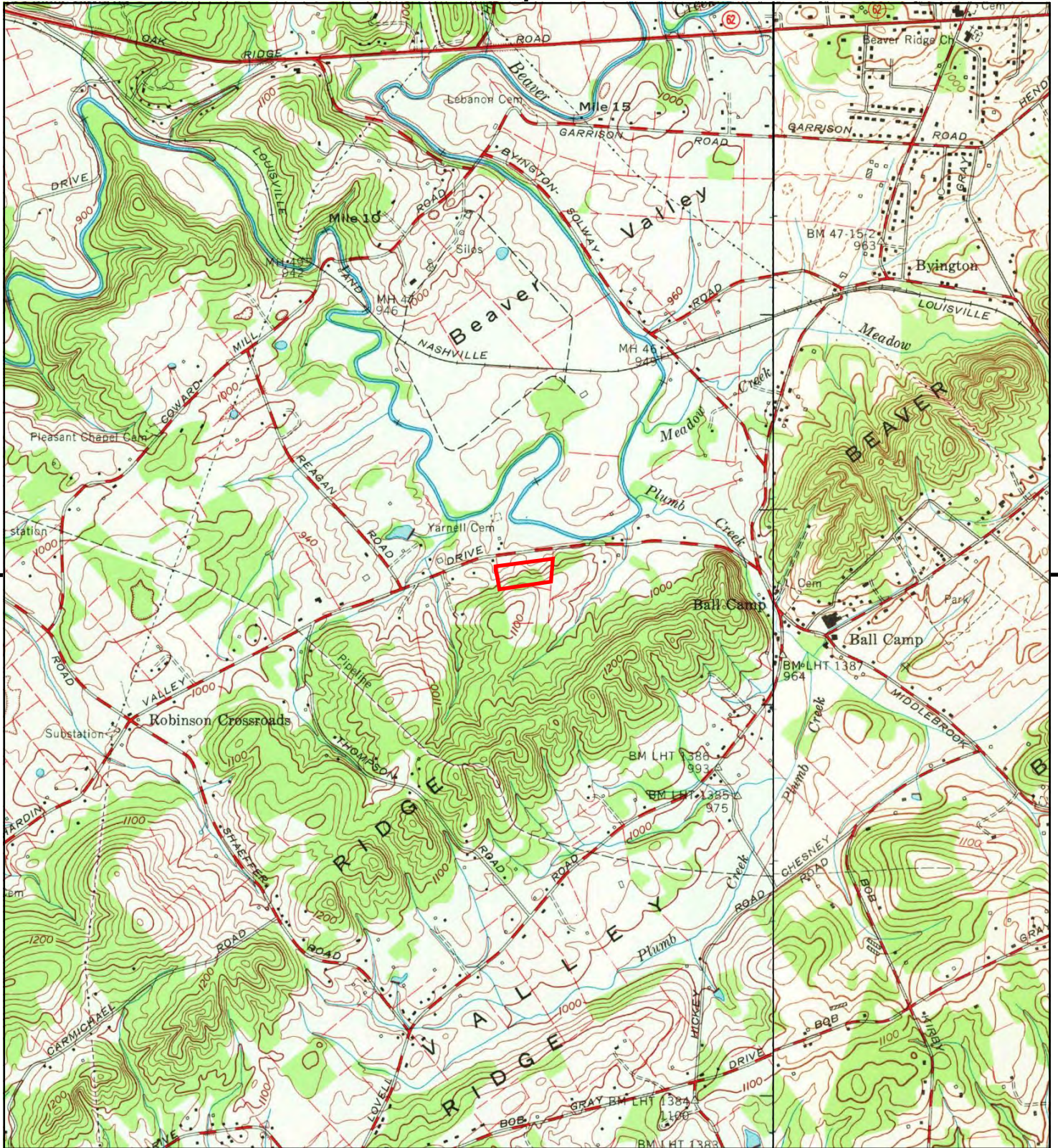
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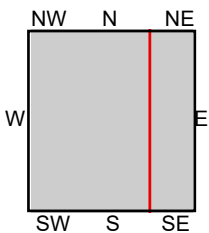
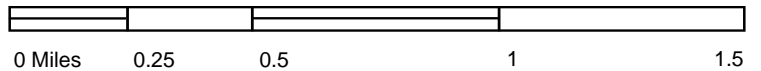
TP, Lovell, 1980, 7.5-minute  
E, Bearden, 1978, 7.5-minute

SITE NAME: Hardin Valley Road Development  
ADDRESS: Hardin Valley Road  
Knoxville, TN 37932  
CLIENT: GeoServices, LLC





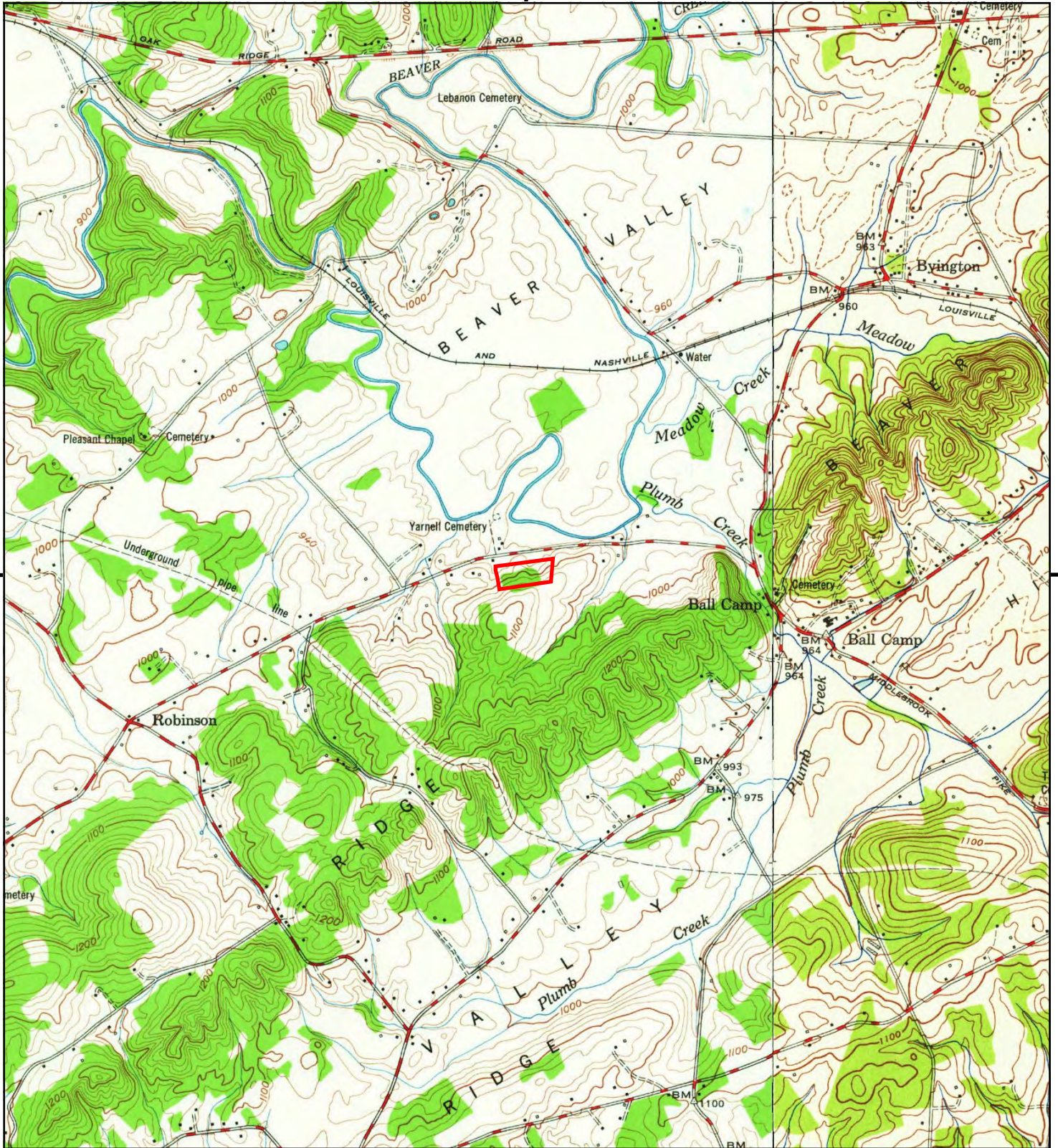
This report includes information from the following map sheet(s).



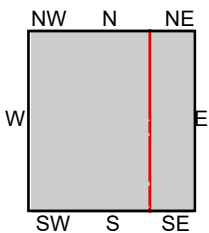
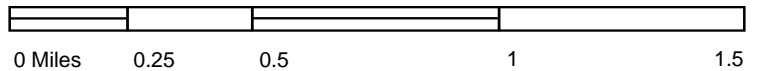
TP, Lovell, 1968, 7.5-minute  
E, Bearden, 1966, 7.5-minute

SITE NAME: Hardin Valley Road Development  
ADDRESS: Hardin Valley Road  
Knoxville, TN 37932  
CLIENT: GeoServices, LLC





This report includes information from the following map sheet(s).

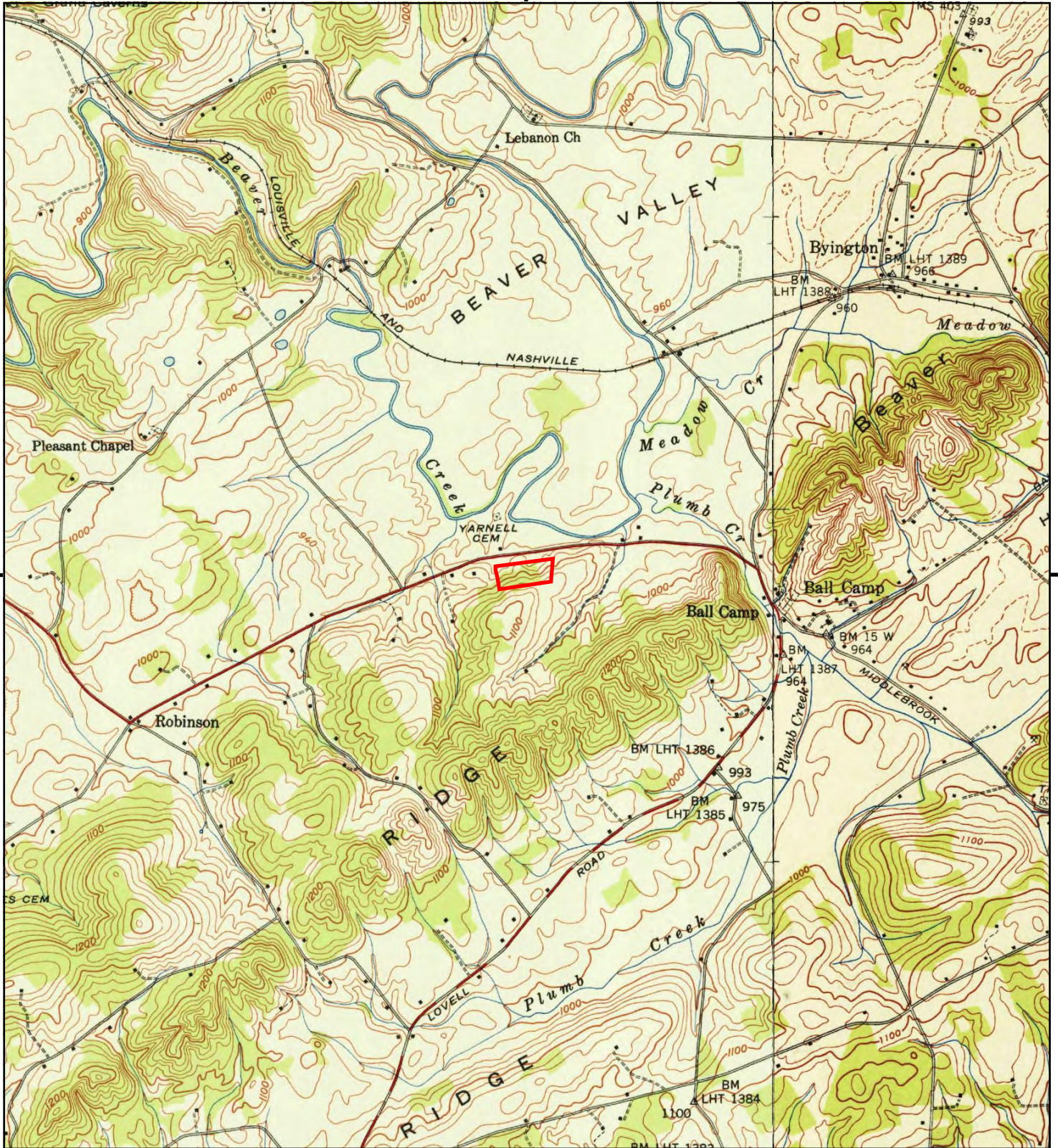


TP, Lovell, 1953, 7.5-minute  
E, Bearden, 1953, 7.5-minute

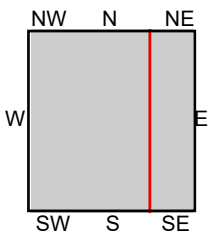
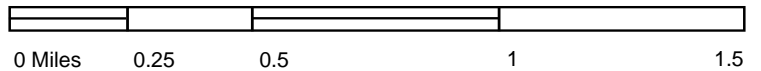
SITE NAME: Hardin Valley Road Development  
ADDRESS: Hardin Valley Road  
Knoxville, TN 37932  
CLIENT: GeoServices, LLC







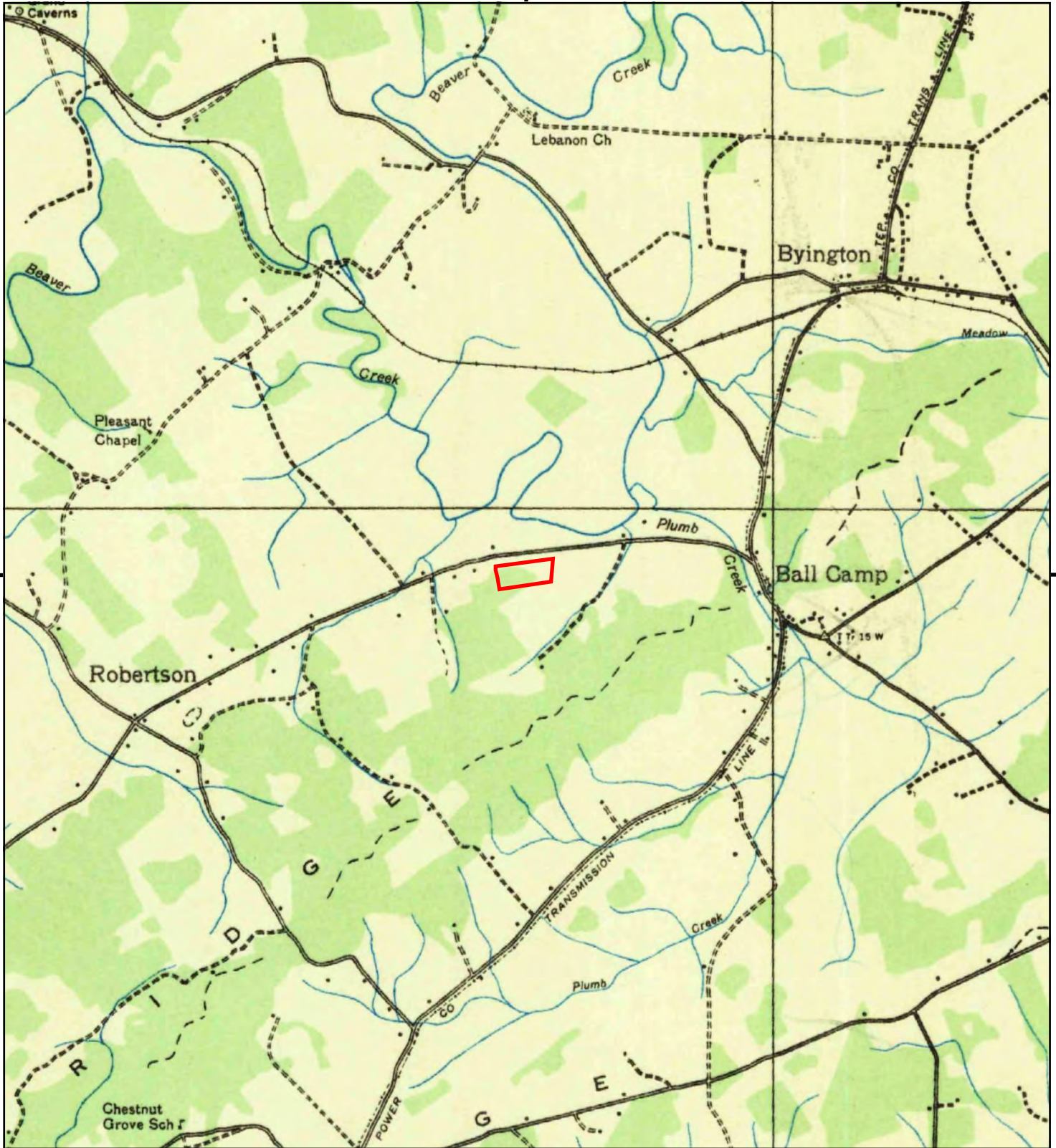
This report includes information from the following map sheet(s).



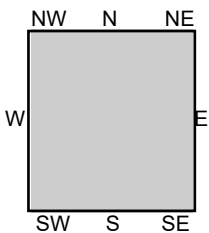
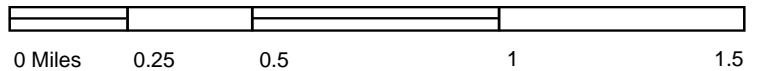
TP, Lovell, 1940, 7.5-minute  
E, Bearden, 1940, 7.5-minute

SITE NAME: Hardin Valley Road Development  
ADDRESS: Hardin Valley Road  
Knoxville, TN 37932  
CLIENT: GeoServices, LLC





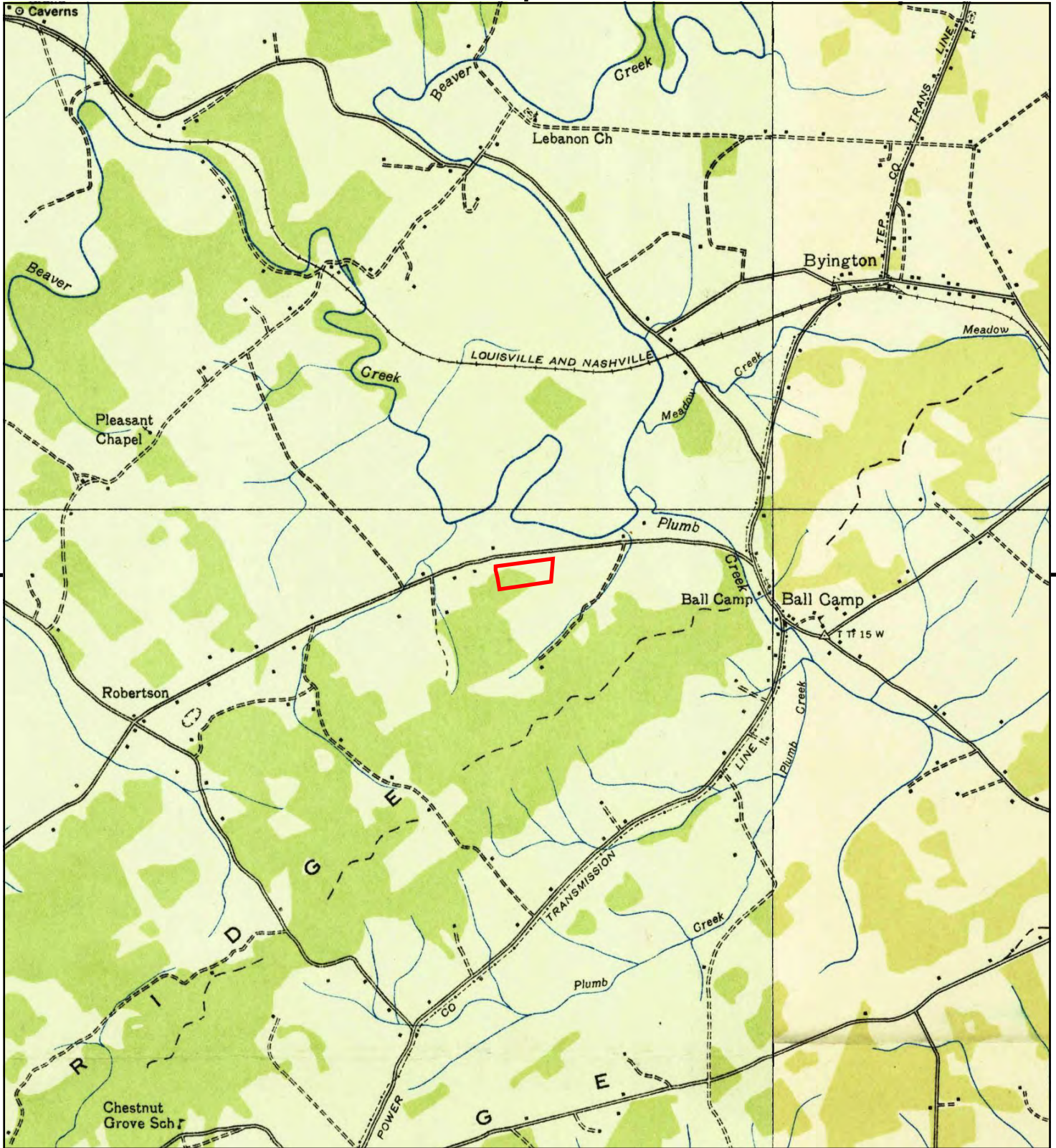
This report includes information from the following map sheet(s).



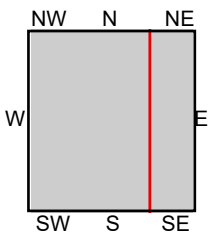
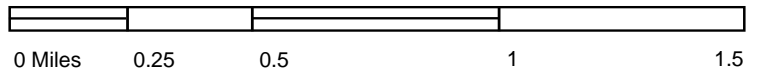
TP, Friendship, 1936, 15-minute

SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville, TN 37932  
 CLIENT: GeoServices, LLC





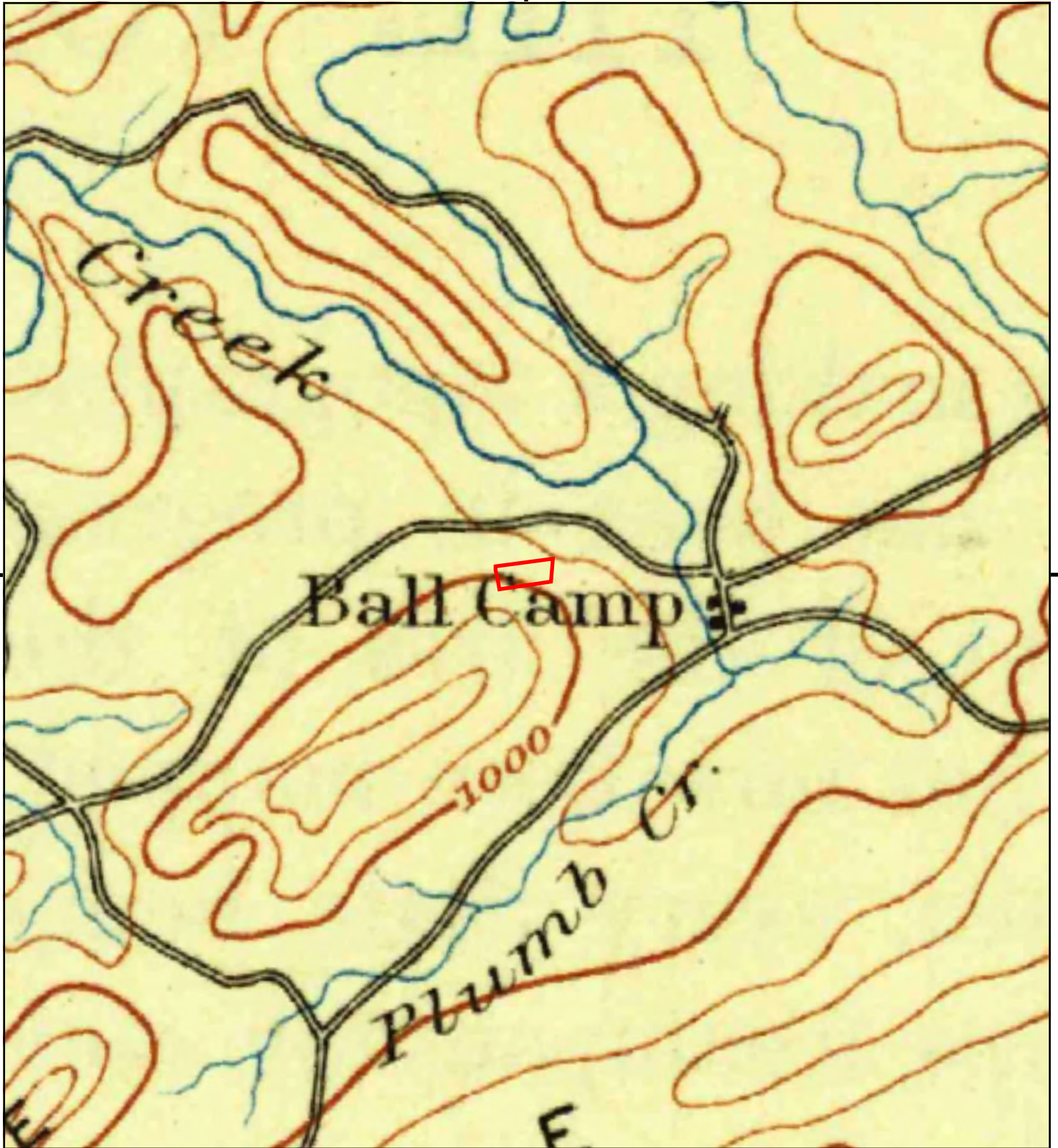
This report includes information from the following map sheet(s).



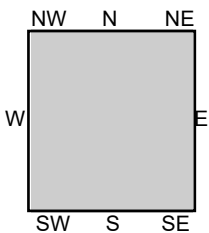
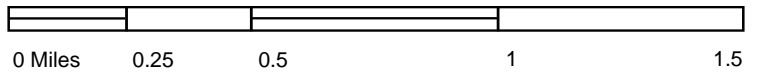
TP, Lovell, 1935, 7.5-minute  
E, Bearden, 1935, 7.5-minute

SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville, TN 37932  
 CLIENT: GeoServices, LLC





This report includes information from the following map sheet(s).



TP, Loudon, 1895, 30-minute

SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville, TN 37932  
 CLIENT: GeoServices, LLC



APPENDIX H  
City Directory Report



Grounded in Excellence

**Hardin Valley Road Development**

Hardin Valley Road  
Knoxville, TN 37932

Inquiry Number: 7679434.5

June 14, 2024

# The EDR-City Directory Image Report

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### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*

Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

### RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1989	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1984	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1979	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1974	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1969	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1965	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1943	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville
1938	<input type="checkbox"/>	<input type="checkbox"/>	City Directory Co Of Knoxville

## FINDINGS

### TARGET PROPERTY STREET

Hardin Valley Road  
Knoxville, TN 37932

Year            CD Image            Source

### HARDIN VALLEY RD

2020	pg A1	EDR Digital Archive	
2017	pg A3	Cole Information	
2014	pg A5	Cole Information	
2010	pg A7	Cole Information	
2005	pg A9	Cole Information	
2000	pg A11	Cole Information	
1995	pg A13	Cole Information	
1992	pg A15	Cole Information	
1989	pg A16	City Directory Co Of Knoxville	
1989	pg A17	City Directory Co Of Knoxville	
1984	-	City Directory Co Of Knoxville	Street not listed in Source
1979	-	City Directory Co Of Knoxville	Street not listed in Source
1974	-	City Directory Co Of Knoxville	Street not listed in Source
1969	-	City Directory Co Of Knoxville	Street not listed in Source
1965	-	City Directory Co Of Knoxville	Street not listed in Source
1943	-	City Directory Co Of Knoxville	Street not listed in Source
1938	-	City Directory Co Of Knoxville	Street not listed in Source

## FINDINGS

### CROSS STREETS

Year                      CD Image                      Source

### WESTCOTT BLVD

2020	pg. A2	EDR Digital Archive	
2017	pg. A4	Cole Information	
2014	pg. A6	Cole Information	
2010	pg. A8	Cole Information	
2005	pg. A10	Cole Information	
2000	pg. A12	Cole Information	
1995	pg. A14	Cole Information	
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1989	-	City Directory Co Of Knoxville	Street not listed in Source
1984	-	City Directory Co Of Knoxville	Street not listed in Source
1979	-	City Directory Co Of Knoxville	Street not listed in Source
1974	-	City Directory Co Of Knoxville	Street not listed in Source
1969	-	City Directory Co Of Knoxville	Street not listed in Source
1965	-	City Directory Co Of Knoxville	Street not listed in Source
1943	-	City Directory Co Of Knoxville	Street not listed in Source
1938	-	City Directory Co Of Knoxville	Street not listed in Source

## **City Directory Images**

**HARDIN VALLEY RD 2020**

10009 ELDER'S ACE HARDWARE  
10017 HARDIN VALLEY ANIMAL HOSPITAL  
10100 JOHN SHAVER  
KYLE STEPHENS  
10228 JESSE WILLIAMS  
MARY LANCE  
10241 CONI HEIDLE  
DANNY HEIDLE  
HARDIN VALLEY STORAGE  
HUNTER LEONARD  
10246 ORANGE HAT BREWING CO  
10252 SUMMIT MEDICAL GROUP-HARDIN  
10258 D1 TRAINING  
LEVKO ADAM J PT  
TENNESSEE ORTHOPEDIC CLINICS  
10308 BENCHMARK ASSOCIATES INC  
10330 FULGHUM MAC INDOE & ASSOC INC  
HARDIN VALLEY FAMILY DENTAL  
10415 HARDIN VALLEY FREE WILL BAPT  
10437 TRINITY MEDICAL ASSOC

**WESTCOTT BLVD 2020**

2511	CHARLES RENEGAR NEWS GROUP DISTRIBUTION SVC RON THOMAS TNG LOGISTICS
2512	ALAN SELKE ANDREA BROUSAL CARDINAL HEALTH COLLINS ELIZABETH JAMES PEEVEY KYLE GRIGSBY MILES BARE NATHAN SCISM RONDA BRYANT
2522	BRISBIN STEPHEN JAMES STROUD RICH SIMMONS SHIRLEY HODGE TRULITE GLASS & ALUMINUM WASHINGTON WILL
2526	BOB HOWARD CHARLES JONES DAVID EVANS GREG MULDREW JOHN RYMER MCDERMOTT INTERNATIONAL

**HARDIN VALLEY RD 2017**

10017 HARDIN VALLEY ANIMAL HOSPITAL  
10100 LEFEBVRE, SANDRA  
10228 WILLIAMS, JESSE  
10232 WALKER, JOHN J  
10238 GRINS & GIGGLES LEARNING CENTER  
10241 ALLSTATE  
HARDIN VALLEY STORAGE  
10252 DR JOHN D CARROLL DOCTOR  
SUMMIT MEDICAL GROU PHARDIN VALLEY  
10258 D ONE  
TENNESSEE ORTHOPEDIC CLINICS  
10308 BENCHMARK ASSOCIATES INC  
10330 BIDGUNNERCOM  
FULGHUM MAC INDOE & ASSOCIATES INC  
HARDIN VALLEY FAMILY DENTISTRY  
KHERANI SONIA DDS  
10415 WEST KNOXVILLE FREEWILL BAPTIST CHUR  
10503 LAWSON, WILLIAM M

**WESTCOTT BLVD 2017**

2522	A F G D AFG INDUSTRIES TRULITE KNOXVILLE
2526	CB&I THE MUSIC LINK
2527	BAILEY SALES CORPORATION
2530	TRANZONIC COMPANIES
2535	RYERSON
2640	NAVUS AUTOMATION INC

**HARDIN VALLEY RD 2014**

- 10017 HARDIN VALLEY ANIMAL HOSPITAL
- 10228 WILLIAMS, JESSE
- 10232 CAMPBELL, CARLA M
- 10238 GRINS & GIGGLES LEARNING CENTER
- 10241 ALLSTATE  
HARDIN VALLEY STORAGE
- 10252 CARROLL JOHN D DR  
SUMMIT MEDICAL GROU PHARDIN VALLEY
- 10255 GRAVES, MARSHALL R
- 10258 D1 FAX LINE
- 10308 BENCHMARK ASSOCIATES INC
- 10309 REYNOLDS, AUDREY K
- 10330 FULGHUM MAC INDOE & ASSOCIATES INC  
HARDIN VALLEY FAMILY DENTISTRY
- 10400 ROGERS, MARY E
- 10415 CLICK FUNERAL HOME FARRAGUT  
HARDIN VALLEY FREE WILL BAPTIST CHUR  
WEST KNOXVILLE FREEWILL BAPTIST CHUR
- 10437 COLLIER, DENNIS D
- 10500 OCCUPANT UNKNOWN,
- 10503 LAWSON, WILLIAM M  
PALKO, LAUREN

**WESTCOTT BLVD 2014**

2522	A F G D
	AFG INDUSTRIES
2526	CB&I
	MUSIC LINK THE
2527	BAILEY MANUFACTURING
	BAILEY SALES CORPORATION
2530	CCP INDUSTRIES INC
2535	RYERSON
2541	NEWS GROUP DISTRIBUTION SERVICES INC
	TNG LOGISTICS
2640	NAVUS AUTOMATION INC
2680	DIVERSIFIED TECHNOLOGIES

**HARDIN VALLEY RD 2010**

10017 HARDIN VALLEY ANIMAL HOSPITAL  
10100 PERRYMAN, DANNY R  
10232 BALDAU, ROBERT J  
10238 CLUB HOUSE CHILD CARE  
10241 ALLSTATE INSURANCE CO  
HARDIN VALLEY INSURANCE  
HARDIN VALLEY STORAGE  
10255 GRAVES, MARSHALL R  
10308 BENCHMARK ASSOCIATES INC  
10309 REYNOLDS, AUDREY K  
10330 DIABLO VALLEY PACKAGING  
FULGHUM MAC INDOE & ASSOC INC  
10400 ROGERS, CLINT J  
10415 CLICK FUNERAL HM & CREMATIONS  
HARDIN VALLEY FREE WILL BAPT  
10500 WALLACE, ELMA R  
10503 LAWSON, WILLIAM M  
10511 HOUSE OF WORSHIP  
PHILIPPINEAMERICAN ASSN  
WATERFRONT GROUP LLC

**WESTCOTT BLVD 2010**

2512	CARDINAL HEALTH
2522	AFG INDUSTRIES
2526	MUSIC LINK
	SHAW ENVIRONMENTALINFRSTRCTR
2527	BAILEY SALES CORP
2530	TRANZONIC CCP INDUSTRIES INC
2535	RYERSON TULL COIL PROCESSING
2541	PROLOGIX EAST
2640	NAVUS AUTOMATION INC
2680	DIVERSIFIED TECHNOLOGIES

**HARDIN VALLEY RD 2005**

10017 AYCOCK, STACY L  
HARDIN VALLEY ANIMAL HOSPITAL  
10100 DYKES, APRIL  
10231 BOURNE, SONJA  
10236 NAPIER, CORA S  
10241 HEIDLE, CONI  
10255 GRAVES, MARSHALL R  
10308 BENCHMARK ASSOCIATES INC  
10400 MILLER, RAY M  
10437 COLLIER, DENNIS D  
10500 WALLACE, RUTH  
10503 LAWSON, WILLIAM M  
10511 CONNEX  
E C CORP  
FOUR SEASONS LANDSCAPING  
PHILIPPINE AMERICAN ASSOCIATION

**WESTCOTT BLVD 2005**

2512	CARDINAL HEALTH
2522	AFGD INC AMERICAN FLAT GLASS DSTBRS
2526	PLASTIC SOURCE THE
2527	POWER SYSTEMS INC
2530	CCP INDUSTRIES INC INTEX CORP INTEX SUPPLY CO
2535	RYERSON TULL COIL PROCESSING
2541	ANDERSON NEWS CO
2680	DIVERSIFIED TCHNLGY GVRNMNT DIVERSIFIED TECHNOLOGIES SERVICES

**HARDIN VALLEY RD 2000**

10017 AYCOCK, STACY L  
10105 CALLAWAY, JESSIE R  
10231 JOHNSON, S  
10236 NAPIER, CORA S  
10241 JOHNSON, JAMES L  
10255 GRAVES, M  
10260 EDWARDS CONNER, GINGER  
10308 ROGERS, D L  
10309 GRAVES, CLEON  
OUSLEY, LOLA  
10400 ROGERS, MICHAEL R  
10415 WEST KNOXVILLE FREE WILL BAPTIST CHURCH  
10500 WALLACE, RUTH  
10503 WALLACE, ELMORE A  
10511 E C CORPORATION  
TCT TRANSIT SERVICES  
TIMBERLINE LAND COMPANY

**WESTCOTT BLVD 2000**

2522 A F G D  
2526 MUSICIANS FRIEND  
2530 INTERNATIONAL PAPER  
2541 ANDERSON NEWS DISTRIBUTION CENTER  
2680 DIVERSIFIED TECHNOLOGY

**HARDIN VALLEY RD 1995**

10105 CALLAWAY, JESSIE R  
10231 JOHNSON, S  
10234 OCCUPANT UNKNOWNN  
10236 NAPIER, CORA S  
10238 EMERT, ANDREW M  
10240 OCCUPANT UNKNOWNN  
10241 JOHNSON, JAMES L  
10255 OCCUPANT UNKNOWNN  
10258 OCCUPANT UNKNOWNN  
10260 OCCUPANT UNKNOWNN  
10308 ROGERS, MICHAEL R  
10309 OUSLEY, LOLA  
10400 ROGERS, MICHAEL R  
10437 OCCUPANT UNKNOWNN  
10445 LAND, ADONIS  
10500 WALLACE, RUTH  
10503 WALLACE, ELMORE A  
10511 E C CORP  
EODT SVC INC

**WESTCOTT BLVD 1995**

2530 THILMANY/INTERNATION PAPER  
VINCENT, BRETT D  
2680 DIVERSIFIED TECHNOLOGY

**HARDIN VALLEY RD 1992**

10105 CALLAWAY, JESSIE R  
10231 JOHNSON, S  
10236 NAPIER, CORA S  
10238 EMERT, ANDREW M  
10241 JOHNSON, JAMES L  
10258 PADGETT, HELEN  
10308 ROGERS, MICHAEL R  
10309 GRAVES, M  
10400 ROGERS, MICHAEL R  
10445 MARZOLF, B  
10500 WALLACE, RUTH  
10503 WALLACE, ELMORE A  
10511 E C CORP ENGR

## HARDIN VALLEY RD 1989

229

**HARDIN VALLEY RD  
 (TECHNOLOGY CORRIDOR)  
 FROM BYINGTON-SOLWAY &  
 MIDDLEBROOK PK W TO KNOX  
 COUNTY LINE 1 N OF LOVELL RD**

ZIP CODE 37932

Solway Substation

10714 Yarnell Roger G © 693-2292

10715 Vacant

10718 Touton J Stuart 693-2905

10800 Vacant

10801 Yarnell Effie G Mrs © 693-0089

10809 Palmer C H Jr 693-0179

10811★Palmer Billy H © 696-5057

10817 Baker Cova P © 693-0339

10910 Dunaway Ernest L

NS ROANE STATE COMMUNITY  
 COLLEGE S ENT

10915 Pellissippi State Teohnical  
 Community College 694-6400

HARDIN VALLEY RD 1989

10918 Dunaway Jacky © 690-9274  
 10922 Moneymaker John E Sr © 693-2453  
 10925 Bridges H Leamon © 693-9137  
 10932★Coosle Larry 693-5512  
 NS BRYANT LA BEGINS

APPENDIX I

Vapor Encroachment Screen



Grounded in Excellence

**Hardin Valley Road Development**

Hardin Valley Road  
Knoxville, TN 37932

Inquiry Number: 7679434.2s

June 28, 2024

# EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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***Thank you for your business.***  
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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

<b>STANDARD ENVIRONMENTAL RECORDS</b>	<b>Default Area of Concern (Miles)*</b>	<b>property</b>		
		<b>1/10</b>	<b>&gt; 1/10</b>	
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
Lists of state- and tribal (Superfund) equivalent sites	1.0	0	0	0
Lists of state- and tribal hazardous waste facilities	not searched	-	-	-
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	0
Lists of state and tribal leaking storage tanks	0.5	0	0	0
Lists of state and tribal registered storage tanks	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

### ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

### EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

## EXECUTIVE SUMMARY

### EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

\*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

HARDIN VALLEY ROAD DEVELOPMENT  
HARDIN VALLEY ROAD  
KNOXVILLE, TN 37932

### COORDINATES

Latitude (North):	35.955621 - 35° 57' 20.231323"
Longitude (West):	84.13787 - 84° 8' 16.334839"
Elevation:	1008 ft. above sea level

# EXECUTIVE SUMMARY

## SEARCH RESULTS

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

## STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

## ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

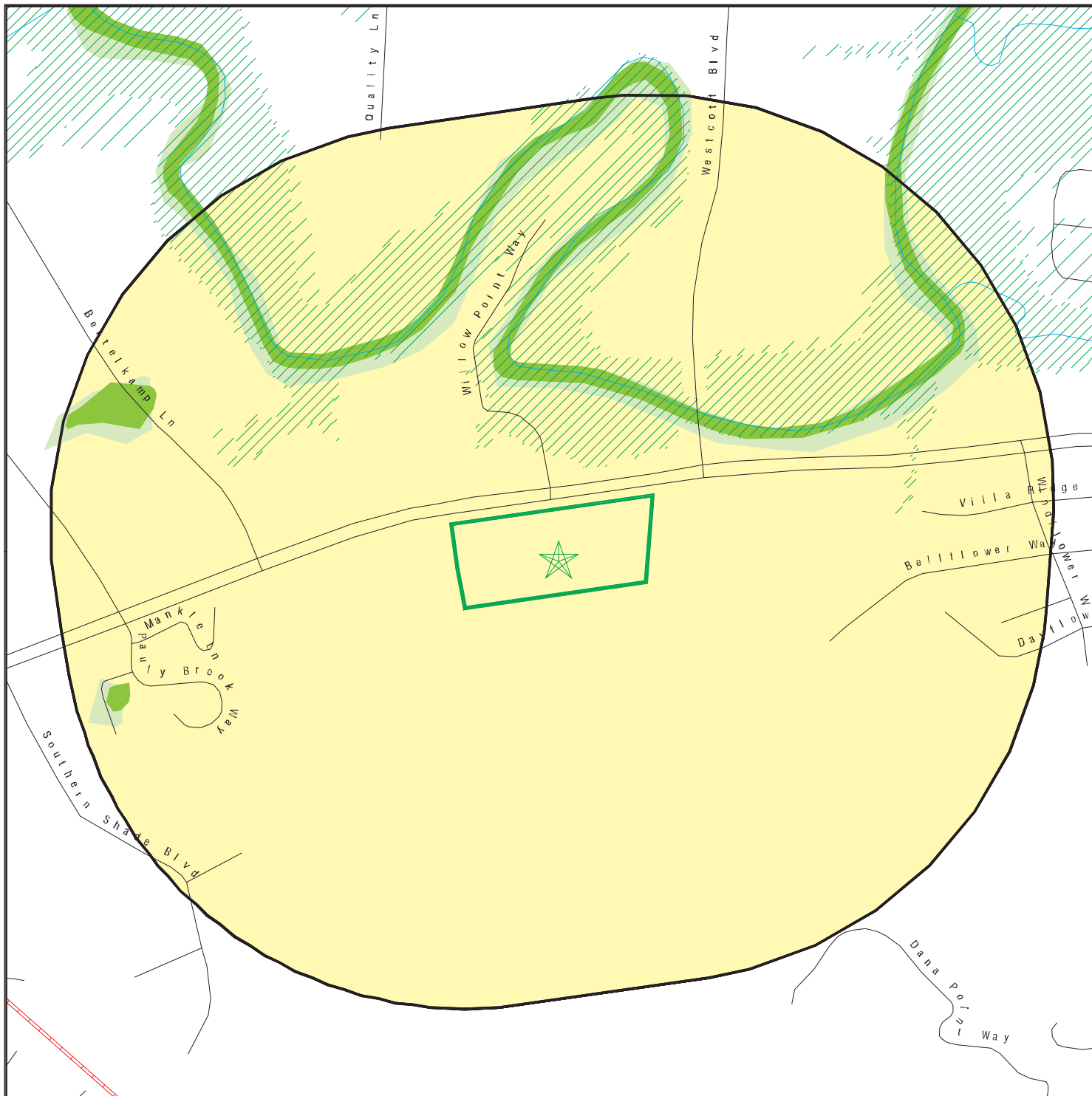
## EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

## EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

# PRIMARY MAP - 7679434.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands



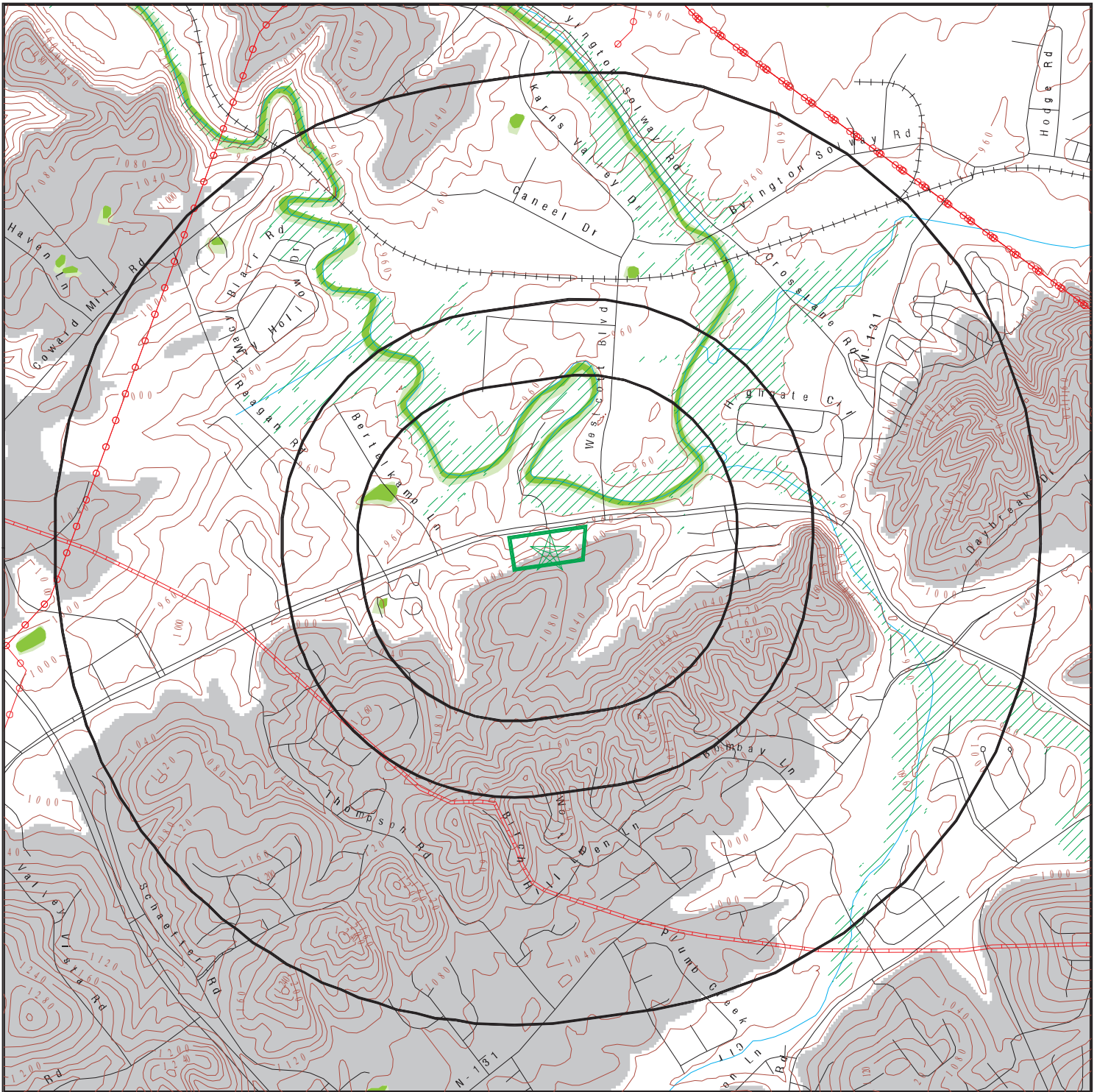
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.







SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville TN 37932  
 LAT/LONG: 35.955621 / 84.13787

CLIENT: GeoServices, LLC  
 CONTACT: Jeff Smith  
 INQUIRY #: 7679434.2s  
 DATE: June 12, 2024 9:58 am









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# SECONDARY MAP - 7679434.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  Power transmission lines
-  Pipelines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Upgradient Area



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

SITE NAME: Hardin Valley Road Development  
 ADDRESS: Hardin Valley Road  
 Knoxville TN 37932  
 LAT/LONG: 35.955621 / 84.13787

CLIENT: GeoServices, LLC  
 CONTACT: Jeff Smith  
 INQUIRY #: 7679434.2s  
 DATE: June 12, 2024 9:58 am

**390**

MAP FINDINGS

**LEGEND**

<b>FACILITY NAME</b>		<b>FACILITY ADDRESS, CITY, ST, ZIP</b>		<b>EDR SITE ID NUMBER</b>
<b>◆ MAP ID#</b>	Direction	Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level		
<b>Worksheet:</b>				
<b>Comments:</b>				
Comments may be added on the online Vapor Encroachment Worksheet.				

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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St Acronym Full Name Government Agency Gov Date Arvl. Date Active Date

**ENVIRONMENTAL RECORDS**

**Federal NPL site list**

US NPL	National Priority List	EPA	02/29/2024	03/01/2024	03/27/2024
US Proposed NPL	Proposed National Priority List Sites	EPA	02/29/2024	03/01/2024	03/27/2024
US NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994

**Federal CERCLIS list**

US SEMS	Superfund Enterprise Management System	EPA	04/22/2024	05/01/2024	05/24/2024
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**Federal RCRA CORRACTS facilities list**

US CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
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**Federal RCRA TSD facilities list**

US RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
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**Federal RCRA generators list**

US RCRA-LOG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditional	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023

**Federal institutional controls / engineering controls registries**

US LUCIS	Land Use Control Information System	Department of the Navy	02/14/2024	02/16/2024	04/04/2024
US US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024

**Federal ERNS list**

US ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2023	12/13/2023	02/28/2024
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**State and tribal - equivalent NPL**

TN SHWS	Promulgated Sites	Department of Environment & Conservation	12/21/2023	12/21/2023	03/18/2024
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**State and tribal landfill / solid waste disposal**

TN SWF/LF	Solid Waste Disposal Facilities	Department of Environment and Conservation	03/05/2024	03/06/2024	03/07/2024
TN SWM COMPLAINTS	Solid Waste Management Complaints	Department of Environment & Conservation	02/21/2024	02/22/2024	05/21/2024

**State and tribal leaking storage tank lists**

TN LUST	Fund Eligible Leaking Underground Storage Tank Sites	Department of Environment and Conservation	01/31/2024	02/07/2024	04/30/2024
US INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/04/2023	01/17/2024	03/13/2024
US INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/25/2023	01/17/2024	03/13/2024
US INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/25/2023	01/17/2024	03/13/2024

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
TN	LUST TRUST	LUST TRUST Fund Database	Department of Environment & Conservation	01/31/2024	02/07/2024	04/30/2024
TN	HIST_LUST CO	Leaking Underground Storage Tanks Sites	Department of Environmental Conservation, Col	10/18/1994	10/24/1994	12/30/1994
<b>State and tribal registered storage tank lists</b>						
TN	UST	Facility and Tank Report	Department of Environment and Conservation	01/31/2024	02/07/2024	04/30/2024
TN	AST	Aboveground Storage Tanks	Department of Environment and Conservation	10/01/1999	10/12/1999	11/05/1999
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/17/2023	01/17/2024	03/13/2024
US	FEMA UST	Underground Storage Tank Listing	FEMA	11/16/2023	11/16/2023	02/13/2024
<b>State and tribal institutional control / engineering control registries</b>						
TN	ENG CONTROLS	Engineering Control Sites	Department of Environment & Conservation	11/07/2023	11/09/2023	02/06/2024
TN	INST CONTROL	Institutional Control Sites	Department of Environment & Conservation	11/07/2023	11/09/2023	02/06/2024
<b>State and tribal voluntary cleanup sites</b>						
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
TN	SRP	State Remediation Program List	Department of Environment & Conservation	12/21/2023	12/21/2023	03/15/2024
TN	VCP	Voluntary Cleanup, Oversight and Assistance Program Sites	Department of Environment & Conservation	12/21/2023	12/21/2023	03/15/2024
<b>State and tribal Brownfields sites</b>						
TN	BROWNFIELDS	Superfund VOAP Listing	Department of Environment & Conservation	12/21/2023	12/21/2023	03/15/2024
<b>Other Records</b>						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2023	01/11/2024	01/16/2024
US	ROD	Records Of Decision	EPA	02/29/2024	03/01/2024	03/27/2024
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
TN	DEL SHWS	Deleted State Hazardous Waste Sites	Department of Environment & Conservation	12/21/2023	12/21/2023	03/18/2024
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/11/2020	05/07/2009	09/21/2009
TN	HIST UST	Underground Storage Tank Database	Department of Environment & Conservation	01/31/2024	02/07/2024	04/30/2024
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	Environmental Protection Agency	04/05/2001	10/27/2010	12/02/2010
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	Delisted NPL	National Priority List Deletions	EPA	02/29/2024	03/01/2024	03/27/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/22/2024	05/01/2024	05/24/2024
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/04/2023	12/06/2023	12/11/2023
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/12/2023	12/13/2023	02/28/2024
US	DOT OPS	Incident and Accident Data	U.S. Department of Transportation	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Department of Transportation, Office of Pipeli	12/31/2023	02/21/2024	04/04/2024
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/11/2024	03/12/2024	05/10/2024
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/30/2024	02/13/2024	04/04/2024
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/05/2024	02/21/2024	04/04/2024
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	PRP	Potentially Responsible Parties	EPA	04/14/2011	06/08/2011	09/13/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	09/19/2023	10/03/2023	10/19/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	FTTS	FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FITS INSP	FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	01/16/2024	01/17/2024	03/27/2024
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	01/02/2024	01/16/2024	03/13/2024
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RAATS	Facility Index System/Facility Registry System	EPA	02/09/2024	02/27/2024	05/24/2024
US	RMP	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	BRS	Risk Management Plans	Environmental Protection Agency	02/01/2024	02/08/2024	04/04/2024
US	PWS	Biennial Reporting System	EPA/NTIS	12/31/2023	03/09/2023	03/20/2023
US	INDIAN RESERV	Public Water System Data	EPA	12/17/2013	01/09/2014	10/5/2014
US	INDIAN ODI	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	IHS OPEN DUMPS	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	ABANDONED MINES	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
TN	AIRS	Abandoned Mines	Department of Interior	03/18/2024	03/19/2024	06/06/2024
TN	CDL	Listing of Permitted Sources	Department of Environment & Conservation	01/23/2024	01/24/2024	04/11/2024
TN	DRYCLEANERS	Registry of Contaminated Properties	Department of Environment & Conservation	01/02/2024	01/24/2024	04/11/2024
TN	LEAD CERT	Registered Facilities List	Dept. of Environment & Conservation	01/09/2024	01/11/2024	04/02/2024
TN	LIENS	Lead Safe Housing Registry	Department of Environment & Conservation	02/25/2019	02/26/2019	06/13/2019
TN	NPDES	Liens Information	Department of Environment & Conservation	12/20/2023	12/20/2023	03/15/2024
TN	PRIORITY CLEANERS	Permitted Facility Listing	Department of Environment & Conservation	02/13/2024	02/14/2024	05/03/2024
TN	SPILLS	DCERP Remediation Sites Listing	Department of Environment & Conservation	01/09/2024	01/11/2024	04/01/2024
TN	SPILLS	State Spills	Department of Environment & Conservation	01/05/2015	01/06/2015	02/10/2015

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Avrl Date	Active Date
TN	VAPOR	VOC Sites Listing	Department of Environment & Conservation	12/27/2023	12/27/2023	03/18/2024
TN	SWRCY	Recycling Facilities Listing	Department of Environment & Conservation	03/05/2024	03/06/2024	03/11/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	12/16/2023	12/28/2023	03/04/2024
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protection Agency	06/08/2023	10/31/2023	01/18/2024
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT	Social Science Environmental Health Research	05/19/2023	04/05/2024	06/06/2024
TN	SPILS	Statewide Petroleum Incident Logging Section	Department of Environment & Conservation	02/20/2024	02/21/2024	05/14/2024
TN	PFAS	PFAS Contamination Site Location Listing	Department of Environment & Conservation	09/01/2022	12/19/2022	03/14/2023
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	02/20/2023	12/20/2023	01/24/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	Environmental Protection Agency	02/12/2024	02/13/2024	04/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	EPA	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS WOP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	BIO SOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/17/2023	12/28/2023	03/04/2024
<b>HISTORICAL USE RECORDS</b>						
US	EDR MGP	EDR Proprietary/ Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TN	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environment and Conservation		07/01/2013	01/15/2014
TN	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environment and Conservation		07/01/2013	01/03/2014

## STREET AND ADDRESS INFORMATION

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APPENDIX J

Resumes



Grounded in Excellence

# Phillip M. Derryberry, P.G.

SENIOR GEOLOGIST



## YEARS EXPERIENCE

11

## EDUCATION

B.S., Geosciences, Geology  
Concentration, Tennessee  
Technological University, 2008

M.S., Geology, Structural  
Geology Concentration,  
University of Tennessee,  
Knoxville, 2011

## REGISTRATIONS

Professional Geologist:  
Tennessee (2015 to present)

## CERTIFICATIONS

Residential Radon  
Measurement Provider  
Certification, AARST-NRPP  
(2016 to present)

Fundamentals of EPSC Level 1  
Certified Personnel, TDEC (2016  
to present)

NPDES Level 1A Certified, GA  
(2022 to present)

40-Hour OSHA HAZWOPER

## FIELDS OF COMPETENCE

Phase I & II Environmental Site Assessments (ESAs) throughout the southeastern U.S., indoor radon measurement, bedrock and discontinuity mapping, well-site geology and mudlogging, well log interpretation, ArcGIS mapping and analysis, oil and gas exploration, rock core logging, soil and groundwater sampling, soil vapor surveying, Aquatic Resource Alteration Permits (ARAPs), Class V Injection Well permitting, erosion prevention and sediment control (EPSC) inspections, USACE and TDEC water resource permitting, USDA Rural Development 538 ESA experience.

## KEY PROJECTS

**Phase I & II ESAs – Various Locations in Tennessee, Kentucky, Georgia, South Carolina, North Carolina, Alabama, Virginia, Arkansas, Louisiana, Florida, Ohio, Iowa, Idaho, Minnesota, Colorado, and Texas (2016 to Present).** Conducted, prepared, and reviewed hundreds of Phase I ESAs for properties for development or refinancing. These include assessments under special requirements from the USDA Rural Development Loan Program, SBA, and attention to specific areas other than typical Phase I ESA requirements such as historic properties under Section 106 of NHPA, threatened and endangered species habitat assessment, and wetland and floodplain documentation. Numerous Phase II ESAs were also conducted following identified recognized environmental conditions and/or vapor intrusion risks from Phase I ESA findings to determine any impacted soils/groundwater and soil vapor on the property. Main responsibilities have included collection and descriptions of soil and water samples, screening samples with an organic vapor analyzer, soil gas surveys, and completing the final written report.

**Chickamauga Dam – Chattanooga, TN (April to June 2017).** Field Geologist for the replacement excavation of the Chickamauga Lock under management by the U.S. Army Corps of Engineers. Duties included the oversight of drilling for exploratory and verification rock coring in the field, core log generation, rock core collection and handling of core boxes on site, monitoring the grouting of analyzed borings, and submitting daily field reports to the Senior Project Geologist with Heeter Construction.

**Oil Field – Pickett County, TN (2016 to 2020).** Conducted well site geology and mudlogging at a drill rig for prospective oil/gas wells. Responsibilities included analyzing rock/mineral samples from the drilled boreholes, generation of ArcGIS-derived contour and location maps, and writing geologic assessment reports.

**Foothills Parkway – Wear's Valley, TN (2016).** Measured bedding, joints, quality, and the extent of bedrock as part of a foundation assessment of an MSE wall along the Foothills Parkway. Prepared reports and photo logs for weekly site visits that indicated whether or not the leveling pads and reinforced zones of each row of the wall met standards outlined in the project specifications.

**Indoor Radon Measurement – Knoxville, TN (2016 to Present).** Conducted numerous radon surveys of multi-family apartment complexes, typically comprised of about 45 to 70 ground-floor units, as well as commercial office buildings. Performed and supervised site visits to deploy and retrieve passive measurement devices, analyzed lab results, and provided reports with recommendations for mitigation or further testing.

**GIS Mapping Project – Blount County, TN (2016).** Generated ArcGIS maps and an information database from outfall and impaired stream mapping for Blount County. Other activities conducted for the project included assistance in field mapping and data collection, as well as spatial analysis of the GIS-generated data.

## FIELDS OF COMPETENCE

### YEARS EXPERIENCE

38

### EDUCATION

B.S., Geology,  
Virginia Tech University, 1985

### REGISTRATIONS

Professional Geologist:  
Tennessee, 1995-2023

### CERTIFICATIONS

OSHA HAZWOPER Supervisory  
HUD WISER

Phase I & II Environmental Site Assessments (ESAs); industrial and brownfield remediation/closure; groundwater and gas monitoring and geotechnical/hydrogeologic investigation at proposed, existing, and closed landfill sites in VA, NC, and TN, and development and management of assessment, remedial investigation, and remedial response programs; closure of petroleum sites through multi-phase extraction, free-phase extraction, monitored natural attenuation, risk based corrective action, and restrictive covenants.

### KEY PROJECTS

**Phase I and II ESAs – Various Locations in Florida, Georgia, South Carolina, North Carolina, Virginia, Tennessee, Kentucky, Arkansas, Texas, Louisiana, Colorado, Montana, Wyoming, Idaho, and Minnesota (2020 to Present) and Various locations in Southwest Virginia under EPA Brownfield Grant (2002-2004).** Conducted and prepared multiple Phase I ESAs for properties for development or refinancing. ESAs completed under EPA Brownfield Grant reviewed by USEPA. Phase II ESAs were also conducted following identified recognized environmental conditions and/or vapor intrusion risks from Phase I ESA findings to determine any impacted soils/groundwater and soil vapor on the property.

**Closed Greeneville/Green County TN Landfill** – Managed Monitored Natural Attenuation groundwater corrective action and assessment program and gas corrective action and assessment program for the facility from 1997 to the present. Successfully remediated offsite gas migration by installing gas vents in the bedrock and connecting the vents to gas blowers.

**Closed Sevier County TN Landfill** – Managed Monitored Natural Attenuation groundwater corrective action and assessment program for the facility from 2000 to the present.

### PUBLICATIONS/PRESENTATIONS

**"Radial Groundwater Flow at Landfills in Karst"** published in Sinkholes and the Engineering and Environmental Impacts of Karst, Beck (ed) © 2005 ASCE. Geotechnical Special Publication 144.  
**"Landfill Gas Transport in Karst"** published in Geotechnical and Environmental Applications of Karst Geology and Hydrology, Beck & Herring (eds) © 2001 Swets & Zeitlinger.  
**"Post-Closure Radial Groundwater Issues at Unlined Landfills Situated in Karst"** 2017.  
**"Post-Closure Gas Migration Issues at Old, Unlined Landfills Situated in Karst"** 2016.  
**"Karst Landfill Environmental Assessments"** 2008 (published in proceedings © 2008 Appalachian Karst Symposium and © 2008 NGWA AGWSE Groundwater Summit).  
**"10 yrs of Monitored Natural Attenuation at 10 landfill Sites"** 2006 (published in proceedings © 2006 Solid Waste Association of North America)  
**"Radial Groundwater Flow at Landfills in Karst"** 2005 (published in proceedings © 2005 10th Multidisciplinary Conf. Karst Engineering and © 2006 NGWA AGWSE Groundwater Summit).  
**"A Decade of Monitored Natural Attenuation"** 2004.  
**"Groundwater Recovery"** 2004.  
**"Remedial Options"** 2004.  
**"Remedial Options in the Tri-State"** 2003.  
**"Landfill Gas Transport in Karst"** 1999 (published in 2001 proceedings © of Southeastern Cave Conservancy, Multidisciplinary Karst Conference, and Solid Waste Association of North America).  
**"Direct-Push Groundwater, Gas, and Soil Investigation Case Studies"** 1998. (published in proceedings © 1998 Environ. Character., Monitoring and Surveillance).



**RESOLUTION OF THE BOARD OF DIRECTORS OF THE HEALTH, EDUCATIONAL & HOUSING FACILITY BOARD OF THE COUNTY OF KNOX AUTHORIZING THE REQUEST FOR PROPOSALS FOR LEGAL SERVICES**

**WHEREAS**, the Board of Directors (the “Board”) of The Health, Educational & Housing Facility Board of the County of Knox requires professional legal services to support its operations and initiatives;

**WHEREAS**, it is in the Board’s best interest to solicit competitive proposals from qualified law firms and attorneys to provide comprehensive legal services;

**WHEREAS**, the Board seeks to ensure transparency and due diligence in the selection of legal counsel through a formalized procurement process;

**WHEREAS**, a form of the proposed Request for Proposals (“RFP”) for legal services has been submitted to the Board; and

**WHEREAS**, the Board desires to issue the RFP to identify qualified legal counsel with expertise in economic development, revenue bonds, tax incentives, real estate transactions, and other matters pertinent to the Board’s mission;

**NOW, THEREFORE, BE IT RESOLVED** by the Board as follows:

**Section 1.** The staff of the Board is hereby authorized to distribute the Request for the development and financing of the Project in substantially the form as has been presented to the Board, with such changes as may be approved by the Board’s legal counsel.

**Section 2.** After receipt of proposals pursuant to the RFP, an evaluation committee to be appointed by the Chair of the Board shall analyze the results and shall recommend a proposal to the Board for approval or shall recommend rejection of all proposals. The Chair is hereby authorized to appoint the members of such evaluation committee, which need not be members of the Board.

**Section 3.** All other acts of the officers of the Board which are in conformity with the purposes and intent of this resolution are hereby approved and confirmed.

**Section 4.** This resolution shall remain in effect until expressly revoked or amended by a subsequent resolution of the Board.

*[The remainder of this page intentionally left blank.]*

Presented at this meeting of the Board, held on March 11, 2025, and passed and approved on the same date.

**THE HEALTH, EDUCATIONAL & HOUSING  
FACILITY BOARD OF THE COUNTY OF KNOX**

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Chair

Dated: March 11, 2025

**CERTIFICATE**

As Secretary of The Health, Educational & Housing Facility Board of the County of Knox, I hereby certify that the above Resolution was presented at the meeting of the Board of Directors of said corporation on the 11<sup>th</sup> day of March, 2025; that a quorum was present; that the vote on the adoption of the Resolution was taken openly and the Board of Directors duly approved the resolution; that said meeting was held at a specified time and place; that notice was duly given, and that the meeting was called and held in strict accordance with the provisions of the charter and bylaws of said corporation and in accordance with applicable law.

**IN WITNESS WHEREOF**, I have executed this Certificate, this \_\_\_\_ day of March, 2025.

\_\_\_\_\_  
Secretary



**MINUTES OF THE REGULAR MEETING OF THE REQUEST FOR PROPOSALS  
COMMITTEE OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF  
KNOX**

Tuesday, November 19, 2024, at 4:00 p.m.

The regular meeting of the Request for Proposals Committee (the “RFP Committee”) of the Industrial Development Board of the County of Knox (the “Industrial Development Board” or “Board”) was held on November 19, 2024, at 4:00 p.m., pursuant to notice duly provided to the Committee Members and the public. The meeting was held at the offices of the Knoxville Chamber located at 17 Market Square, #201, Knoxville, Tennessee, 37902.

The following Request for Proposals Committee Members were present at the meeting, constituting a quorum: Tiffany Gardner (Chair), Alvin Nance, and Ford Little.

Also, in attendance were Mike Odom (Knoxville Chamber), Mac McWhorter (Knoxville Chamber), Karen Kakanis (Knoxville Chamber), and Joshua Ford (Knoxville Chamber).

Mr. McWhorter called the RFP Committee to order.

I. Review the Request for Proposals for Legal Services

The RFP Committee reviewed each page of the draft RFP and noted any typographical errors, inconsistencies, and provided advice on legal and procedural implications of the document. Discussion was had.

Upon conclusion of the RFP review the RFP Committee discussed when to advertise the RFP, methods for advertising, and the related timeline. Discussion was had. The RFP Committee agreed the preferred schedule would be to make the RFP public in January of 2025, with a two week question period, and one month to formally submit their proposals.

II. New Business. None.

III. Old Business. None.

No further business having come before the Request for Proposals Committee, and upon motion duly made and seconded, the meeting adjourned at 5:11 p.m.

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Date

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Chair

**EXHIBITS**

Exhibit A

Request for Proposals – November 19, 2024

Exhibit B

Legal Fees – Egerton, McAfee, Armistead &  
Davis, P.C.





Request for Proposals	
<b>Solicitation name/number</b>	Legal Services
<b>Upload responses by</b>	11:00 a.m. on March 12, 2025 (as IDB and HEB’s clocks show)
<b>Upload your response to</b>	ENTER WEBSITE ADDRESS (Can also be accessed via Knoxville Chamber’s webpage)
<b>Questions</b>	<b>The IDB and HEB will not accept questions via telephone.</b> Post questions to mmcwhorter@knoxvillechamber.com <b>no later than 11:00 a.m. on February 26, 2025.</b>
<b>Award results</b>	The IDB and HEB posts the award decision to its web page at: ENTER WEBSITE ADDRESS
<b>Open Records/Public Access to Documents</b>	All documents provided to The IDB and HEB are subject to the Tennessee Open Meetings Act (TCA 8-44-101) and open records requirements.
<b>Check Knoxville Chamber’s RFP page for addenda and changes before submitting your response.</b>	

## GENERAL INFORMATION

### 1. Background and Intent

- a. The Industrial Development Board of the County of Knox (“IDB”) and the Health Education and Housing Facilities Board of the County of Knox (“HEB”) serve as public economic development bodies for Knox County in Tennessee. The IDB was organized pursuant to its enabling legislation, Tenn. Code Ann. §§ 7-53-101. The HEB was organized pursuant to its enabling legislation, Tenn. Code Ann. §§ 48-101-301 through 48-101-318 inclusive. The IDB’s responsibilities include the management of eight business/industrial parks located throughout Knox County and currently holds title to approximately 47 development ready commercial sites totaling over 1,100 acres of land. In addition to operating its business parks, the IDB and HEB also hold title to numerous incentivized properties, and the IDB manages the Fairview Technology Center, a technology-focused startup incubator, on behalf of Knox County.
- b. The IDB and HEB are requesting proposals for legal services, and with this solicitation, the IDB and HEB intend to secure the cost-effective services of one or more firms to meet their need for legal services.
- c. The Knox County Commission appoints the IDB and HEB’s Board of Directors. The board of directors serves as the governing body and authorizes various economic development incentives including PILOTs, TIFs, bond issuance, grants, real property transfers/leases, and various other development related activities.
- d. The eleven-member IDB and HEB are managed by the Knoxville Chamber. Board officers and committee appointments are chosen from and by the board annually. Board members typically serve six-year terms.
  - Chair
  - Vice Chair
  - Secretary
- e. The IDB and HEB periodically need legal services including such areas as general counsel, real estate, and public finance/incentives issues. This solicitation is to result in the hiring of one or more qualified firms to provide

legal services on an “as needed” basis by the IDB, HEB, and its affiliates. The IDB and HEB are under no obligation to exclusively use the services of any selected firm.

## **2. Changes after Award**

It is possible that after the award, the IDB and HEB will need to revise the requirements specified herein. The IDB and HEB reserves the right to make such changes after consultation with the firm. Should additional costs arise, the firm must document increased costs. The IDB and HEB reserves the right to accept or reject and negotiate these charges. Any changes will not be of a material nature.

## **3. Contact Policy**

Only contact chamber Staff about this solicitation from the issuance of this solicitation until award. Information obtained from an unauthorized officer, agent, or employee will not affect the risks or obligations assumed by the firm or relieve the firm from fulfilling any of the conditions of the resulting award for this project. Such contact can disqualify the firm from the solicitation process.

## **4. Contract Approval**

Award(s) resulting from this RFP are subject to the approval of the IDB and HEB’s board.

## **5. Errors and Deficiencies**

The successful firm will revise any material prepared under an agreement resulting from this RFP without additional compensation if it is determined that the firm is responsible for errors or deficiencies.

## **6. Evaluation**

- a. The IDB and HEB alone determine the firm’s “responsive” and “responsible” status prior to award. Responsible means a business with the financial, technical, relevant experience and capacity to perform the requirements of the solicitation and subsequent contract. A responsive proposal is one that fully conforms in all material respects to the solicitation document and all its requirements, including all form and substance.
- b. The IDB and HEB will review all proposals and reserves the right to request additional necessary information, modifications, waive minor technicalities,

reject all proposals, reject any proposal that does not meet mandatory requirement(s) or cancel this RFP, according to the IDB and HEB’s best interests. The IDB and HEB further reserve the right to adjust its evaluation scenario if deemed in the IDB and HEB’s best interest and consistent with good business practices.

- c. The IDB and HEB may require oral presentations as part of the evaluation process. Typically, this will be for the firms that are shortlisted. The IDB and HEB will provide details about the meeting for the oral presentations to the firms that are selected. Generally, these meetings are approximately 60 minutes.
- d. The IDB and HEB reserves the right to ordinally rank proposals as a first step and then only score the top tier of proposals if determined to be in the IDB and HEB’s best interest.
- e. The IDB and HEB plan to award to the best overall firms presenting the most advantageous proposal (in its entirety) with the maximum points available and based on the following evaluation scale:

<b>Factors</b>	<b>Maximum Points</b>
Firm’s Qualifications and Experience	35
Professional Staff to be assigned	35
Cost	30
<b>Total</b>	<b>100</b>

- f. The IDB and HEB may negotiate the fees initially requested in the proposal. The fees proposed by the top-rated firm(s) may be the beginning of negotiations.
- g. Separate contracts may be awarded for each area of legal services or for a combination of areas of legal services, or multiple contracts may be recommended for award within the same area of legal services in case one firm has a conflict of interest and cannot represent the IDB and HEB in specific matters.

- h. The IDB and HEB will evaluate the proposals received for each service type independently.

## **7. Insurance**

The Firm agrees to maintain at its sole expense on a primary and non-contributory basis during the term of the resulting contract insurance coverages and limits in accordance with the firm's standard business practices and acceptable to the IDB and HEB. Such insurance shall contain or be endorsed to contain a provision that includes the IDB and HEB, its officials, officers, employees, and volunteers as additional insureds with respect to liability arising out of work and/or operations performed by or on behalf of the firms. Such insurance shall provide waiver(s) of subrogation. The Firms shall provide the IDB and HEB with Certificates of Insurance evidencing such insurance prior to contract execution.

## **8. Invoicing/Ordering**

- a. The IDB and HEB prefer invoices arrive within ten days following the end of the month in which goods or services were supplied.
- b. The IDB and HEB want all invoices emailed to [accountspayable@knoxvillechamber.com](mailto:accountspayable@knoxvillechamber.com). You may copy the service requestor on the email. Do not send invoices by any other means.

## **9. Length of Award**

The initial award will be for twenty-four months. The award has three one-year optional renewals that the IDB and HEB may choose to exercise.

## **10. Price Structure**

- a. At the end of each twelve-month period, the awarded Firm(s) may request a change to rates charged to the IDB and HEB. Such increases must be supported by changes to the PPI for Knoxville or by other benchmarks approved by the IDB and HEB. The IDB and HEB will decide whether to accept a price increase. If the price increase is accepted, the bid file will be noted. If the price increase is not accepted, the Firms may:
  - Continue with the existing pricing.

- Suggest an alternative price increase.
- End the award.
- Firms may decrease prices at any time with or without notice.

## **11. Solicitation Requirements**

Caution: Requirements in the solicitation are not optional. If you have concerns or issues with any of the stated requirements, raise them before the solicitation due date. Examples of past issues where Firms made faulty assumptions include bonds, insurance requirements and payment expectations.

## **CONDITIONS AND WORK DESCRIPTION**

### **12. General Requirements**

These legal services are a necessary supplement to the IDB and HEB's daily operation and are divided into these general categories:

- General Counsel and Litigation
- Real Estate (Acquisition/Construction/Environmental)
- Public Finance and Incentives, Tax Increment Financing (TIFs) and Payment In Lieu of Taxes (PILOTS)

### **13. Group A      General Counsel and Litigation**

- a. These services include but are not limited to such items as review of Board of Directors (BOD) meeting agendas; compliance with the Tennessee Open Meeting Law; governance requirements contained in the relevant code of requirements contained in federal, state, and local law, IDB and HEB policies, procedures, bylaws, and actions that will put IDB and HEB at risk for liability exposure.
- b. The IDB and HEB may, on an as-needed basis, require the successful firm(s) to provide services pertaining to related matters within the following areas, to applicable federal, state, and local regulations, statutes, laws, and codes:
  - Accounting/Finance
  - Development and Modernization
  - Information Technology

- Maintenance
  - Operations
  - Procurement
  - Section 8/Housing Choice Voucher Program (HCVP)
  - U.S. Department of Housing and Urban Development (HUD)
- c. The selected firm will serve as outside counsel and represent the IDB and HEB in a variety of legal matters for which they are engaged.
- d. The selected firm will provide written legal opinions as requested.
- e. The selected firm will attend all IDB and HEB board meetings, and other meetings as requested (e.g. Knoxville Chamber staff meetings and other project related meetings.)
- f. Prepare or assist in preparing correspondence or other documents to federal, state, and local government officials, vendors, agents, et cetera, as requested.
- g. Assist and advise the IDB and HEB concerning contracts and leases, contract provisions and negotiations of such contracts and other related documents.
- h. Represent the IDB and HEB and their associated committees, in negotiations, arbitration, mediation, court proceedings and actions on other such matters as required.
- i. Provide guidance on various types of incorporation, entity formation insurance, civil procedure, building and construction law and other commercial matters.
- j. Serve as bond counsel for the IDB and HEB if the need arises.
- k. Address governance issues, conflict matters associated with board members and open meeting obligations.
- l. Other matters as requested.

**14. Group B      Real Estate (Acquisition/Construction/Environmental)**

- a. Services required include legal counsel for needs involving the sale and acquisition of land required to conduct the IDB and HEB's mission, including related activities. Activities associated therewith.
- b. Counsel retained for this purpose are expected to have considerable experience in this as well as other areas of real estate law. This function may also involve representation of the agency in litigation arising out of its real estate activities.
- c. Participate, as necessary, in negotiations and provide services in connection with acquisition of land from various owners, including all improvements thereon.
- d. Prepare petitions and prosecute to completion all condemnation proceedings which may be necessary in connection with acquisition of parcels with the project areas.
- e. Participate, as necessary, in negotiations and provide services in connection with disposition of property to potential developers.
- f. As requested, review, assist in developing, or prepare sales contract documents, lease agreements, development agreements, et cetera, to ensure conformance with all applicable local, state, and federal legal requirements.
- g. Assist Knoxville Chamber staff in matters pertaining to redevelopment plans, including amendments as required, and enforcement of said plans.
- h. Provide Tax Credit (Low income and new market) guidance and advice.
- i. Provide real estate development guidance.

- j. Assist and advise the IDB and HEB concerning contracts, contract provisions and negotiations of such contracts and other related documents/matters when needed.
- k. Represent the IDB and HEB and its affiliate entities in negotiations, arbitration, mediation, court proceedings and actions on other matters as required.
- l. Provide expertise and guidance in the review of title issues and real property encumbrances.
- m. Provide expertise and guidance in the review of Environmental issues.
- n. Provide expertise and guidance in the review of other matters as requested.

**15. Group C      Public Finance and Incentives**

- a. The service includes assisting the IDB and HEB in Low Income Housing Tax Credits as they relate to the mission of the entities.
- b. This service also includes investigating, documenting, and making recommendations about Tax Increment Financing (TIFs).
- c. This service also includes investigating, documenting, and making recommendations about Payments in Lieu of Taxes (PILOT).
- d. Issuance of Grants and Bonds.
- e. Other matters as requested.

**16. General Comments**

- a. None of the preceding information is intended to be an all-inclusive listing of all the legal services that the IDB and HEB may retain the successful firm(s) to provide.
- b. The IDB and HEB reserves the right to approve whether any additional staff may be brought in to consult on matters already under review, and the

successful firm(s) must declare beforehand whether inclusion of the additional staff would incur additional staff hours and the applicable rate as proposed on the Fixed Fee Schedule.

- c. If the firm(s) does not have a qualified person in-house to provide any services required, the firm(s) may retain another counsel who has such a qualified person. Such retention must have the IDB and HEB's prior written approval. Any billing/payment for such additional counsel will be at the same hourly rate listed within the resulting contract unless the IDB and HEB gives prior approval otherwise.
- d. The IDB and HEB reserves the right to, at any time during the ensuing contract period, and without penalty to the legal counsel retained because of this RFP, to retain additional legal counsel when it is in the IDB and HEB's best interest to do so.

#### **17. Authorized IDB Contacts**

IDB authorizes the following persons to request legal services from the selected firm(s).

- Director of Financial Operations (Knoxville Chamber)
- President and CEO (Knoxville Chamber)
- Director of Site Operations (Knoxville Chamber)

#### **18. Confidentiality**

- a. During the term of this appointment, as well as thereafter, the firm(s) will keep all information pertaining to the IDB and HEB confidential unless such information is open to the public under local, state, and federal law. The firm(s) shall not at any time use any such information to the detriment of the IDB and HEB, its officers, or employees.
- b. The firm(s) shall immediately communicate any inquiries from the media concerning the IDB and HEB or matters for which the IDB or HEB engages the firm to one of the above-authorized contacts. The firm shall work with the respective board to develop an appropriate response, if warranted.

## **19. Conflict of Interest**

By submitting a response to this Request for Proposal, in addition to complying with any applicable professional conduct standards relating to conflicts of interest, the signer affirms and agrees that he/she has not represented any client in any matter pending against the IDB and HEB during the six month period preceding the resulting contract and that he/she/the Firm shall not represent any client in any capacity concerning any matter pending against the IDB and HEB during the existence of this contract, nor for a six month period following the termination of this contract.

## **20. Minimum Qualifications**

- a. Each attorney on the proposed team shall possess a Juris Doctorate degree and have graduated from a law school accredited by the American Bar Association.
- b. The Tennessee Bar must have admitted each attorney in the proposed team to practice and each attorney must maintain a Tennessee law license in good standing.
- c. The proposed designated Lead Attorney shall have a minimum of seven years' experience as an attorney. The attorney's resume shall show experience in specialized fields.
- d. Adherence to the most recent addition of the Tennessee Rules of Professional Responsibility is required.

## **21. Records**

The firm under contract to provide legal services shall maintain proper electronic records and files for a minimum of six years. Such records and files shall be

furnished to the IDB or HEB upon completion if requested.

## 22. Retainer and Non-Retainer Options

The IDB and HEB have asked for a retainer option and also asked for hourly rates. IDB and HEB will determine which model best meets its needs and understands that there may be various “retainer” options and proposers may detail those in the costing section for IDB’s consideration.

## 23. Submit your information in this order:

Document Number	Title	Form Provided by
Solicitation Document A	General Information about the Firm	IDB
Solicitation Document B	Affidavits	IDB
Solicitation Document C	Firm Qualifications	Firm
Solicitation Document D	Qualifications & Experiences of Staff Assigned to IDB & HEB Project	Firm
Solicitation Document E	References	Firm
Solicitation Document F	Cost Proposed	Firm

- a. Your entire submittal must not exceed 20 printed pages (not counting Solicitation Document A and B). A page is one 8.5 x 11 sheet of paper (can be double sided). Use a standard font no smaller than 11 in size to complete the documents.
- b. Your submittal’s first page is the IDB and HEB’s Solicitation Document A.

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**Do not return this and the preceding pages to IDB or HEB.**

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Solicitation Document A		General Information about the Firm				
<b>Note: Complete all cells even if the answer is “Does not apply”</b>						
<b>Sign Your Name in the column to the right</b>						
If completing this document in Adobe, an electronic signature is acceptable to IDB and HEB.						
Your signature indicates you read and agree to the “IDB and HEB’s General Information to Firms” ( <a href="http://www.knoxvillechamber.com">www.knoxvillechamber.com</a> ) and that you are authorized to bind the Firms or are submitting the response on behalf of and at the direction of the Firms’ representative authorized to contractually bind the Firms. I represent that the Firms or its applicable representatives has reviewed the information contained in this Solicitation Package and that the information submitted is accurate.						
Item		Response				
Printed Name and Title						
Legal Corporate Name						
Street Address						
City/State/Zip						
Contact Person						
Telephone Number						
Cell Number						
Supplier’s E-Mail Address						
Statistical Information (Check a box in each of the next four lines)						
1. This business is at least 51% owned and operated by a woman						Yes <input type="checkbox"/> No <input type="checkbox"/>
2. This business qualifies as a small business by the State of Tennessee <i>Total gross receipts of not more than \$10,000,000 average over a three-year period OR employs no more than 99 persons on a full-time basis</i>						Yes <input type="checkbox"/> No <input type="checkbox"/>
3. This business is at least 51% owned and operated by a veteran						Yes <input type="checkbox"/> No <input type="checkbox"/>
4. This business is owned & operated by persons at least 51% of the following ethnic background:						
Asian/Pacific	Black	Hasidic Jew	Hispanic	Native American	White	Publicly Owned
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Conflict of Interest**

1. No commissioner or officer of the IDB and HEB or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for the IDB and HEB has a direct interest in the award or the firm providing goods or services.
2. No employee, officer or agent of the grantee or sub-grantee will participate in selection, or in the award or administration of an award supported by federal funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when the employee, officer or agent, any member of his immediate family, his or her partner, or an organization, which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award.
3. The grantee's or sub-grantee's officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from firms, potential firms, or parties to sub- agreements.
4. By submission of this form, the firm is certifying that no conflicts of interest exist.

**Eligibility**

5. The firm is eligible for employment on public contracts because no convictions or guilty pleas or pleas of nolo contendere to violations of the Sherman Anti-Trust Act, mail fraud or state criminal violations with an award from the State of Tennessee or any political subdivision thereof have occurred.

**General**

6. Firm fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer.
7. Such offer is genuine and is not a sham offer.

**Iran Divestment Act**

8. Concerning the Iran Divestment Act (TCA 12-12-101 et seq.), by submission of this bid/quote/proposal, each firm and each person signing on behalf of any firm certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies

as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each firm is not on the list created pursuant to § 12-12-106.

### **Accuracy of Electronic Copies**

9. If the firm provides electronic copies of the bid/proposal/quote to the IDB, the firm certifies that the information provided on paper and in the electronic format is identical unless specifically noted otherwise.

### **General**

10. Neither the said firm nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded conspired, connived or agreed, directly or indirectly, with any other responder, firm, or person to submit a collusive or sham offer in connection with the award or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such award or agreement, or collusion or communication or conference with any other firm, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other firm, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against IDB or any person interested in the proposed award or agreement.
11. The prices quoted in the attached offer are fair, proper, and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.





### **No Contact/No Advocacy Affidavit**

12. Any contact initiated by any firm with any IDB or HEB representative concerning this solicitation is strictly prohibited-except for communication with the Procurement Division. My signature signifies that no unauthorized contact occurred.
13. To ensure the integrity of the review and evaluation process, respondents to this solicitation nor any firm representing them, may not lobby or advocate for Knoxville Chamber staff or the IDB members. My signature signifies that no unauthorized advocacy occurred.

**Non-Boycott of Israel Affidavit**

14. Concerning the Non-Boycott of Israel Act (TCA 12-4-1 et seq.), by submission of this bid/quote/proposal, each firm and each person signing on behalf of any firm certifies, and in the case of a joint bid/quote/proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each firm is not boycotting Israel pursuant to § 12-4-1 and will not during the term of any award. Note: Applicable only to contracts of \$250,000 or more and to firms with 10 or more employees.

The undersigned hereby acknowledges receipt of these affidavits and certifies that the submittal in response to this solicitation is in full compliance with the listed requirements. Failure to properly acknowledge issues concerning the above is grounds for bid/proposal rejection and may subject the signer to penalties as directed by the appropriate laws.

<b>Firm Name</b> 	
<b>Signed by</b> 	
<b>Printed Name</b> 	
<b>Title</b> 	

Provide the information requested below so that the IDB and HEB can determine your capacity to perform the required work. You may provide additional relevant information as desired-subject to maximum submittal size detailed herein.

**Required with all submittals:**

1. Outline why the IDB and HEB should select your firm to provide the required services.
2. Narrative about the firm’s history.
3. History of the firm and key management/partners.
4. Narrative about the firm’s resources available to complete the work.
5. Number of overall staff available for the IDB and HEB.
6. Expectations regarding adequate notice for meetings with Knoxville Chamber personnel.
7. Any potential conflicts of interest in representing the IDB and HEB.

**8. Submitting for General Counsel Services? Yes  No  If yes:**

Provide examples and/or evidence of prior relevant experience concerning:

- Litigation
- Contract law
- Tennessee Open Meeting Laws/rules
- Incorporation, insurance, civil procedure, building and construction law and other commercial matters.
- Bond counsel
- Corporate governance

**9. Submitting for Real Estate Law Services? Yes  No  If yes:**

Provide examples and/or evidence of prior relevant experience concerning:

- Litigation
- Real estate law
- Redevelopment issues such as, but not limited to condemnation, eminent domain, disposition of property to potential developers, TIF's, et cetera.
- Construction law
- Land/property acquisition
- Sales contract documents, lease agreements, development agreements, et cetera, to ensure conformance with all applicable local, state, and federal legal requirements.
- Tax Credit (Low income and new market) requirements

**10. Submitting for Public Finance and Incentives?**

**Yes  No  If yes:**

Provide examples and/or evidence of prior relevant experience concerning:

- Redevelopment issues
- Eminent domain
- TIFs
- Construction law
- Low Income Housing Tax Credits
- Housing Choice Voucher funds
- HOME Investment Partnership funds
- Other federal and state funding

<b>Solicitation Document D</b>	<b>Qualifications and Experience of Staff Assigned to IDB and HEB Project</b>
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1. Provide an organizational chart identifying the key individuals and their proposed roles.
2. Identify the individual(s) that will function as project manager and any other supervisory personnel that will work on project; attach a brief resume for each.

Name	Title

3. Provide resumes of each professional staff member that may be assigned to the IDB and HEB showing this information.
  - Name
  - Title
  - Years with Firm
  - Years in Practice
  - Education
  - Experience (duties/roles)
  - Expertise Area
  - Professional affiliations/credentials
  - Litigation experience: Jury/Non-Jury
  - Tennessee State Bar Number
  - Date of Admission to the federal bar
4. Identify the accessibility of the proposed designated Lead Attorney and the response time that the individual offers to the IDB and HEB. Specifically, identify the lead-time required for attending scheduled or specially called meetings. Identify how quickly the Lead Attorney can arrive in person to attend an unscheduled, urgent meeting. Identify the same for any assisting attorneys.
5. Provide the number of current clients for the firm as a whole and for the attorney(s) assigned to the IDB and HEB.

**Solicitation Document E | References**

1. Provide information regarding the firm’s experience, specifically identifying any public housing authorities, affordable housing entities, municipalities, real estate company, redevelopment agencies, or other public agencies for which the firm has performed similar work in the State of Tennessee.
2. One client is one reference-no matter how many contracts or services performed for the client.
3. The IDB and HEB reserve the right to contact and interview the listed references via electronic survey means.
4. Provide three references in the following format.

This reference is applicable to	General Counsel Real Estate Public Finance & Incentives	Yes <input type="checkbox"/> Yes <input type="checkbox"/> Yes <input type="checkbox"/>
Name of the business receiving services		
Contact person		
Contact person title		
Contact person’s telephone number		
Contact person’s email address		
Description of the service provided		
Service began		
Service ended		

**Solicitation Document F | Cost Proposal**

Complete this form and submit it separately as detailed earlier in this document. Note that you may insert additional lines into each chart if necessary.

**1. Proposing on General Counsel services** Yes  No

<b>Monthly Retainer</b>	\$
<b>The monthly retainer includes how many hours?</b>	
<b>If the monthly retainer option is not chosen, rates are:</b>	<b>Hourly Rate</b>
Shareholder/Partner/Member/Attorney	\$
Associate	\$
Paralegal/Legal Assistant	\$

**2. Proposing on Real Estate services** Yes  No

<b>Monthly Retainer</b>	\$
<b>The monthly retainer includes how many hours?</b>	
<b>If the monthly retainer option is not chosen, rates are:</b>	<b>Hourly Rate</b>
Shareholder/Partner/Member/Attorney	\$
Associate	\$
Paralegal/Legal Assistant	\$

**3. Proposing on Public Finance and Incentives services** Yes  No

<b>Monthly Retainer</b>	\$
<b>The monthly retainer includes how many hours?</b>	
<b>If the monthly retainer option is not chosen, rates are:</b>	<b>Hourly Rate</b>
Shareholder/Partner/Member/Attorney	\$
Associate	\$

Paralegal/Legal Assistant	\$
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4. Other cost notes:

- a. The firm will bear all local travel and miscellaneous expenses. Any costs for travel more than 50 miles away from the IDB will be based on per diem rates for the area published by the U.S. General Services Administration. Payment will be made only for actual expenses and copies of receipts are required.
- b. All non-local travel must be pre-approved by the IDB and HEB.
- c. Reimbursable expenses such as Courier, Postage, Overnight Mail, and Filing Fees.
- d. Reproduction/copying costs will only be reimbursed if the volume exceeds typical and normal amounts associated with the work being performed. Such cases require the IDB and HEB's prior approval.
- e. Fractions of billable hours shall be charged to the nearest 10<sup>th</sup> of an hour.