



**TVG ENVIRONMENTAL, INC.**

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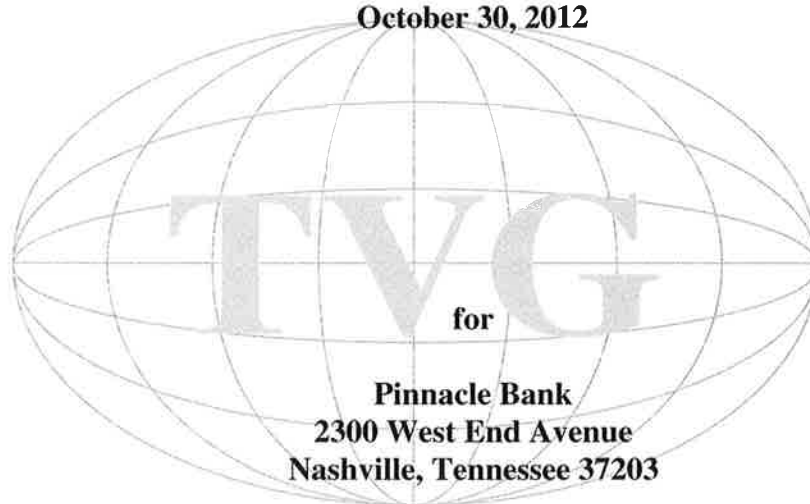
**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

***FESMIRE PROPERTY***

**4336 Kenilwood Drive  
Nashville, Tennessee 37204**

**TVG Project #12-105-01Q**

**October 30, 2012**



**and**

**Ikon Development, LLC  
2928 Sidco Drive  
Nashville, Tennessee 37204**

**by**

**TVG Environmental, Inc.**

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

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- F. Regulatory Records Documentation
  - Extract from Federal and State Database Report
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- G. Interview Documentation
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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## *FESMIRE PROPERTY*

4336 Kenilwood Drive  
Nashville, Tennessee 37204

TVG Project #12-105-01Q

October 30, 2012

### 1.0 - EXECUTIVE SUMMARY

The following Executive Summary is provided for convenience only and to provide a general overview of the report, and shall not be used without reference to the detailed report that follows.

#### **Subject Property**

The subject property consists of a 0.98 acre parcel of land that is improved with a building of 6,512 square feet (SF) that was constructed in 1953, with additions being made in 1998 and 2003. The subject property has accommodated Cellular Renewal, a refurbisher of cellular phones and a wireless retailer, since 2000. The first commercial use of the property was by Belle Meade Antique & Interior Market in about 1998. The property was first developed with a residence in 1953.

#### **Adjacent and Nearby Properties**

The subject property is adjoined to the east, on the opposite side of the CSX Railroad, by a large industrial warehousing property, which was the former site of a registered UST facility and a CERCLIS site. Although a diesel aboveground storage tank (AST) might be present at the site, neither its use or the past uses of the subject property appear to constitute *recognized environmental conditions* in connection with the subject property.

Radnor Yards is also located to the east of, and down-gradient from, the subject property, separated by Sidco Drive the East Fork of Browns Creek. Radnor Yards has been the site of many hazardous materials incidents, often related to fuel spills or losses of cargo. Details regarding these incidents were largely unavailable; however, given the size and layout of the Radnor Yards property, and its down-gradient relationship to the subject property, it is likely that any significant releases occurred sufficiently distant from the subject property so as to warrant no further concern.

### **Regulated Facilities**

One state registered UST site was identified within 0.25 mile of the subject property, and one CERCLIS site was identified within 0.5 mile of the subject property. Based on the information obtained through a review of the regulatory files for these facilities, and/or their distances from and topographic relationships to the subject property, the probability of contamination from these facilities migrating onto and negatively impacting the subject property is considered low.

### **Conclusions**

TVG Environmental, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 of the Fesmire Property located at 4336 Kenilwood Drive in Nashville, Tennessee. Any exceptions to, or deviations from, this practice are described in Section 10.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

## 2.0 - INTRODUCTION

### 2.1 PURPOSE

The purpose of this Phase I environmental site assessment (ESA) is to identify, to the extent feasible pursuant to the processes described below in Section 2.2, *recognized environmental conditions* in connection with the property described above and commonly known as the Fesmire Property located at 4336 Kenilwood Drive in Nashville, Tennessee, and in so doing to effect “*all appropriate inquiry*” into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined at 42 U.S.C. §9601(35)(B), and by 40 CFR Part 312. Conducting *all appropriate inquiry* permits the user to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, and *bona fide prospective purchaser* defenses to CERCLA liability (otherwise known as “*landowner liability protections*” or *LLPs*).

*Recognized environmental conditions* are defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do 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. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

### 2.2 DETAILED SCOPE-OF-SERVICES

The environmental site assessment was conducted in accordance with the agreement between Ikon Development, LLC, and TVG Environmental, Inc. (TVG), dated October 24, 2012.

This assessment and report has been prepared in general accordance with the "STANDARD PRACTICE FOR PHASE I ENVIRONMENTAL SITE ASSESSMENTS", E 1527-05, published by the American Society for Testing and Materials (ASTM) in November 2005.

This assessment and report do not include what are considered *non-scope* items in terms of ASTM Practice E 1527-05, except as documented in Section 11.0.

### 2.3 SIGNIFICANT ASSUMPTIONS

Since no site specific or other detailed hydrogeological information for the area of the subject site is publicly available and/or reasonably ascertainable, it has been assumed that the direction of flow of the shallow groundwater mimics the surface topography.

No other significant assumptions were made during the course of this Phase I ESA.

### 2.4 LIMITATIONS AND EXCEPTIONS

In preparing the Phase I environmental site assessment (ESA), TVG Environmental, Inc. (TVG) has relied upon information derived from on-site inspections, reviews of various records, personal interviews and telephone conversations with various persons and officials, and information provided by an environmental database vendor (subcontractor), etc. TVG has made no independent investigation as to the accuracy or completeness of the information reviewed or provided, and has reasonably assumed that said information is accurate and complete at the times these reports were prepared. TVG assumes no responsibility for conditions not currently recognized by regulatory authorities as environmentally unacceptable, or for any information not accurately disseminated to the assessor by any party.

The opinions and conclusions of this report are based on the information available to TVG within the time and cost constraints of the project. If additional information becomes available after the date of this report which might impact TVG's environmental conclusions, TVG requests the opportunity to review the information, reassess the potential concerns, and modify TVG's opinions, if necessary.

In preparing the various annotated maps and aerial photographs that are included in the Appendices it was necessary for the environmental professional to superimpose maps and photographs from differing original scales and sources. Although care was taken, this process can never be precise, and the annotated and highlighted locations of the subject and other properties must be regarded as approximate.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment in accordance with the ASTM "STANDARD PRACTICE FOR PHASE I ENVIRONMENTAL SITE ASSESSMENTS", E 1527-05 is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property. Furthermore, the research conducted during the Phase I ESA was not exhaustive, and was a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment, and the reduction of uncertainty about unknown conditions resulting from additional information. The conclusions regarding the absence or presence of *recognized environmental conditions* therefore cannot be construed as a guarantee regarding their absence or presence.

In accordance with ASTM E 1527-05, this Phase I ESA did not include any sampling or analytical testing, and consisted solely of research, interviews, and visual and physical observations. Sampling of any suspected contaminated soil or groundwater, wastes, or chemicals, etc., or other tests to positively identify any such contaminants or products would typically be appropriate to a Phase II environmental site assessment (ESA).

It is important to note that while significant problems may not have been found, it is possible that undiscovered information may or may not indicate significant environmental and/or compliance liabilities. These liabilities could include:

- Being a potentially Responsible Party (PRP) to a CERCLA (Superfund) cleanup, where the regulatory authorities hold facility owners and/or operators, or others liable as PRP's for the costs of cleanup,
- Being in jeopardy of losing a permit or licence that allows the facility to operate, or,
- The allocation of significant sums of money to bring the facility into compliance with environmental regulations.

Important information can be found in each section of the report, and it is assumed that the Client, or any other reader, will read the report in its entirety. TVG is not responsible for misrepresentations or omissions that arise from any person reading portions of the report separately from the entire report.

In recognition of the relative risks, rewards, and benefits of the project to both the Client and TVG Environmental, Inc., the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, TVG Environmental, Inc.'s total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses, including attorney's fees, arising out of the performance of this Assessment, from any cause or causes, shall not exceed \$50,000.00, for any claim arising out of TVG Environmental, Inc.'s negligence.

The validity of this Phase I ESA report for the original user is limited to the site conditions on the date hereof. If there are discovered or undiscovered changed conditions, the validity will expire with the date of the change(s) in conditions.

## **2.5 USER RELIANCE**

This report was prepared for the exclusive use of the Client to whom it is addressed and such Client's representatives and associates, to assist with efforts to identify potential environmental liabilities connected with the project site. TVG does not authorize its use for any purpose other than that for which it was prepared, nor is the report intended to be relied upon for any purpose by any third party. The use of the TVG name, without the written permission of TVG is prohibited. The reproduction of this report by any party,



except in its entirety, is prohibited.

## **3.0 - SITE DESCRIPTION**

### **3.1 LOCATION AND LEGAL DESCRIPTION**

The subject property is located on the eastern margin of Kenilwood Drive approximately 600 feet north of intersection with Sidco Drive in Nashville, Davidson County, Tennessee. The property is situated approximately 0.25 mile southeast of the Father Ryan High School. Please see the Site Vicinity Map included in Appendix B.

The subject property is defined by Davidson County Property Tax Map 132-08, Parcel 4.00. For the legal description of the property, see Appendix A.

### **3.2 SITE AND VICINITY GENERAL CHARACTERISTICS**

The subject property consists of a 0.98 acre parcel of improved land. The property is developed with Cellular Renewal, which reconditions used cellular equipment for resale to retail stores, and is also a wireless retailer.

The subject property adjoined by and accessed via Kenilwood Drive to the west. CSX Railroad borders the subject property to the east.

The property is located in a neighborhood consisting primarily of retail and industrial business and the Radnor Yards railyard. Please see the annotated copy of the county property tax map included in Appendix B.

### **3.3 CURRENT USES OF THE PROPERTY**

The subject property is currently accommodates Cellular Renewal, which reconditions used cellular equipment for resale to retail stores, and is a wireless retailer.

### **3.4 DESCRIPTION OF STRUCTURES, ROADS, AND OTHER IMPROVEMENTS ON THE SITE**

The improvements on the subject property include the following items:

- A 6,512 SF building constructed in 1953 with additions being made in 1998 in 2003. The current building is primarily a wood frame structure. The exterior walls are finished with brick or stucco. The roof is finished with shingles. Interior walls are finished with drywall, and the floors are either bare concrete or finished with vinyl tile. An upstairs loft has been finished as a breakroom. The building is heated and cooled by electrical HVAC system units.

- Two wooden storage sheds.
- Asphalt paving at the front of the building, and gravel paving at the rear.

Potable water and sewage disposal for the property are provided by Metro Nashville Water and Sewer Department. Electricity is provided by Nashville Electric Service.

### **3.5 CURRENT USES OF THE ADJOINING PROPERTIES**

Current usage of the adjoining properties is presented below according to geographic relationship to the subject property.

**North:** The subject property is adjoined to the north by the offices of the National Guard Association of Tennessee (NGATN).

**East:** The subject property is adjoined to the east by two main lines of the CSX Railroad. Further northeast, several warehouses are present, and accommodate Ozburn Hessey Logistics, N&S Waterproofing, Northwest Plumbing, AAA Auger Sewer & Drain Cleaning, American Residential Service, ARS Heating & Cooling, ARS Rescue Rooters, Music City Sewer & Drain Cleaning. A large railroad yard, known as the Radnor Yards, is operated by CSX further east on the opposite (southeast) side of Sidco Drive. The railyard is oriented in a north/south direction, and stretches for a distance of approximately 1.2 miles. The rows of main tracks of the railyard stretch from approximately 1,000 feet to 2,000 feet east of the subject property. A railroad roundhouse and other railroad equipment maintenance facilities are located approximately one half mile east of the subject property. The closest portion of the railroad property, located between 300 and 1,000 feet from the subject property is used for parking of shipping containers and semi-trailers.

**South:** The subject property is adjoined to the south by Maddux Builders. Further south is Veterinary Ophthalmology Services and Mr. T's Patio.

**West:** The subject property is adjoined to the west, on the opposite side of Kenilwood Drive, by Interstate 65. The properties further west are residential.

## **4.0 - USER PROVIDED INFORMATION**

### **4.1 TITLE RECORDS**

Recorded land title records were not provided by the user (Client). TVG therefore conducted its own partial review of the ownership records available online on the Metro Nashville/Davidson County Planning Commission's interactive mapping website. A summary of the reviewed ownership records is provided in Section 5.4 of this report.

### **4.2 ENVIRONMENTAL LIENS**

The user indicated that he was not aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law.

### **4.3 ACTIVITY AND USE LIMITATIONS**

The user indicated that he was not 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.

### **4.4 SPECIALIZED KNOWLEDGE**

The user indicated that he did not have any specialized knowledge or experience related to the subject property or nearby properties.

### **4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The user indicated that the purchase price of the subject property reasonably reflected the fair market value of the property (i.e. there is no reason to believe that the value of the property has been reduced below that of comparable properties due at least in part to environmental conditions associated with the property).

### **4.6 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

The user indicated that he was not aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases.

#### **4.7 INDICATORS OF CONTAMINATION**

The user indicated that based on his knowledge and experience of the property, there are no obvious indicators that point to the presence or likely presence of contamination at the property.

#### **4.8 REASON FOR PERFORMING PHASE I ESA**

The user informed the environmental professional that the primary reason for requiring this Phase I ESA was to satisfy the requirement of the lending institution.

#### **4.9 OTHER**

The user indicated that he was not aware of: (1) any litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; (3) or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the property.

No other information was provided to TVG by the user.

## 5.0 - RECORDS REVIEW

### 5.1 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

The Secured Creditor Risk Report for the subject property, a copy of which is included in Appendix F, and which was prepared by Environmental Risk Advisory, Inc., identified various facilities and/or sites within the relevant ASTM search radius for each of the searched databases.

The following table lists the numbers of identified facilities and/or sites within each database, some of which were not identified by Environmental Risk Advisory, Inc., but were identified through TVG's experience with the area of the subject property. The table also shows the section of this Phase I ESA report where further information has been provided for each of these identified facilities or sites:

<b>IDENTIFIED FACILITIES/SITES FROM STANDARD ENVIRONMENTAL RECORD SOURCES</b>			
<b>Standard Source</b>	<b>Relevant Search Radius (miles)</b>	<b>Number of Identified Sites</b>	<b>Further Information Provided</b>
Federal NPL site list	1.0	0	--
Federal Delisted NPL site list	0.5	0	--
Federal CERCLIS list	0.5	1	5.1.2
Federal CERCLIS NFRAP site list	0.5	0	--
Federal RCRA CORRACTS facilities list	1.0	0	--
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	--
Federal RCRA generators list	Subject property & adjoining properties only	0	--
Federal IC/EC registries	Subject property only	0	--
Federal ERNS list	Subject property only	0	--
State and tribal equivalent NPL/CERCLIS	1.0		--
State and tribal landfill and/or solid waste disposal site lists	0.5	0	--
State and tribal registered and leaking UST site lists	0.25*	1	5.1.1
State and tribal IC/EC registries	Subject property only		--
State and tribal voluntary cleanup sites	0.5	0	--
State and tribal Brownfield sites	0.5	0	--
State drycleaners	0.25	0	--

**Note:** \* See Section 10.0 - Deviations

## **5.1.1 State Underground Storage Tank Sites, including Leaking UST Sites**

### **W.R. Grace & Co.**

W.R. Grace & Co. (4061 Powell Avenue, UST Facility ID #5-190859) operated approximately 750 feet northeast of, and topographically down-gradient from, the subject property. TVG was provided the regulatory files for W.R. Grace & Co. By the TDEC-DUST Central Office in Nashville, Tennessee. This review revealed the following information:

- One 5,000 gallon diesel UST was installed at the facility in approximately 1966. The UST was reportedly last used in 1974. Although listed as permanently out of use, no details were available regarding the UST.

Please see Appendix F for selected copies of information from the state file for this facility.

## **5.1.2 CERCLIS Sites**

### **GAO 149**

GAO 149 (4061 Powell Avenue, EPA ID# TNN000410405) was located approximately 750 feet northeast of, and topographically down-gradient from, the subject property. This property formerly accommodated the facility of W.R. Grace & Co. where vermiculite ore, which was contaminated with tremolite, an asbestos mineral, was processed into vermiculate pellets that were extensively used as a building insulation material. The available information indicates that this was the site of the removal of asbestos-containing vermiculite based materials, and likely poses no environmental threat to the subject property.

## **5.2 ADDITIONAL RECORD SOURCES**

### **5.2.1 Records of Emergency Releases at Local Fire Department**

An inquiry was directed by TVG to the Fire Marshal's office for Metro Nashville/Davidson County regarding any emergency responses to, and/or fires at, the subject property or nearby locations. This inquiry revealed the following pertinent information:

- There are three recorded emergency responses to the subject property; all of which appear to have been false alarms. According to the Fire Marshal's office, there have been no known releases of hazardous materials at the site.

### **5.2.2 Local Codes Enforcement Files**

TVG reviewed the Metro Nashville/Davidson County permit information for the subject property contained on the Metro Nashville/Davidson County Planning Commission's

interactive mapping website. This review did not reveal any indications of recognized environmental conditions at the property.

Other pertinent information obtained from the Codes Administration's file included the following:

- In 2003, a permit was granted for the construction of an additional 870 SF and the replacement of 968 SF with new construction.
- In 1998, a permit was granted to complete work on the foundation of the subject building related to the conversion of the original residence to an office/retail space. This work was begun in 1997.

### 5.3 PHYSICAL SETTING SOURCES

Physical setting sources reviewed during this Phase I environmental site assessment included the following:

- USGS 7.5 minute Topographic Quadrangle Map of Oak Hill, Tennessee.
- Tennessee Department of Geology 7.5 minute Geologic Quadrangle Map of Oak Hill, Tennessee.
- Soil Survey of Davidson County by the US Department of Agriculture, Soil Conservation Service.

Please see Section 6.2 for a description of the physical setting in which the site is located. An annotated copy of the relevant portion of the topographical quadrangle map has been included in Appendix B for reference.

### 5.4 HISTORICAL USES OF THE SUBJECT PROPERTY

The following table lists the standard historical sources reviewed during this assessment. A summary of the information obtained from each of the historical sources is provided below the table.

STANDARD HISTORICAL SOURCES	
Source	Description
Aerial Photographs	Reviewed aerial photos for the years 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 1997, 1989, 1983, 1974, 1963, and 1959.
Fire Insurance Maps	According to EDR, there is no Sanborn Fire Insurance map coverage for the subject property.
Property Tax Files	Reviewed the current tax card for the subject property.



STANDARD HISTORICAL SOURCES	
Source	Description
Recorded Land Title Records	Reviewed recorded land title records.
USGS 7.5 Minute Topo Maps	Reviewed topographic map published in 1968 and photorevised in 1983.
Local Street Directories	Local street directories were reviewed at approximately five year intervals from 1957 to 2012.
Building Department/Codes Records	Reviewed information on the Metro Nashville/Davidson County Planning Commission's interactive mapping website for the subject property.
Zoning/Land Use Records	No review conducted as the source was not considered likely to supply relevant information.

#### 5.4.1 Recorded Land Title Records

A review of the recorded land title records revealed that the subject property is currently owned by Bertis H. and Tamara B. Fesmire, who purchased the property in 2000 from Carolyn C. and Gerald L. Robinson. The Robinsons purchased the property in 1998 from Richard L. and Patricia F. Albers. The Coopers purchased the property from James A. and Helen W. Cooper in 1985, who purchased the property from Charles E. and Joyce Murray Scantland in 1970. The Scantlands purchased the property from E.S. Evans, Inc., likely around the time the property was first developed, since they are the first known occupants of the original residence on the property. Earlier ownership was not determined.

#### 5.4.2 Property Tax Files

The information contained on the Metro Nashville/Davidson County Planning Commission's interactive mapping website indicates the existing building was constructed in 1953.

#### 5.4.3 City Directories

Past use information for the subject property gathered from a review of city directories is summarized in the table below:

City Directory Review	
Date	4336 Kenilwood Drive
2012	<i>Cellular Renewal</i>
2010	<i>Cellular Renewal</i>
2005	<i>Cellular Renewal</i>
2000	<i>Belle Meade Antique &amp; Interior Market</i>

City Directory Review	
Date	4336 Kenilwood Drive
1995	Residential
1990	Vacant
1985	Residential
1980	Residential
1975	No Return
1970	Residential
1964	Residential
1960	Residential
1957	Residential

#### 5.4.4 Historical Aerial Photographs

Historical aerial photographs of the subject property were reviewed for the years of 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 1997, 1989, 1983, 1974, 1963, and 1959. From 2011 to 2003, the subject property is depicted in its current state. In all earlier aerial photographs, only a portion of the subject building is present, presumably the original residential structure on the property.

#### 5.4.5 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were not available for the area of the subject property.

#### 5.4.6 Topographic Map

The topographic map, originally published in 1968 and photorevised in 1983, shows no improvements or bodies of water on the subject property. However, it is known that the subject building was constructed in 1953. Kenilwood Drive and Interstate 65 are depicted as having been constructed after 1968. The East Fork of Browns Creek is depicted intermediate to the subject property and Radnor Yards, flowing northward. This creek has since been channeled beneath several properties in the area and is only intermittently visible at the surface.

#### 5.4.7 Interviews

TVG interviewed Mr. Bud Fesmire, president of Cellular Renewal and co-owner of the subject property. Mr. Fesmire stated that he has owned the property since approximately 2000. He stated that the only significant waste generated at the site was used batteries, which are boxed and shipped to a battery recycler. He stated that no solvents or lubricants are used in significant quantities at the site. Mr. Fesmire indicated that the subject building was originally a residence that was converted to accommodate an antique mall prior to its occupancy by Cellular Renewal.

TVG interviewed Ms. Tamara Fesmire, co-owner of the subject property. Ms. Fesmire was asked specifically about the two compressors located outside the rear of the subject building. She stated that only one of the compressors is currently functional, and that it supplies compressed air to technicians within the building for the cleaning of phone parts. She stated that compressor oil is not stored onsite. Mr. Fesmire was also asked about the accumulation of used cellular batteries at the site. She stated that only a small number of batteries are accumulated, and that they are stored onsite until enough are present for disposal. The batteries are boxed and shipped via UPS to a battery recycler such as Greenstream International.

#### **5.4.8 Data Gap**

No data gaps were found.

#### **5.4.9 Data Failure**

The historical records researched did not allow the property's history to be traced back to the property's obvious first developed use, which constitutes data failure. "Developed use" is defined as "including agricultural uses and placement of fill". However, given the types of land use on the subject property and in the general vicinity of the subject property at the time of the earliest readily available information (1953), this failure of the historical data sources would not be expected to affect the conclusions reached for this Phase I environmental site assessment.

### **5.5 HISTORICAL USES OF THE ADJOINING PROPERTIES**

Historical use information for the adjoining properties was obtained through a review of the standard historical sources described in the table provided in Section 5.4.

**North:** The subject property has been adjoined to the north by the National Guard Association of Tennessee since approximately 1990, which appears to be the general time of commercial development of the properties further north. Prior to this time, the properties were residential since the early 1950s.

**East:** The warehouse buildings to the east of the subject property, on the opposite side of the CSX Railroad, were constructed around the mid-1960s. Many of the current tenants, or similar businesses, have occupied the property since 2000 or earlier. Permit information for the property indicates that a 6,000 gallon diesel AST was installed at the site in the late 1990s for the existing truck dispatch and repair facility, presumably Ozburn-Hessey Logistics. The earliest mentioned tenant in the permit information is Heafner Tire in 1988. The original occupants of the site were not determined; however, W.R. Grace & Co. operated is known to have installed a diesel UST at the site around 1966. The property was vacant prior to its development with the current warehouse buildings.

Radnor Yards has been located to the east of the subject property since before 1959. The

container and trailer yard, the portion of Radnor Yards closest to the subject property, was only developed as such between 1974 and 1983. This nearby area appears to have been previously undeveloped.

**South:** The subject property has been adjoined to the south by Maddux Builders, Inc., since around 1995. Properties further south have accommodated Beazer Homes, Mr. T's Patio, Phillips Design Builders, Janice's Gallery & Custom Frames, and similar businesses since around the late 1990s. Prior to these uses, the properties to the south of the subject property were residential since the early 1950s.

**West:** The subject property has been adjoined to the west, on the opposite side of Kenilwood Drive and Interstate 65, by residential properties since 1957 or earlier. Interstate 65 was constructed in the late 1960s or early 1970s, prior to which time residential properties were located within its path.

The historical sources reviewed did not reveal any other past uses of the adjoining or surrounding properties that are likely to indicate recognized environmental conditions in connection with the adjoining properties or the subject property.

## **6.0 - SITE RECONNAISSANCE**

The objective of the site reconnaissance was to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

The site reconnaissance was conducted on October 26, 2012, by Justun Durham, an environmental professional, as defined by 40 CFR.312.10(b). The inspection was performed in the company of the following persons:

- Mr. Bud Fesmire, owner of the subject property and president of Cellular Renewal.

Weather conditions at the time of the site inspection were partly cloudy and approximately 55 degrees Fahrenheit.

The following comments are a summary of the observations made on the subject property.

### **6.1 METHODOLOGY AND LIMITING CONDITIONS**

Given the relatively small size of the subject property, no special methodology was necessary in order to observe all significant areas of the property.

No limiting conditions that significantly impacted the environmental professional's ability to observe the property were found, with the exception that a small portion of the property near the eastern margin is heavily vegetated, which limited a thorough inspection of the area.

### **6.2 GENERAL SITE SETTING**

#### **6.2.1 Current Operations Using Hazardous Substances and Petroleum Products**

No significant quantities of hazardous substances or petroleum products were identified as being used on the subject property. It is likely that compressor oil is used in the one functional air compressor at the site; although such oil is not stored onsite. Small quantities of cleaning products were observed during the site inspection.

#### **6.2.2 Past Operations Using Hazardous Substances and Petroleum Products**

No past operations on the subject property are known to have used, treated, stored, or generated hazardous substances or petroleum products; with the exception of the air compressor that is currently out of use on the site. Although this compressor used compressor oil, such oil does not appear to have been stored onsite in any significant quantity.

### **6.2.3 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions**

Based on a review of the topographic map, and on observations made during the site reconnaissance, the topography in the immediate vicinity of the subject property slopes downward to the east, towards the East Fork of Browns Creek originally located approximately 1,000 feet east of the subject property. The topography at the subject site itself is relatively level.

According to the Davidson County Soil Survey, the soils at the subject property consist of Maury-Urban land complex, 2 to 7 percent slopes. The surface layer of this complex is described as typically being dark brown silt loam about seven inches thick. The subsoil is brown and reddish brown, friable silty clay loam in the upper part, reddish brown, firm silty clay in the middle part, and yellowish red, firm silty clay in the lower part. The Soil Survey states that bedrock is at a depth of 65 inches.

The Tennessee Department of Geology, Geologic Map of the Oak Hill Quadrangle indicates that the uppermost rock unit present at the site is Bigby-Cannon Limestone.

The local groundwater is assumed to mimic surface topography, and to flow to the east, towards the East Fork of Browns Creek. No information was available to indicate the depth to the shallow groundwater. It should be noted that actual local groundwater depth and flow direction(s) can be influenced by factors such as seasonal fluctuations, localized soil and bedrock geology, details of which were not readily ascertainable during this study.

## **6.3 GENERAL OBSERVATIONS**

The following items were specifically investigated in accordance with ASTM Standard Practice E 1527-05.

### **6.3.1 Storage Tanks**

No evidence was found of any underground storage tanks (USTs) on the subject property.

There are no above ground storage tanks (ASTs) on the subject property.

### **6.3.2 Odors**

No strong, pungent, or noxious odors were encountered on the subject property.

### **6.3.3 Pools of Liquid**

No pools of liquid or standing water were observed on the subject property.

### **6.3.4 Hazardous Substance and Petroleum Products, Containers and Drums**

No containers of hazardous substances or petroleum products were noted on the subject property with the exception of small quantities of cleaning products. A small quantity of used cellular batteries is generated onsite. The batteries are boxed and shipped as needed to a battery recycler such as Greenstream International.

### **6.3.5 Unidentified Substance Containers**

No unidentified substance containers were found on the property.

### **6.3.6 Polychlorinated Biphenyls (PCBs)**

There are two pole mounted electrical transformers located along the western margin of the subject property. The transformers are the property of the local electric utility company. Since the transformers are not marked with "non-PCB" labels, it must be assumed that these transformers are PCB contaminated. However, since the transformers are operating as intended, and do not have any leaks, they are not deemed to be of environmental significance.

## **6.4 INTERIOR OBSERVATIONS**

The following items were specifically investigated in accordance with ASTM Standard Practice E 1527-05.

### **6.4.1 Heating and Cooling**

The subject building is heated and cool by electrical HVAC system units.

### **6.4.2 Stains or Corrosion**

No stains or corrosion were noted in the subject building.

### **6.4.3 Drains and Sumps**

No drains or sumps were identified in the subject building.

## **6.5 EXTERIOR OBSERVATIONS**

The following items were specifically investigated in accordance with ASTM Standard Practice E 1527-05.

### **6.5.1 Pits, Ponds or Lagoons**

No pits, ponds or lagoons were found on the subject property.

### **6.5.2 Stained Soil or Pavement**

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

### **6.5.3 Stressed Vegetation**

No areas of stressed vegetation were found on the subject property.

### **6.5.4 Solid Waste**

One cardboard recycling dumpster is located on the subject property. A small amount of debris appeared to have been discarded at the rear of the property. There was no indication of any hazardous or environmentally significant wastes or staining.

### **6.5.5 Wastewater**

No industrial wastewater is generated on the subject property. Stormwater flows offsite either to the east or to the west.

### **6.5.6 Wells**

No wells were identified on the subject property.

### **6.5.7 Septic Systems**

No evidence was found of any current or abandoned septic systems or cesspools on the subject property.



## **7.0 - INTERVIEWS**

The interviews described below were conducted by Justun Durham, an environmental professional, as defined by 40 CFR.312.10(b).

### **7.1 INTERVIEW WITH OWNER**

TVG interviewed Mr. Tamara Fesmire, co-owner of the subject property. Ms. Fesmire stated that she was not aware of: (1) any litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; (3) or any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the property. This interview also revealed other information that is used in various locations in this report. For the environmental professional's notes covering the interview, please see Appendix G.

### **7.2 INTERVIEW WITH SITE MANAGER**

TVG interviewed Mr. Bud and Ms. Tamara Fesmire, owners and operators of Cellular Renewal. These interviews revealed information that is used in various locations in this report. For TVG's notes covering the interviews, please see Appendix G.

### **7.3 INTERVIEW WITH OCCUPANTS**

See Section 7.2.

### **7.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

TVG interviewed the following local government officials:

- Mr. Ross Musgrave of the Nashville Fire Marshal's Office.
- Mr. Charles Shannon of the Nashville Fire Department.

These interviews revealed information that is used in various locations in this report. For TVG's notes covering the interviews, please see Appendix G.

### **7.5 INTERVIEWS WITH OTHERS**

No other interviews were conducted.

## 8.0 - FINDINGS AND OPINIONS

The following section summarizes the known and suspected *recognized environmental conditions*, *historical recognized environmental conditions*, and *de minimis* conditions identified in connection with the subject property. This section also presents TVG's opinions of the impact on the subject property of each of the known and suspect environmental conditions. The section discusses the logic and reasoning used by TVG in evaluating information collected during the course of the investigation relating to known or suspect environmental conditions, and includes the TVG's rationale for concluding that a known or suspect environmental condition is or is not currently a *recognized environmental condition*. TVG's conclusions are presented in Section 9.0 - Conclusions.

- The subject property was originally developed with a residence in 1953. Around 1998, the building was remodeled to accommodate Belle Meade Antique & Interior Market. Since 2000, the subject property has accommodated Cellular Renewal, a refurbisher of cellular phones and a wireless retailer.

Small quantities of used cellular batteries are currently stored at the site for eventual shipment to a battery recycling facility. Neither this nor any other identified current or past use of the subject property is considered a *recognized environmental condition*.

- One former registered UST facility, W.R. Grace & Co., operated approximately 750 feet northeast of, and topographically down-gradient from the subject property. One 5,000 gallon diesel UST was installed at the facility in approximately 1966. The UST was reportedly last used in 1974. Although listed as permanently out of use, no details were available regarding the UST. It appears that a 6,000 gallon diesel AST was installed on or near the same property in the late 1990s; however, the current status of this AST was not determined. Given the down-gradient relationship of the facility to the subject property, and the separation of the properties by the East Fork of Browns Creek, it is unlikely that any petroleum-related or other contaminants originating at the site would migrate toward and negatively impact the soil or groundwater of the subject property. Therefore, the former W.R. Grace & Co. facility and any other past or current uses of the site are not considered *recognized environmental conditions* in connection with the subject property.
- One CERCLIS site, GAO 149, was identified approximately 750 feet northeast of, and topographically down-gradient from, the subject property. The available information indicates that this was the site of the removal of asbestos-containing vermiculite based materials, and likely poses no environmental threat to the subject property.
- Radnor Yards is located to the east of the subject property, on the opposite side of Sidco Drive. At its closest, Radnor Yards is some 350 feet east of, and

topographically down-gradient from, the subject property. This nearby area is the site of container and trailer parking and storage, and has only been developed as such since between 1974 and 1983. The more significant and older areas of Radnor Yards, such as the railyard and the roundhouse, are located approximately 1,000 feet and 2,500 feet east of the subject property, respectively.

The Secured Creditor Risk Report by Environmental Risk Advisory, Inc., identified many hazardous material incident reports pertaining to Radnor Yards. The pertinent details contained therein were generally limited to the type of substance released and the date of the incident. Often the releases were substances unlikely to warrant further concern, such as acetone and methanol, due to the distance from the subject property, and the properties of the materials. Several releases were of petroleum products such as diesel, gasoline, and petroleum naphtha. Volumes released appear to have been small, often less than 200 gallons, and responses to spills appear to have been prompt. TVG attempted to obtain further information regarding certain releases from the Tennessee Emergency Management Agency and the Nashville Fire Department's Fire Marshal's Office; however, no further information was received.

Despite the many reported incidents at Radnor Yards, and the many more that have likely occurred during its long history, the oldest and most heavily used areas of Radnor Yards appear to be sufficiently distant from and topographically down-gradient from the subject property so as to warrant no further concern. Furthermore, the East Fork of Browns Creek separates the subject property from the rail tracks area of the Radnor Yards, where it is likely that the majority of the accidental spills and releases occurred. Radnor Yards is not considered a *recognized environmental condition* in connection with the subject property.

- No other past or current uses of nearby or adjoining properties are considered *recognized environmental conditions* in connection with the subject property.

## 9.0 - CONCLUSIONS

TVG Environmental, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-05 of the Fesmire Property located at 4336 Kenilwood Drive in Nashville, Tennessee. Any exceptions to, or deviations from, this practice are described in Section 10.0 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

## **10.0 - DEVIATIONS**

This section lists deletions and deviations from, and additions to the ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

### **10.1 DELETIONS**

No deletions from the standard occurred.

### **10.2 DEVIATIONS**

Based on the local topographical and geologic conditions, the likelihood of the subject property being negatively impacted by any Leaking Underground Storage Tank (LUST) facilities located greater than 0.25 mile from the subject property is considered to be extremely low, and not worthy of further consideration. Therefore, the search distance for Leaking UST facilities was reduced from the standard 0.5 mile to 0.25 mile, as allowed by ASTM E 1527-05 (8.1.2.1).

### **10.3 ADDITIONS**

No additions were made to the standard.

## **11.0 - ADDITIONAL SERVICES**

No additional services were provided by agreement with the user.

## 12.0 - REFERENCES

Street Map of Nashville, Tennessee, by DeLorme X Map® 4.0, ©2003 DeLorme.

1:24,000 USGS Topographical Map, Oak Hill Quadrangle, Tennessee, dated 1968, photorevised in 1983.

1:24,000 Geologic Map by State of Tennessee Division of Geology, Oak Hill Quadrangle, Tennessee, 1972.

Metro Nashville/Davidson County, Tennessee, Tax Map, number 132-08, current edition.

Aerial Photographs obtained from GoogleEarth, dated 2011, 2010, 2008, 2007, 2006, 2005, 2004, 2003, 1997.

1:14,400 aerial photograph, sheet K-17, by Landis Aerial Photo, 3-25-89.

Aerial Photographs by Metro Nashville/Davidson County Department of Mapping Services:

- 1" = 800' 153.29 MPC LN614 83009 # 6, 2-26-83.
- 1" = 800' A40 47037 175-74, 12-10-74.
- 1" = 400' 1364-44-223, 12-15-63.
- 1" = 400' 60-3166, 1959/61.

Soil Survey of Davidson County, soil survey sheet #50, by the US Department of Agriculture, Soil Conservation Service, issued 1981.

Metro Nashville/Davidson County, Tennessee property tax roll information for the subject and adjacent properties.

Metro Nashville/Davidson County Planning Department Mapping website - for information pertaining to the subject and nearby properties.

Selected Nashville South and Suburban Nashville City Directories by Polk, 1957 to 2012.

Selected files from the records of the Tennessee Department of Environment and Conservation: Division of Underground Storage Tanks.

Secured Creditor Risk Report prepared by Environmental Risk Advisory, Inc., dated October 16, 2012.


### 13.0 - SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment was performed by the following person:

**TVG Environmental, Inc.**

  
Justin Durham  
Environmental Professional

under the supervision of the following environmental professional:

  
Malcolm V. Protenhauer, P.E. (Tennessee), CHMM, REPA  
President & Senior Professional Engineer

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

*File: Reports\12-105-01Q-ph1*



## 14.0 - QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please see the following pages



**MALCOLM V. PFOTENHAUER, P.E., NSPE, CHMM, REPA  
PRESIDENT & SENIOR PROFESSIONAL ENGINEER**

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**EDUCATION**

B.S. Civil Engineering (*Cum Laude*), University of Natal, Durban, Republic of South Africa, 1961

**HONORARY AWARDS**

University of Natal, Durban, Republic of South Africa, Certificates of Merit in:

- Civil Engineering, Geology & Survey

South African Federation of Civil Engineering Contractors:

- Annual Design Award for "The Design of a Sewage Treatment Works" 1961

**PROFESSIONAL CERTIFICATION**

Licensed Professional Engineer

Tennessee State Board of Architectural and Engineering Examiners

Certificate # 022023, 1991 to present

Registered Environmental Property Assessor (REPA)

National Registry of Environmental Professionals

Registration #1626, 1990 to present

Certified Hazardous Materials Manager (CHMM)

Institute of Hazardous Materials Management (IHMM)

Certificate # 10248, April 2000

Certified EPA-AHERA Asbestos Inspector

Certificate # 2964, 1994 to present

Certified EPA-AHERA Management Planner

Certificate #2304, 1997 to present

Certified Asbestos Response Action (Abatement) Project Designer

Certificate # 1074, 1992 to present

Certified 40-Hour Hazardous Materials Health and Safety Training

29CFR 1910.120(e), 1995 to present

Certified Environmental Auditor

Certificate # 53513, 1997

**ORGANIZATIONS**

Member of:

- National Society of Professional Engineers
- Tennessee Society of Professional Engineers
- American Society of Civil Engineers
- Alliance of Hazardous Materials Professionals
- Indoor Air Quality Association

**MALCOLM V. PFOTENHAUER, P.E., NSPE, CHMM, REPA  
PRESIDENT & SENIOR PROFESSIONAL ENGINEER**

*Page 2 of 3 Pages*

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**CAREER SUMMARY**

Mr. Pfothenauer has over 50 years of progressive experience as both consulting engineer and general contractor. Mr. Pfothenauer continues to grow in his profession by completing an average of more than 60 hours of continuing education courses each year in various aspects of environmental engineering.

**TVG ENVIRONMENTAL, INC.** (Environmental Consultants)

Nashville, Tennessee - 1990 to present

Principal and Senior Professional Engineer responsible for all environmental assessment and investigation activities, and for designing, reviewing and managing remediation projects.

**SVERDRUP CORPORATION** (Engineers/Architects)

Nashville, Tennessee - 1988 to 1990

Project Manager for industrial design/build projects, Construction Manager, QA/QC Manager.

**J. M. BEESON COMPANY** (Design/Build Contractor)

Nashville, Tennessee - 1987

Branch Manager responsible for all activities of branch, including industrial and commercial projects.

**McCARTHY** (General Contractor)

Tampa, Florida - 1983 to 1987

Project Manager and Assistant Contracts Manager for commercial and multi-family residential projects.

**COHEN, BÄHR, HARRIS, FELS & PARTNERS** (Engineers/Architects)

Durban, Republic of South Africa - 1969 to 1983

President of Durban branch office, responsible for all activities of branch, including industrial, environmental, commercial, and governmental projects.

**CAMPBELL, BERNSTEIN & IRVING** (Engineers/Architects)

Durban, Republic of South Africa - 1963 to 1969

Civil and structural engineer responsible for design of environmental, governmental, industrial, and commercial projects.

**LEWIS CONSTRUCTION COMPANY** (General and Civil Engineering Contractor)

Durban, Republic of South Africa - 1962 to 1963

Site Engineer responsible for survey, quality control, and project management.

**REPRESENTATIVE PROJECT EXPERIENCE**

**i. ENVIRONMENTAL ENGINEERING EXPERIENCE**

Phase I, II, & III Environmental Site Assessments, and Transaction Screens: Over 1,000 projects/sites, including industrial, drycleaners, office and commercial, institutional, residential tracts, agricultural, raw land.

UST & AST Projects: Closures in-place and by removal for many sites, including gas stations, trucking companies, warehouses, and manufacturing facilities.

**MALCOLM V. PFOTENHAUER, P.E., NSPE, CHMM, REPA  
PRESIDENT & SENIOR PROFESSIONAL ENGINEER**

*Page 3 of 3 Pages*

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Remediation & Brownfield Projects: Remedial excavation and/or in-situ bioremediation and chemical remediation of soil and groundwater at gas stations, trucking companies, drycleaners, and manufacturing facilities, where contamination is by petroleum, chlorinated solvents, semi-volatile organic compounds, and inorganic compounds.

Asbestos Projects: Asbestos surveys and asbestos management plans - wide variety of properties.

Microbiologically Influenced Corrosion (MIC) studies for fire sprinkler systems.

Indoor Air Quality (IAQ) Investigations: Mold (fungal) and other IAQ surveys and investigations, including water intrusion investigations, mold abatement protocols, clearance sampling and reporting for a wide variety of properties, including high rise offices, institutional facilities, warehouses, manufacturing facilities, and single and multi-family residential buildings.

Lead-based Paint Surveys: Various properties.

Stormwater Permitting and Pollution Prevention Plans (including SPCC Plans): Commercial and industrial facilities.

Environmental Audits: Industrial and commercial facilities.

Characterization and Waste Disposal: Petroleum and hazardous wastes - industrial & commercial.

Wastewater Projects: Process design of wastewater treatment plants for a residential suburb and for industrial parks.

**ii. CONSULTING CIVIL ENGINEERING EXPERIENCE**

120 mile long 42" dia. water pipeline, numerous water storage reservoirs (up to 24 million gallon capacity), 60,000 gallon elevated water tank, major and minor pump stations, storm and sanitary sewers, water and waste-water treatment facilities, bridges, roads, railroads and exchange yards, piled and spread foundations, retaining walls and bunkers, earthen dams, bulk handling facilities, container terminals, and site selection and geotechnical investigations for industrial parks and commercial projects. Most projects included design, preparation of bid and contract documents, and project management and oversight during construction.

**iii. CONSULTING STRUCTURAL ENGINEERING EXPERIENCE**

Manufacturing/industrial projects, warehouses, high and low-rise office buildings, commercial buildings (gas stations, retail strip center), single and multi-family buildings. Most projects included design, and project management and oversight during construction.

**iv. CONSTRUCTION EXPERIENCE WITH GENERAL CONTRACTORS**

Mid-rise medical office building, low and mid-rise multifamily residential projects, office and warehouse buildings, waste-to-energy plant, major rural electrical distribution station. Responsibilities generally included on and off-site project management, subcontract and materials purchasing, cost and quality control, pay requests, and client (owner) liaison.



**TOMMY JUSTUN DURHAM  
ENVIRONMENTAL PROFESSIONAL**

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**EDUCATION**

A.S. Biology, Roane State Community College, May 1999.

B.S. Biology, Zoology Concentration, Tennessee Technological University, May 2002.

- Graduated *summa cum laude*
- Received W. A. Howard Award

M.S. Biology, Tennessee Technological University, December 2004.

- Thesis: *Gametophytic an Sporophytic Responses of Pteris Species to Arsenic*

**PROFESSIONAL CERTIFICATION**

OSHA 40-hour Hazardous Waste Operations and Emergency Response.

**CAREER SUMMARY**

**TVG ENVIRONMENTAL, INC.**

Nashville, Tennessee – August 2006 to Present

Mr. Durham joined TVG Environmental, Inc. as an Environmental Technician/Scientist in Training in August 2006. Mr. Durham currently serves as an Environmental Professional and is responsible for conducting environmental site assessments, computer aided drafting (CAD) assignments, indoor air quality investigations (including mold and vapor intrusion conditions), and performing miscellaneous field work. Mr. Durham currently manages several projects under the authority of the Tennessee Department of Environment and Conservation Drycleaner Environmental Response Program (TDEC-DCERP), which involves identification of contaminant source areas, development and implementation of remediation strategies, groundwater monitoring, and data analysis and reporting at sites impacted by releases of drycleaning solvents.

**VANDERBILT UNIVERSITY DEPARTMENT OF PATHOLOGY**

Nashville, Tennessee – 2005 to 2006

Mr. Durham was responsible for performing various experiments employing the use of many biochemical and other laboratory techniques. In addition to experimentation, Mr. Durham managed an experimental animal colony to be further used in scientific investigation. Mr. Durham collected, analyzed, and presented the data resulting from experimentation.

**APPENDIX A**  
**LEGAL DESCRIPTION**

BOOK 10759 PC 110

EXHIBIT "A"  
Property Description

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Southmeade, as shown on plat of record in Plat Book 1835, pages 118 and 119, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Richard L. Albers and wife, Patricia F. Albers, by Warranty Deed from James A. Cooper and wife, Helen W. Cooper, of record in Book 6722, page 577, Register's Office for Davidson County, Tennessee.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as 4336 Kenilwood Drive, Nashville, Tennessee 37204

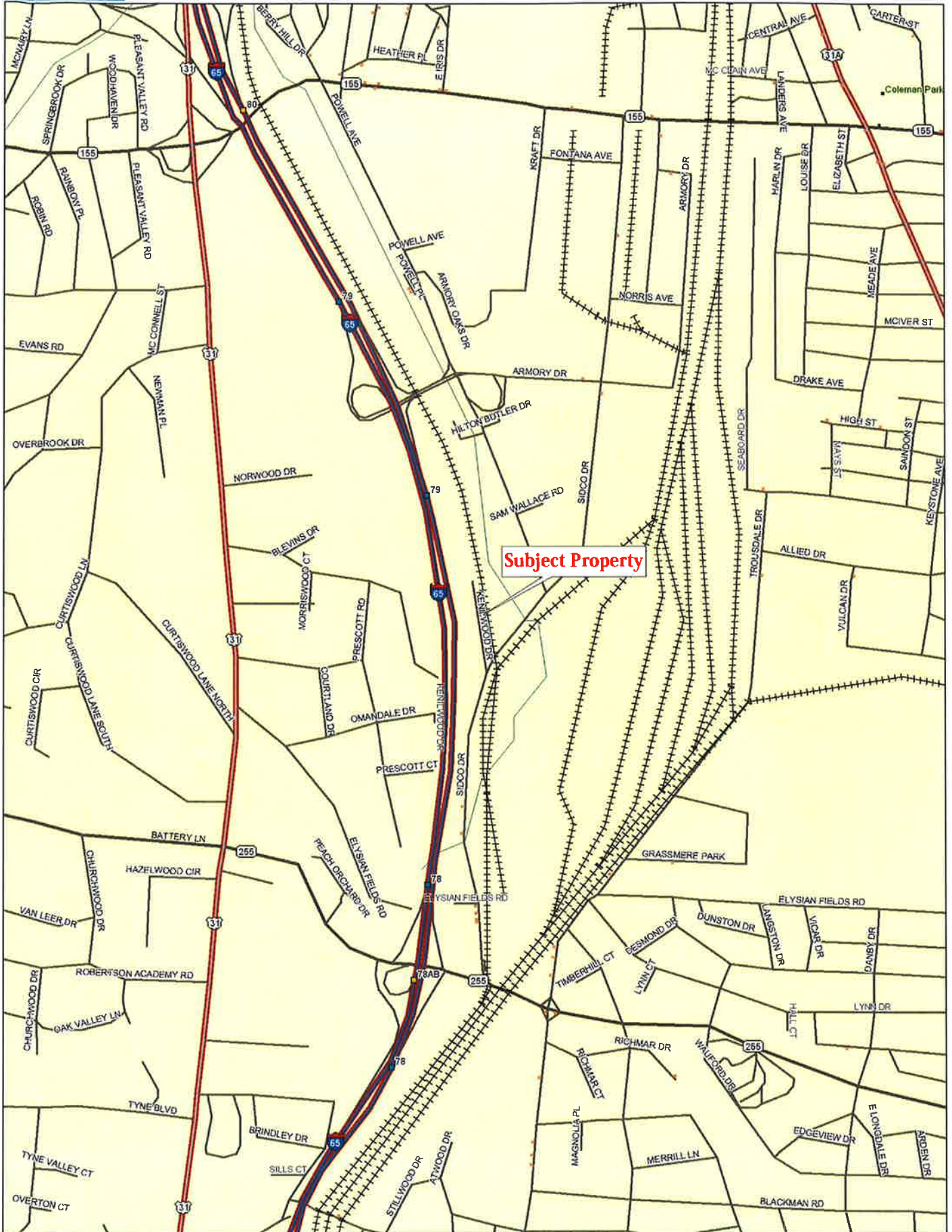
98 JAN 15 PM 2:54  
REGISTER  
IDENTIF. & REFERENCE  
0390618

## **APPENDIX B**

### **MAPS**

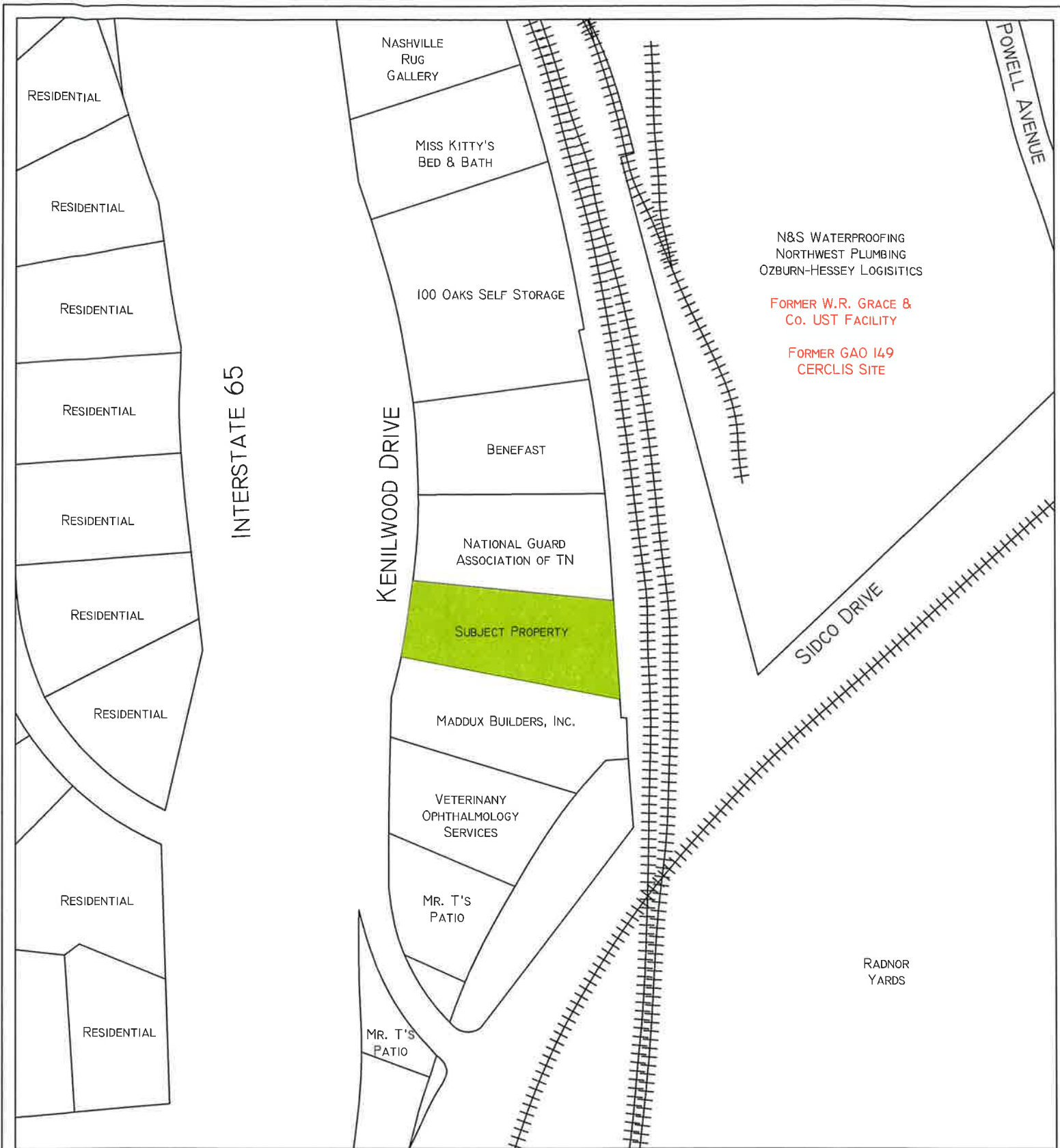


## **Site Vicinity Map**



Subject Property

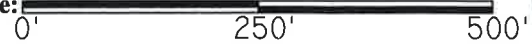
## **Tax and Neighborhood Map**



**TVG ENVIRONMENTAL, INC.**

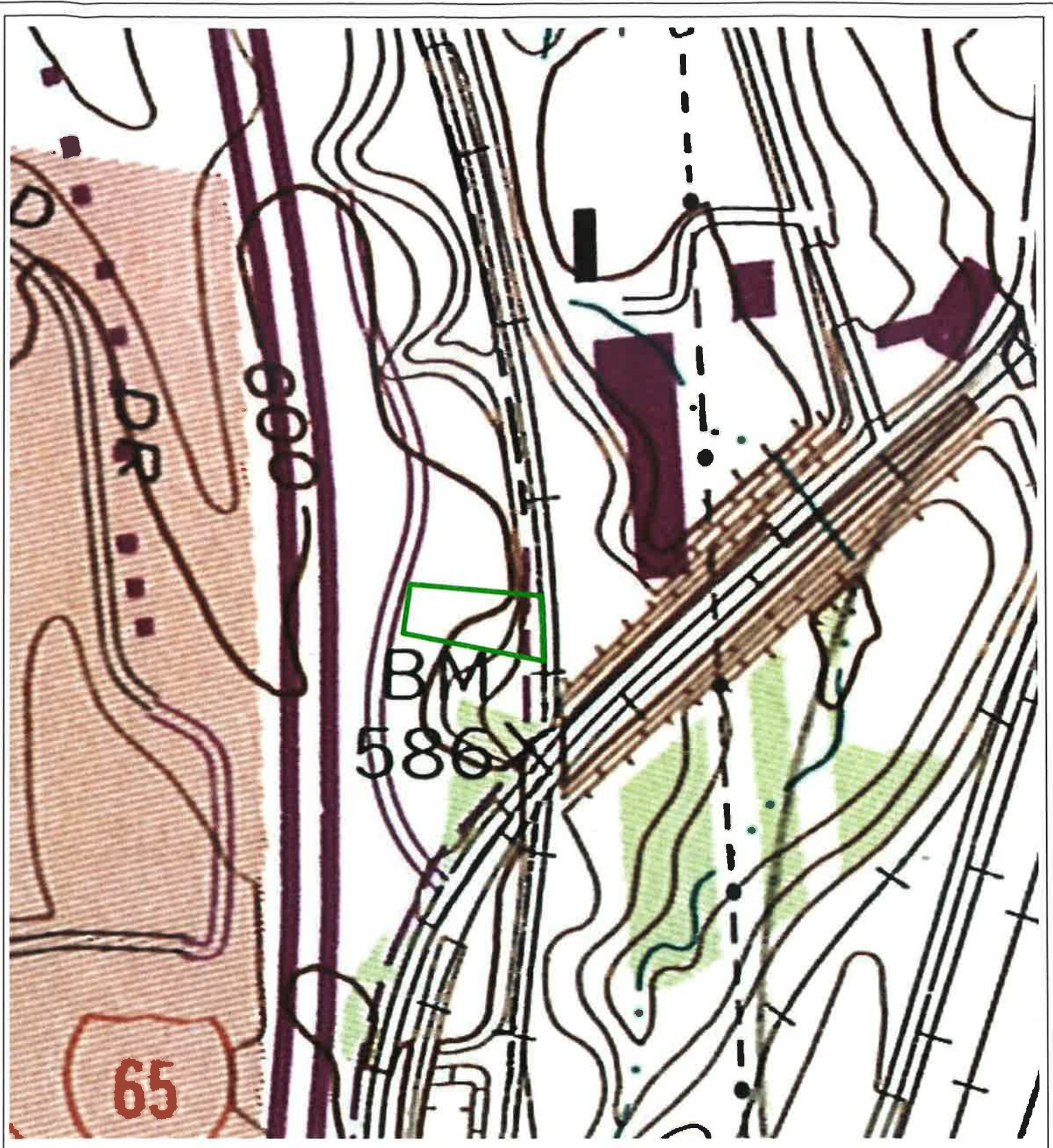
220 Great Circle Road, Suite 112  
 Nashville, Tennessee 37228  
 Office (615)292-6252  
 Fax (615)823-2984

**Project Name: Fesmire Property**  
**Project Number: 12-105-01Q**  
**Drawing Title: Tax & Neighborhood Map**  
**Scale:**



# **Topographic Map**

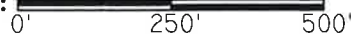




**TVG ENVIRONMENTAL, INC.**

220 Great Circle Road, Suite 112  
Nashville, Tennessee 37228  
Office (615)292-6252  
Fax (615)823-2984

**Project Name: Fesmire Property**  
**Project Number: 12-105-01Q**  
**Drawing Title: Topographic Map**  
**Scale:**



**APPENDIX C**

**SITE PLAN**

*NOT AVAILABLE*

## **APPENDIX D**

### **SITE & NEIGHBORHOOD PHOTOGRAPHS**





Customer service area of Cellular Renewal.



Parts storage in the warehouse area of the subject building.



Parts storage in the warehouse area of the subject building.



Parts storage in the warehouse area of the subject building.



Parts storage in the warehouse area of the subject building.



Parts storage in the warehouse area of the subject building.





Upstairs break area.



Viewing south from the subject property.



Viewing onto the south-adjointing property.



Rear of the subject property.



Rear of the subject property.



HVAC system unit serving the subject building.





HVAC system unit serving the subject building.



Air compressor.



Air compressor.



Discarded materials at the rear of the subject property.



Rear view of the subject building.



Storage building on the subject property.



Storage building on the subject property.



North wall of the subject building.



Central air unit.





Cardboard recycling dumpster.



Front view of the subject building.



Front view of the subject property.





Viewing north along Kenilwood Drive.



Viewing south along Kenilwood Drive.



Viewing across Kenilwood Drive toward Interstate 65.



Front view of the subject property, along the southern boundary.



View of the north end of the subject property.



Minor chemical storage in the subject building.



Restroom and storage.



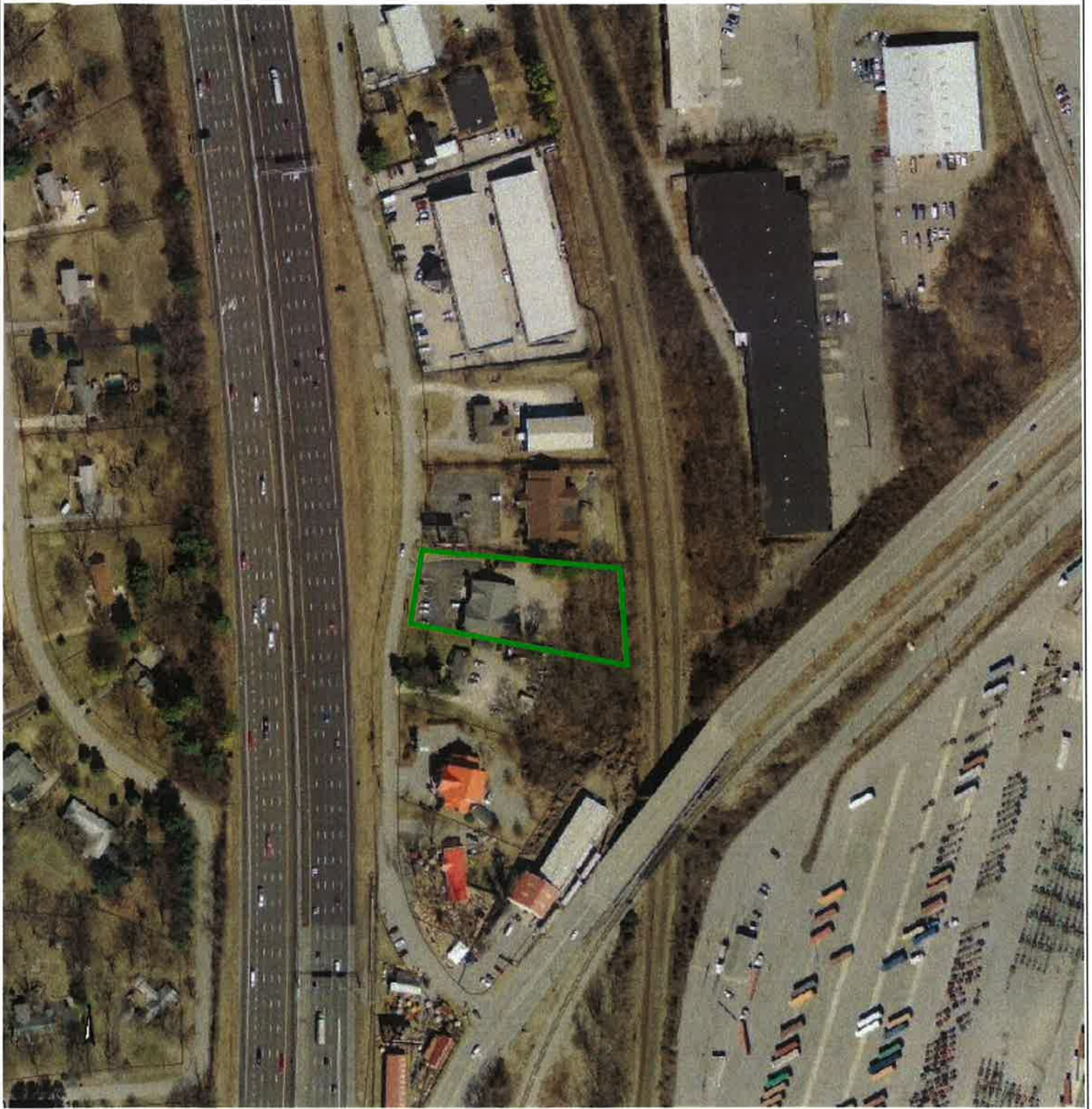
Repair area.

**APPENDIX E**

**HISTORICAL RESEARCH DOCUMENTATION**

## **Aerial Photographs**





**TVG ENVIRONMENTAL, INC.**

220 Great Circle Road, Suite 112  
Nashville, Tennessee 37228  
Office (615)292-6252  
Fax (615)823-2984

**Project Name: Fesmire Property**  
**Project Number: 12-105-01Q**  
**Drawing Title: 2010 Aerial Photograph**  
**Scale:**

0' 250' 500'







**TVG ENVIRONMENTAL, INC.**

220 Great Circle Road, Suite 112  
Nashville, Tennessee 37228  
Office (615)292-6252  
Fax (615)823-2984

**Project Name: Fesmire Property**

**Project Number: 12-105-01Q**

**Drawing Title: 1959 Aerial**

**Scale:**  0' 500' 1000'



# **Sanborn Fire Insurance Maps**

*NOT AVAILABLE*



**APPENDIX F**

**REGULATORY RECORDS DOCUMENTATION**

## **Extract from Federal & State Database Report**



# Secured Creditor Risk Report

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**Loan Number: 1038892**  
**4336 KENILWOOD DR**  
**NASHVILLE, TN 37204**  
Project Number: C96159

*Prepared for:*

**Pinnacle Bank**  
**Attn: Amber Church**  
**October 16, 2012**

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## 1.0 INTRODUCTION

At the request of Pinnacle Bank, VERAcheck, ("Environmental Risk Advisory, Inc.") performed an analysis of the government records search, for the property located at 4336 KENILWOOD DR, NASHVILLE, TN 37204 (hereinafter referred to as "subject site") and the surrounding properties.

## 2.0 SUMMARY

Based upon the information presented in the Government Records Search, the risk rating for the subject site is as follows:

**3**

Risk Score Categories:

- 1: The environmental risk appears to be minimal and further investigation of the subject site and/or nearby properties reviewed as part of this analysis is not recommended.
- 2: No risk issues identified, but tenant research evidences suspect security type.
- 3: **Adjacent or abutting concerns. Additional documentation may mitigate.**
- 4: Subject site concerns. Additional documentation may mitigate.
- 5: Adjacent or abutting risk Issues. Additional investigation or inquiry may mitigate.
- 6: Subject site risk Issues. Additional investigation or inquiry may mitigate

### 3.0 REVIEW OF GOVERNMENT RECORDS REPORT

The following sections discuss VERACheck's analysis of the government records search.

#### 3.1 Subject Site and Adjacent Area (one-eighth mile radii) Risk Issues

The subject site is not listed on any government record. **The risk therefore posed by the subject site itself is assessed to be low.**

**Tenant Research:**

**CELLULAR RENEWAL** cellular telephones (service)

*Note: Historical research details shown within Records Search Section which follows this Analysis.*

The adjacent sites are not listed on any government record. **However, the following site is within close proximity to the subject site and may impact the adjacent and nearby areas.**

**Emergency Response Notification System**

Site: RADNOR RAIL YARD

Address: 3000 SEABOARD DR

City: NASHVILLE

Status: 0800867355

On 04/08/08 an incident involving 100 gallon(s) of OIL: DIESEL, caused by equipment failure, was discovered.

CALLER STATED DUE TO EQUIPMENT FAILURE ON A LOCOMOTIVE THERE WAS A SPILL OF MATERIALS IN A RAIL YARD. CALLER STATED THIS WAS DUE AN EQUIPMENT FAILURE IN THE ENGINE COMPARTMENT OF THE LOCOMOTIVE..

TN EMA.

**Hazardous Material Incident Report System**

Site: CSX INTERMODAL

Address: 3806 SIDCO DR

City: NASHVILLE

Status:

id: 2007100094

***NOTE:*** Please see the complete regulatory record details that can be found within the Records Search Report which follows the Analysis. Numerous spill records (as is expected for such sites) are detailed).

**Based on the status of these risk issues, the following is recommended:**

The Nashville/Radnor Railyard site is listed as a site of concern. The impact area from this site may extend to within the adjacent and nearby areas. Potential risks issues that may be presented by nearby railyards include; potential hazardous waste contamination, noise and perceived or real stigma.

Hazardous Material Incident Report System (HMIRS) records are generally related to minor spills during on-loading, off-loading and handling of packages. Although the spills are usually minor, there are numerous spills detailed for this site.

**Considering the numerous spill records and the size and close proximity of the Nashville/Radnor Railyard site, the Bank might want to consider** requesting that the borrower contract an environmental firm to complete a file review for the Nashville/Radnor Railyard site including sampling event data to determine whether the subject site has been negatively impacted and the likelihood of future impact from this site.

***Additional information may be available from the following agency office:  
TDEC Nashville Field Office (615) 687-7000***

### **3.2 Nearby Area (one-eighth to one-quarter mile radii) Risk Issues**

There is one site listed within a one-eighth to one-quarter mile radius from the subject site. This site is nearly 700 feet or greater from the subject site. Based on the distance and status of this site, it does not present material risk to the subject site. **The risk therefore posed by the nearby area is assessed to be low.**

### **3.3 UnMapped Sites**

The unmapped sites listed do not appear to be located in close proximity to the subject site, are operating permit only sites or are sites of concern for which the risk issue(s) have been assigned closure or a no further action status.

## **4.0 LIMITATIONS**

### **4.1 Purpose**

The purpose of the government record review was to identify potential environmental concerns associated with the subject site and adjacent properties.

### **4.2 Terms, Conditions and Methodology**

This Limited Environmental Site Assessment has been prepared for the exclusive use of Pinnacle Bank. VERACheck will not distribute any information regarding this assessment without prior written authorization from Pinnacle Bank

This report is based upon data and information obtained from sources deemed to be reliable; no representation or warranty is made as to the accuracy of information obtained from third parties.

VERACheck ensures that it uses the most up-to-date information as is reasonably obtainable for the compilation of its Reports.

This analysis included a review of publicly available government records. Please refer to your copy of the Risk Assessment Guidelines for Analysis of Government Environmental Records Report for detailed explanation of the risk assessment methodology.

This warranty stands in lieu of all other warranties, expressed or implied. While this report can be used as a guide, it must be understood that it is neither a rejection nor an endorsement of the property.

The opinions in this report characterize the environmental status of the property on the date of the report preparation. To ensure continuing validity, this report must be updated with the passage of time.

VERACheck, has no present or future interest in the property. VERACheck's employment and compensation for preparing this report are not contingent upon our observations or conclusions.

**CERTIFICATION:** This Analysis was completed and reviewed by a Registered Environmental Professional.



## ENVIRONMENTAL RECORDS SEARCH

<b>SUBJECT SITE INFORMATION</b>			
Address City	4336 KENILWOOD DR NASHVILLE TN 37204	County	DAVIDSON
Present Tenant	CELLULAR RENEWAL cellular telephones (service)	Latitude	36° 5' 37"
		Longitude	86° 45' 43"
		Easting	521425m
		Northing	3994143m
		Zone	16

## HISTORICAL RESEARCH

The purpose of this Historical Research is to establish prior land use by identifying the present and historical occupants (be it the owner or lessee) of the subject site, 4336 KENILWOOD DR, NASHVILLE and the neighboring addresses.

<b>Occupant History</b> <i>COMMERCIAL LISTING ONLY</i>		
2012	4332 KENILWOOD DR 4336 KENILWOOD DR 4340 KENILWOOD DR	NATIONAL GUARD ASSN- CELLULAR RENEWAL- MADDUX BUILDERS INC-
2010	4332 KENILWOOD DR  4336 KENILWOOD DR 4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- CELLULAR RENEWAL- MADDUX BUILDERS INC-
2008	4332 KENILWOOD DR  4336 KENILWOOD DR 4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- No Commercial Listings- MADDUX BUILDERS INC-
2006	4332 KENILWOOD DR  4336 KENILWOOD DR 4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- CELLULAR RENEWAL- MADDUX BUILDERS INC-
2004	4332 KENILWOOD DR  4336 KENILWOOD DR 4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- CELLULAR RENEWAL- MADDUX BUILDERS INC-
2002	4332 KENILWOOD DR  4336 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- CELLULAR RENEWAL-
2000	4332 KENILWOOD DR  4336 KENILWOOD DR  4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- HOME SPA GALLERY- KALEIDOSCOPE INTERIORS- KENILWOOD ANTIQUES- MADDUX BUILDERS INC-
1998	4332 KENILWOOD DR  4336 KENILWOOD DR 4340 KENILWOOD DR	ENLISTED ASSOCIATION-NATIONAL- NATIONAL GUARD ASSN- No Commercial Listings- MADDUX BUILDERS INC-
1994	4336 KENILWOOD DR 4340 KENILWOOD DR	No Commercial Listings- MADDUX BUILDERS INC-

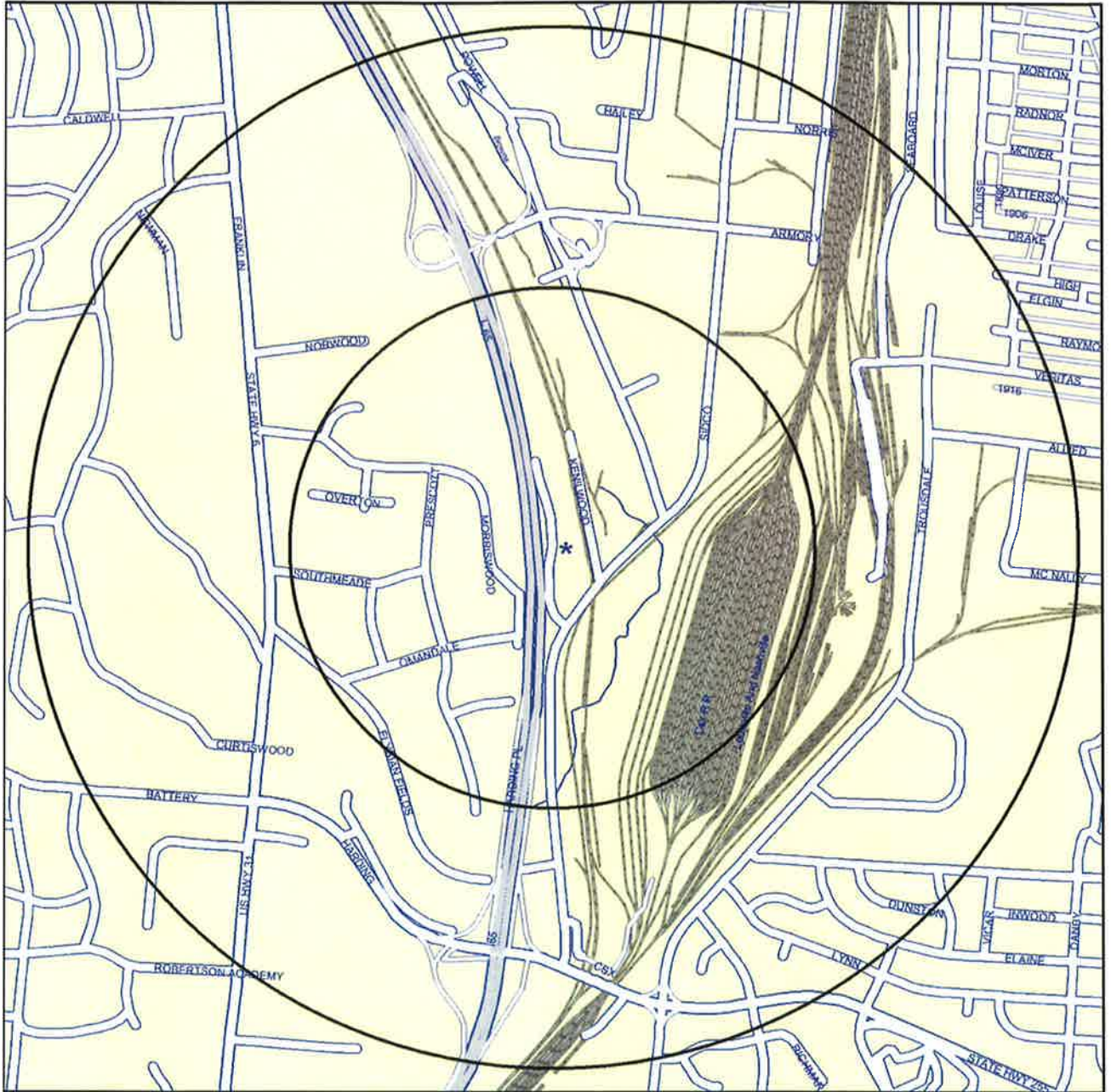
## REGULATORY RECORDS RESEARCH

The purpose of this Regulatory Records Research is to establish potential environmental issues at the subject site and adjacent properties in accordance with the Active ASTM Standard E-1527-05 record review requirements and 40 CFR 312.26 Compliant; Reviews of Federal, State, Tribal, and local government records.

REGULATORY RECORDS SUMMARY									
Environmental Concerns	Search Dist	Site	< 1/8	1/8-1/4	1/4-1/2	1/2-1/1	area	un kwn	total
National Priority List	1 mile								
CERCLIS	1/2 mile								
NFRAP	1/2 mile								
Federal Facilities	1/2 mile								
Emergency Response Notification System	1/4 mile						1		1
Hazardous Material Incident Report System	subject						1		1
Targeted Brownfields Assessments	1/2 mile								
Site Enforcement Tracking Sytem	1/2 mile								
Enforcement Docket (DOCKET/CDETS)	1/4 mile						1		1
C-Docket	1/4 mile								
Integrated Compliance Information System	1/2 mile						1		1
CORRACTS	1 mile								
RCRA - TSD Facilities	1/2 mile								
Indian LUST/VCP/UST	1/2 mile								
Promulgated Site List	1/2 mile								
Solid Waste Landfills	1 mile								
Leaking Underground Storage Tanks	1/2 milc						1		1
<b>Environmental Concern References</b>							5		5
<b>Environmental Concern Sites</b>							1		1
<b>Operating Permits</b>									
RCRA Generators	1/4 mile				1				1
SARA Title III,section 313 (TRIS)	1/4 mile								
Nuclear Regulatory Commission Licensees	1/4 mile								
PCB Waste Handlers Database	1/4 mile								
Permit Compliance System (PCS)	1/4 mile								
AIRS Facility System (AFS)	1/4 mile				1			1	2
Section Seven Tracking System	1/4 mile			1					1
FIFRA/TSCA tracking system	1/4 mile								
Federal Facilities Information System (FFIS)	1/4 mile								
Chemicals in Commerce Information System	1/4 mile								
FINDS EPA Facility Index System	1/4 mile								
Underground Storage Tanks	1/4 mile				2			2	4
<b>Operating Permits References</b>				1	4			3	8
<b>Operating Permits Sites</b>				1	2			3	6
<b>Total References</b>				1	4		5	3	13
<b>Total Sites</b>				1	2		1	3	7






\* The classification by distance takes into consideration physical property sizes by assuming a standard size.





odd street numbers to the NW  
 1.0 inch to 1/2 mile (the circles do not include any buffer zone)








-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH KNOWN ENVIRONMENTAL CONCERNS IN THE VICINITY AT 4336 KENILWOOD DR, NASHVILLE

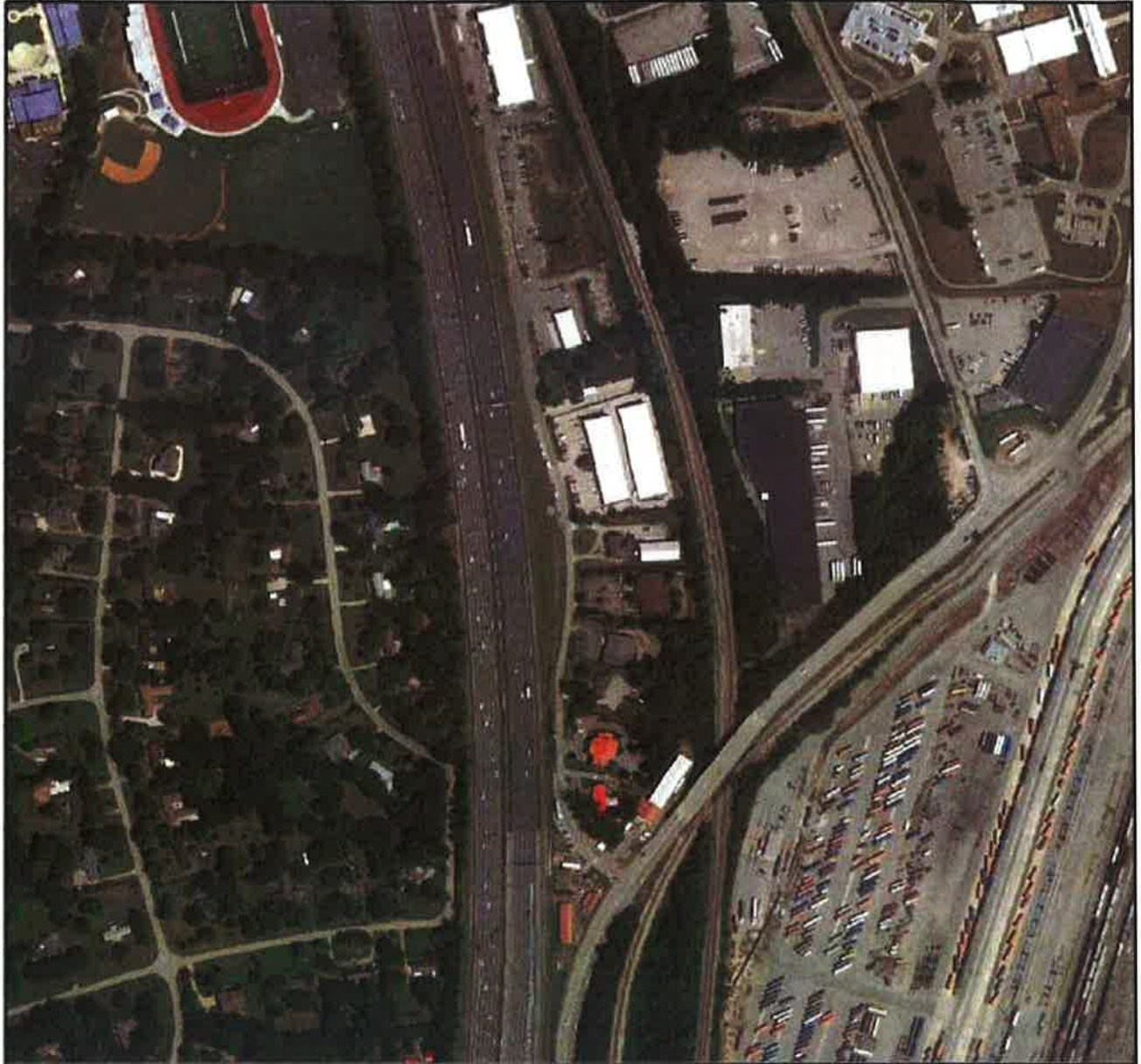


odd street numbers to the NW  
 3.6 inch to 1/2 mile (the circles do not include any buffer zone)

-  ENVIRONMENTAL CONCERNS - HIGH PRIORITY
-  ENVIRONMENTAL CONCERNS
-  ENVIRONMENTAL CONCERNS - WITH A 'NO FURTHER ACTION' STATUS'
-  OPERATING PERMITS ONLY
-  WATER WELLS

APPROXIMATE LOCATION OF IDENTIFIED SITES WITH OPERATING PERMITS ONLY WITHIN HALF A MILE AT 4336 KENILWOOD DR, NASHVILLE





Scale: 1 inch to 528 feet



UTM North is straight up

Longitude: -86° 45' 43.2"  
Latitude: 36° 5' 36.5"  
UTM Easting: 521425 meters  
UTM Northing: 3984143 meters  
UTM Zone: NAD 18

County:

Project:  
Quadrangle:  
Date: Recent  
Film Type: Color

Source: U.S. Dept of Interior, Geological Survey

AERIAL PHOTOGRAPH OF THE VICINITY OF THE SUBJECT SITE LOCATED AT  
4336 KENILWOOD DR, NASHVILLE

2.	NASHVILLE SURGICAL SUPPLY	3332	POWELL AVE
3.	QUEBECOR PRINTING INC	3215	POWELL AVE
4.	STEEL SERVICE COMPANY	4280	SIDCO DR

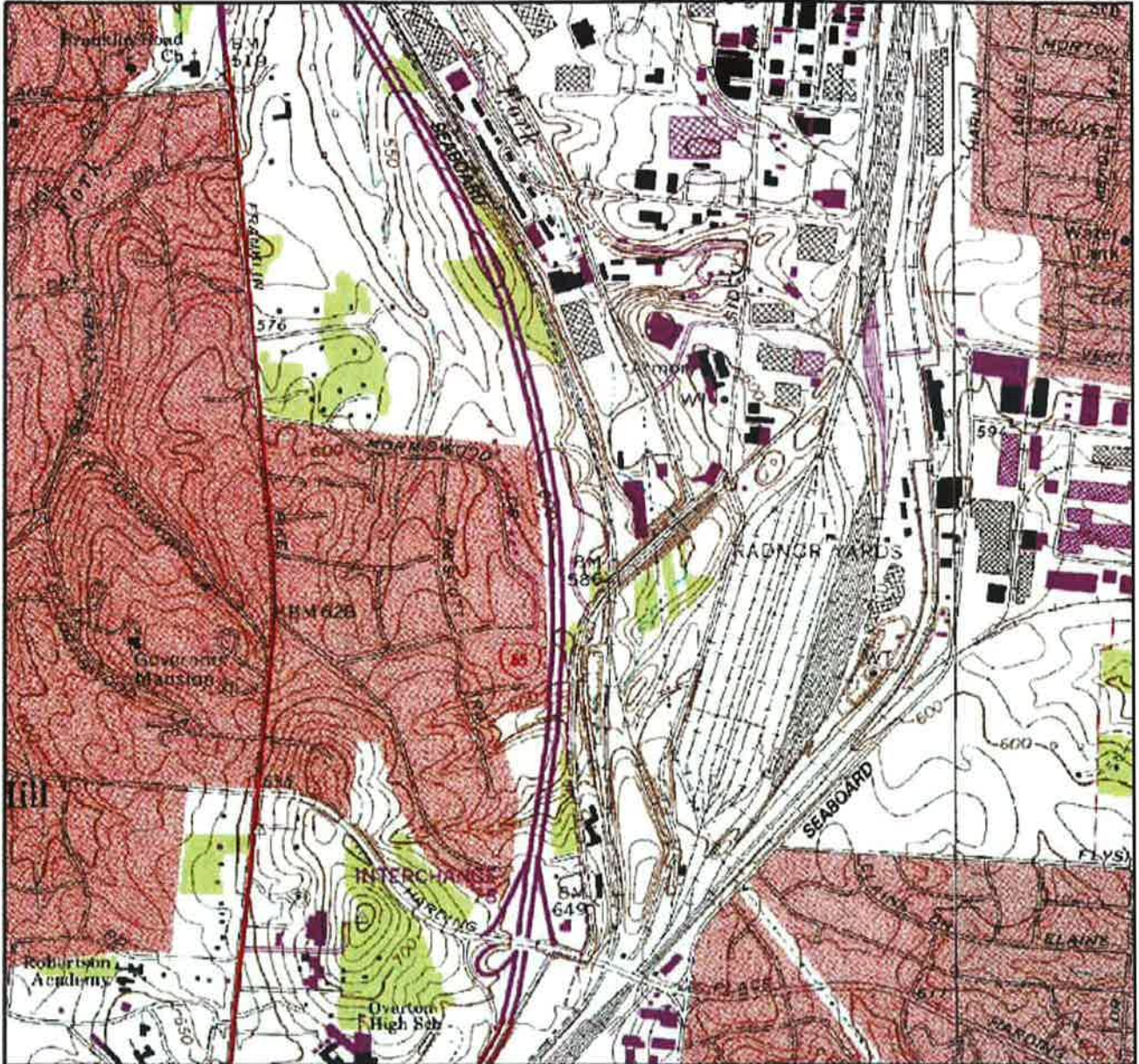
## UNKNOWN LOCATIONS

COMBINED SUPPORT MAINT SHOP	ARMORY DR
MELROSE VOLKSWAGEN INC	FRANKLIN RD
ARCATA GRAPHICS #1/QUEBECOR	POWELL AVE

## AREA LOCATIONS

CSX TRANSPORTATION





Scale: 1.6 inches to 1/2 mile



Longitude: -86° 45' 43.2"  
 Latitude: 36° 5' 36.5"  
 UTM Easting: 521425 meters  
 UTM Northing: 3884143 meters  
 UTM Zone: NAD 16

County:

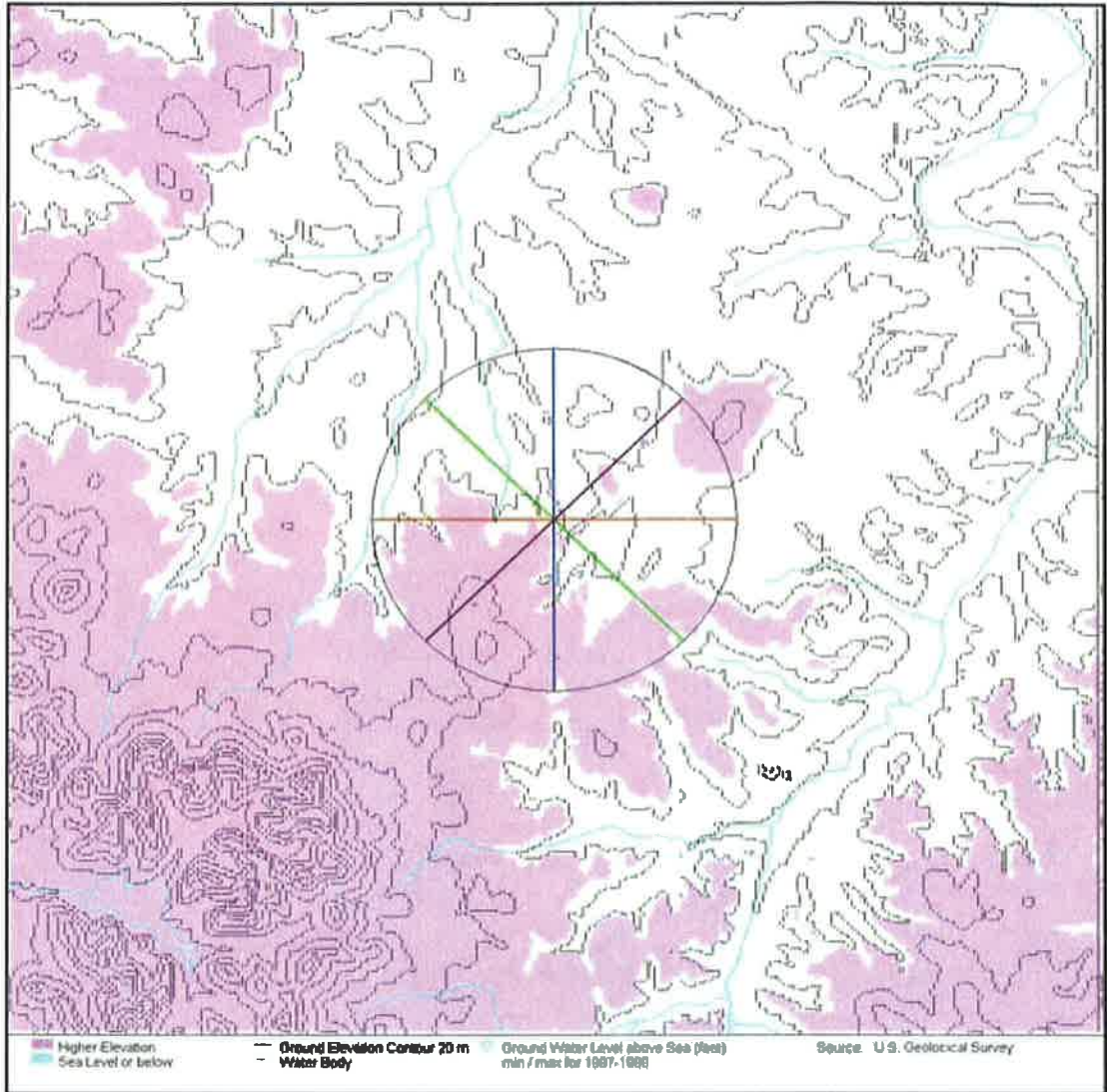
**AREA RADON ESTIMATES**  
 DAVIDSON County (45 sites tested)

<2 pCi/L	51.8%
2-4 pCi/L	18.4%
4-8 pCi/L	14.7%
8-20 pCi/L	9.8%
20 > pCi/L	5.3%

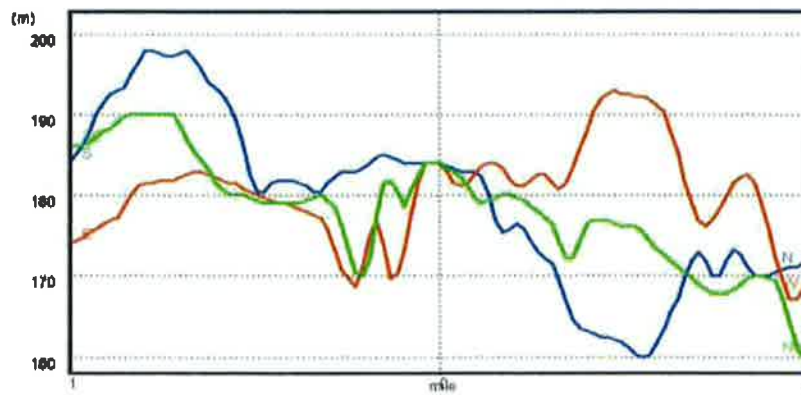
Source: U.S. Dept of Interior, Geological Survey  
 OAK HILL, TN 1997

**TOPOGRAPHIC MAP OF THE VICINITY OF THE SUBJECT SITE LOCATED AT  
 4336 KENILWOOD DR, NASHVILLE**





Elevation Contour overview map (6\*6 mile)



Elevation Profiles (±1 mile)

CONTOUR DATA IN THE VICINITY OF THE SUBJECT SITE LOCATED AT  
4336 KENILWOOD DR, NASHVILLE

# ENVIRONMENTAL RECORD SEARCH

## SUMMARY

**KNOWN ENVIRONMENTAL CONCERNS**

AAA96159                      4336 KENIL  
 WOOD DR, NASHVILLE TN

Page: 14  
 Date: 10-15-2012  
 Job: AAA96159

ADDRESS	CITY	LOCATION	SOU- RCE	STA- TUS	PA GE	MAP DIR LOC
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**SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION**

	NASHVILLE	CSX TRANSPORTATION	HM		18	SE
		CSX TRANSPORTATION	HM		19	
		CSX TRANSPORTATION	HM		19	
		CSX TRANSPORTATION	HM		19	
		CSX TRANSPORTATION	HM		19	
		CSX TRANSPORTATION	HM		19	
		CSX TRANSPORTATION	HM		20	
		CSX TRANSPORTATION	HM		20	
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		CSX TRANSPORTATION	HM		24	
		CSX TRANSPORTATION	HM		24	
		CSX TRANSPORTATION	HM		24	
		CSX TRANSPORTATION	HM		25	
		CSX TRANSPORTATION	HM		25	
CSX DR	NASHVILLE	CSX TRANSPORTATION	HM		25	SE
		CSX TRANSPORTATION	HM		25	
		CSX TRANSPORTATION	HM		25	
	NASHVILLE	CSX TRANSPORTATION	HM		26	SE
MILE POST RADNER YARD 4400 CSX	NASHVILLE	CSX TRANSPORTATION	ERNS		26	SE
MILEPOST:YARD	NASHVILLE	CSX TRANSPORTATION	ERNS		26	SE
MILEPOST:YARD RADNER YARD	NASHVILLE	CSX TRANSPORTATION	ERNS		26	SE
	NASHVILLE	CSX TRANSPORTATION	HM		26	SE
		CSX TRANSPORTATION	HM		27	
		CSX TRANSPORTATION	HM		27	
		CSX TRANSPORTATION	HM		27	
		CSX TRANSPORTATION	HM		27	
		CSX TRANSPORTATION	HM		28	
RAILYARD	NASHVILLE	CSX TRANSPORTATION	HM		28	SE
SEABOARD DR	NASHVILLE	CSX TRANSPORTATION	HM		28	SE
CSX DR	NASHVILLE	CSX TRANSPORTATION	HM		32	SE
		CSX TRANSPORTATION	HM		25	
RADNER YARD	NASHVILLE	CSX TRANSPORTATION	ERNS		28	SE
RADNOR YARDS	NASHVILLE	ALLIED SYSTEMS, LTD	LUST	8	28	SE
SEABOARD DR	NASHVILLE	CSX TRANSPORTATION	HM		29	SE
		CSX TRANSPORTATION	HM		29	
3000 SEABOARD DR	NASHVILLE	RADNER YARD	ERNS		29	SE
		MILE POST 000190	ERNS		29	
		RADNOR RAIL YARD	ERNS		30	
		RAIL YARD	ERNS		30	
		CSX TRANSPORTATION	ERNS		30	
		RAIL YARD	ERNS		30	
		RADNOR YARD	ERNS		30	
3661 SEABOARD DR	NASHVILLE	CSX TRANSPORTATION	IS		31	NE
SIDCO DR	NASHVILLE	L&N RR/RADNOR YARD	CDETS		31	SE
3806 SIDCO DR	NASHVILLE	CSX INTERMODAL	HM		31	E
RADNOR YARD	NASHVILLE	CSX TRANSPORTATION	ERNS		31	SE
YARD	NASHVILLE	CSX TRANSPORTATION	HM		31	SE



**OPERATING PERMITS ONLY**

AAA96159 4336 KENIL

WOOD DR, NASHVILLE TN

Page: 15

Date: 10-15-2012

Job: AAA96159

ADDRESS	CITY	LOCATION	SOU- RCE	STA- TUS	PA GE	MAP LOC	DIR
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5  
**OPERATING PERMITS ONLY, WITHIN 1/4 MILE OF THE SUBJECT SITE**

3332	POWELL AVE	NASHVILLE	NASHVILLE SURGICAL SUPPLY	PE		34	2	E
------	------------	-----------	---------------------------	----	--	----	---	---

**OPERATING PERMITS ONLY, WITHIN 1/4 - 1/2 MILE OF THE SUBJECT SITE**

3215	POWELL AVE	NASHVILLE	QUEBECOR PRINTING INC QUEBECOR PRINTING INC QUEBECOR PRINTING NASHVILLE	AFS RCRA UST	L	34 34 34	3	NE
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4280	SIDCO DR	NASHVILLE	STEEL SERVICE COMPANY	UST		34	4	S
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**SITES WITH UNKNOWN OR NON-SPECIFIC LOCATION**

	ARMORY DR	NASHVILLE	COMBINED SUPPORT MAINT SHOP	UST		35		
	FRANKLIN RD	NASHVILLE	MELROSE VOLKSWAGEN INC	UST		35		
	POWELL AVE	NASHVILLE	ARCATA GRAPHICS #1/QUEBECOR	AFS		35		

**REFERENCED SOURCES**

Date: 10-15-2012

Job: 12106159

NPL NATIONAL PRIORITY LIST  
CERCLA CERCLIS  
NFRAP NFRAP  
FedFac FEDERAL FACILITIES  
ERNS EMERGENCY RESPONSE NOTIFICATION SYSTEM  
HM HAZARDOUS MATERIAL INCIDENT REPORT SYSTEM  
TB TARGETED BROWNFIELDS ASSESSMENTS  
SETS SITE ENFORCEMENT TRACKING SYTEM  
CDETS ENFORCEMENT DOCKET (DOCKET/CDETS)  
CD C-DOCKET  
IS INTEGRATED COMPLIANCE INFORMATION SYSTEM  
RV CORRACTS  
TSD RCRA - TSD FACILITIES  
    I Incinerator D Land Disposal T Storage/Treatment  
II INDIAN LUST/VCP/UST  
  
PS PROMULGATED SITE LIST  
    Promulgated Site List  
  
LF SOLID WASTE LANDFILLS  
LUST LEAKING UNDERGROUND STORAGE TANKS  
    Leaking Underground Storage Tanks  
  
RCRA RCRA GENERATORS  
    L Large Generator T Transporter S Small Generator  
SARA SARA TITLE III,SECTION 313 (TRIS)  
Nucl NUCLEAR REGULATORY COMMISSION LICENSEES  
PCB PCB WASTE HANDLERS DATABASE  
PCS PERMIT COMPLIANCE SYSTEM (PCS)  
AFS AIRS FACILITY SYSTEM (AFS)  
PE SECTION SEVEN TRACKING SYSTEM  
FIFRA FIFRA/TSCA TRACKING SYSTEM  
FIFS FEDERAL FACILITIES INFORMATION SYSTEM (FFIS)  
CICIS CHEMICALS IN COMMERCE INFORMATION SYSTEM  
FN FINDS EPA FACILITY INDEX SYSTEM  
UST UNDERGROUND STORAGE TANKS

*Please contact VERCheck regarding the date and frequency of updates of these databases.*

ENVIRONMENTAL RECORDS SEARCH

SITES WITH

KNOWN ENVIRONMENTAL CONCERNS



One container (111AW) failed due to OTHER.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 1993081196

On 08/06/1993, an incident involving a TOFC occurred. 1,1-DIFLUOROETHYLENE was released.

One container (CONT) failed due to OTHER.

WHILE UNLOADING A 40 FOOT TUBE CONTAINER AT THE INTERMODEL RAMP IN NASHVILLE, TN. EMPLOYEES REPORTED HEARING "HISSING" COMING FROM THE VALVE BOX ON THE REAR OF THE UNIT. THE CONTAINER WAS GROUNDED IN AN ISOLATED AREA AND CARRIED OFF. THE NASHVILLE FIRE DEPARTMENT WAS NOTIFIED AND THEY RESPONDED THEIR HAZ MAT TEAM. CSXT CALLED FERGUSON HARBOUR AND EMERGENCY RESPONSE CONTRACTOR, TO RESPOND. THE FIRE DEPARTMENT OPENED THE VALVE UP STREAM OF THE PRESSURE GAUGE, WHICH NORMALLY IS CLOSED BUT WAS OPENED. THE VALVE WAS CLOSED AND THE LEAK AT THE GAUGE STOPPED. FERGUSON HARBOUR CHECKED ALL VALVES IN THE VALVE BOX TO MAKE SURE THEY WERE TIGHTLY CLOSED. THE CONTAINER WAS SENT BACK TO THE SHIPPER FOR COMPLETE INSPECTION OF ALL VALVES.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 1998050724

On 04/16/1998, an incident involving a tank car occurred. COMBUSTIBLE LIQUID N.O.S. was released.

One container (111AW) failed due to loose fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 1994120771

On 11/16/1994, an incident involving a tank car occurred. HYDROCHLORIC ACID SOLUTN was released.

One container (111AW) failed due to OTHER.

A TANK CAR WAS REPORTED VENTING VAPORS IN CSX TRANSPORTATION RAIL YARD IN NASHVILLE, TN. THE CAR WAS ISOLATED AND THE SHIPPER WAS NOTIFIED. THE SHIPPER SENT PERSONNEL TO THE YARD TO INSPECT THE CAR; THEY FOUND THAT THE RUPTURE DISK HAD BLOWN. THE RUPTURED DISK WAS REPLACED AND THE CAR WAS RELEASED TO CONTINUE TO DESTINATION. THERE WAS NO EVIDENCE OF A LIQUID RELEASE.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 1998020264

On 01/05/1998, an incident involving a tank car occurred. ACETIC ACID GLACIAL was released.

One container (111AW) failed due to loose fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:

City: NASHVILLE

Status:  
id: 1996070617

On 06/11/1996, an incident involving a tank car occurred. HYDROCHLORIC ACID SOLUTN was released.

One container (111AW) failed due to venting.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:  
id: 1994110865

On 10/25/1994, an incident involving a tank car occurred. FURFURAL was released.

One container (111AW) failed due to OTHER.

T/C GATX 40093 WAS FOUND TO BE LEAKING AT NASHVILLE FROM ITS BOTTOM VALVE. SHIPPER, Q O CHEMICAL INC, WAS CONTACTED (BROMAN CUMPTON: 901-324-8851). SHIPPER HAD FERGUSON HARBORS TIGHTEN BOTTOM VALVE ELBOW. CAR SECURED AND RESEASED.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:  
id: 1993040743

On 04/16/1993, an incident involving a tank car occurred. SODIUM ALUMINATES was released.

One container (111AW) failed due to overfill.

TANK CAR GATX 45006 WAS DISCOVERED LEAKING IN RADNOR YARD, NASHVILLE, TN. CAR WAS ISOLATED AND SHIPPER CONTACTED. CHUCK WARD (ALCOA 615-350-8331) RESPONDED AND REPLACED BLOWN REPTURE DISK AND MANWAY GASKET. CAR WAS RELEASED AT 18:30.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:  
id: 1994010072

On 11/12/1993, an incident involving a tank car occurred. PETROLEUM GASES LIQUEFIED was released.

One container (112JW) failed due to loose fitting.

SWITCH MAN AT CSXT'S RAILYARD IN NASHVILLE TN. REPORTED SMELLING AN ODOR COMING FROM AROUND A TANK IN THE RECEIVING YARD. THE SHIPPER WAS NOTIFIED AND AN EMERGENCY RESPONSE CONTRACTOR. FERGUSON HARBOR, WAS CALLED TO RESPOND FERGUSON HARBOR RECOMMENDED THAT THE LOCAL FIRE DEPT BE NOTIFIED. THE FIRE DEPT'S HAZMAT TRANS RESPONDED AND A SLIGHT VAPOR LEAK FROM THE BEND LIQUID VALVE. THE FIRE DEPT TIGHTENED THE PACKAGE GLAND NUT AND THE LEAK STOPPED. THEY REPORTED SOME FROSTING IN THE DOME. THE CONSIGNEE INSPECTED THE CAR BEFORE IT WAS RELEASED TO ENSURE THAT LEAK WAS REPAIRED.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:  
id: 1997080357

On 07/04/1997, an incident involving a tank car occurred. SULFUR DIOXIDE LIQUEFIED was released.

TWO CSX EMPLOYEE (HJ HARDIN & J W PHILLIPS) POSSIBLE INHALED VAPORS FROM RAIL/ TANK CAR ACFX 19274 BOTH EMPLOYEE WERE SENT TO SOUTHERN HUIS HOSPITAL FOR OBSERVATION THEY WERE RELEASED AND RETURNED BACK TO WORK. THE SAME DAY. FHI RESPONDED INITIALLY, THEN THE SHIPPER. THE CAR WAS FOUND TO BE OVERLOADED. THE SHIPPER REDUCED THE CAR BY 27,380 LBS AND REPAIRED THE SAFETY VALVE WHICH WAS WHERE THE VAPORS WERE COMING FROM.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1997050289

On 04/23/1997, an incident involving a tank car occurred. ACETONE was released.

TANK CAR FOUND LEAKING FROM THE TOP AT CSXT'S FACILITY IN NASHVILLE, TN. CAR WAS LEAKING STEADILY WHILE IT WAS STATIONARY. RAIL ROAD FORCES PLACED A BUCKET UNDER THE CAR TO CONTAIN THE LIQUID. THE SHIPPER WAS NOTIFIED VIA CHEMTREC. A LOCAL EMERGENCY RESPONSE CONTRACTOR RESPONDED TO STOP THE LEAK. PRODUCT WAS LEAKING FROM THE LIQUID PIPE WHERE IT SCREWS INTO THE VALVE. PRESSURE ON THE CAR WAS RELIEVED AND THE LEAK STOPPED. VALVE WAS LOOSE ON THE PIPE. CONTRACTOR USED THREAD COMPOUND AND TEFLON TAPS ON THE PIPE AND TIGHTENED VALVE.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1993090557

On 09/03/1993, an incident involving a tank car occurred. SULFURIC ACID was released.

One container (111AW) failed due to OTHER.

YARD CREW AT RADNER YD, NASHVILLE TN, NOTICED PRODUCT SPLASHED FROM TOP OF TANK CAR GATX 14786. CAR WAS ISOLATED, CHEMTREC NOTIFIED. HAROLD HOLDEN, BOLIDEN CONTACTED. CAR REPAIRED SEPT 4, 1993, GASKET AT FILL HOLE WAS REPLACED.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1993040744

On 04/12/1993, an incident involving a tank car occurred. PETROLEUM NAPHTHA was released.

One container (111AW) failed due to loose fitting.

TANK CAR ACFX 82818 WAS FOUND LEAKING FROM BOTTOM OUTLET AT CSXT'S RADNOR RAILYARD IN NASHVILLE, TN. CAR WAS ISOLATED AND A BUCKET PLACED UNDER CAR. SHIPPER (ASHLAND CHEM) RESPONDED FOR REPAIR. GASKET IN BOTTOM OUTLET WAS REPLACED. CAR WAS RELEASED AT 14:35 4/2/93.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1993040049

On 04/07/1993, an incident involving a tank car occurred. PHOSPHORUS TRICHLORIDE was released.

One container (TANK CAR) failed due to NO RESPONSE.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:  
City: NASHVILLE  
Status:

id: 2009100084

On 7/20/2009, an incident occurred involving PAINT RELATED MATERIAL. On 7/28/2009, an incident occurred involving 10 LGA of COMPOUND CLEON 9/30/2009, an incident occurred involving HYDROCHLORIC ACID SOLUTIONING LIQ PHO. N.

At 10:00 Jackie Eckenrode received a call from mark at Wal-Mart in On 09/30/09 at 07:30 hrs. CSXT employees in the Radnor yard Nashville WHILE LOADING THE TRAILER A SKID GOT CAUGHT ON THE SIDE WALL OF THE TRAILER CAUSING A PUNCTURE.

Conway AR. Untited States Environmental Services L.L.C. was calleille TN reported that a cloud had formed over track B-13. ""B"" d by Jim Race to assist in the clean up. The clean up crew arrived yard was cleared of all employees and the Nashville TN 911 dispat at 12:00 Pm. They determined it was a chlorinated alkaline cleanech center was notified of the incident. The shipper was notified via CHEMTREC (Report #2009-09-30-00087). A CSXT emergency response cor (AFCO NAME Power Foam CL NP No. 5333). The product was being shintractor Eagle/SWS responded to the scene along with HAZ MAT Manapped in an IBC. 265 gallons was being shipped with a mx capacity ger Jim Briski. Upon arrival response personnel found tank car GAof 275 gallons for the tote. 10 gallons had leaked onto the floor of the trailer and dripping out onto the pavement. Natures broom(qTX 59318 a load of Hydrochloric Acid to have a blown 165 lb. ruptuick dry) was used to soak p material that was leaking. At 2:30 thure disc. Contractor personnel replaced the rupture disc deontamie leaked was stopped and contained. The valve was leaking. Estimanated the car and released the car on to destination. No switching moves were performed. A 7.1 Nonconformance report is not required duration of the leak was 10:00am till 2:30pm.

red. Cause Code: 441 NARRI: 2 (5+5+0) X (2+0) = 40 MULTIPLE REPORT #1 On 09/30/09 at 07:30 hrs. CSXT employees in the Radnor yard Nashville TN reported that a cloud had formed over track B-13, ""B"" yard was cleared of all employees and the Nashville TN 911 dispatch center was notified of the incident. The shipper was notified via CHEMTREC (Report #2009-09-30-00087). A CSXT emergency response contractor Eagle/SWS responded to the scene along with HAZ MAT Manager Jim Briski. Upon arrival representatives found tank car UTLX130506 a load of Hydrochloric acid to have a blown 165 lb. rupture disc. Eagle/SWS personnel replaced the rupture disc and decontaminated the car. The car was released on to destination. No switching moves were performed. A 7.1 Nonconformance report is not required. Cause Code: 441 NARRI: 2 (5+5+0) X (2+0) = 40 MULTIPLE REPORT #2 On 09/30/09 at 07:30 hrs. CSXT employees in the Radnor yard Nashville TN reported that a cloud had formed over track B-13. ""B"" yard was cleared of all employees and the Nashville TN 911 dispatch center was notified of the incident. The shipper was notified via CHEMTREC (Report #2009-09-30-00087). A CSXT emergency response contractor Eagle/SWS responded to the scene along with HAZ MAT Manager Jim Briski. Upon arrival response personnel found tank car UTLX 130454 a load of Hydrochloric Acid had spilled product from the 165 lb. pressure relief device. The car was decontaminated and released on to destination. No special switching move was performed. A 7.1 Nonconformance report is not required. Cause Code: 422 NARRI: 2 (5+5+0) X (2+0) = 40 MULTIPLE REPORT #3 On 09/30/09 at 07:30 hrs. CSXT employees in the Radnor yard Nashville TN reported that a cloud had formed over track B-13. ""B"" yard was cleared of all employees and the Nashville TN 911 dispatch center was notified of the incident. The shipper was notified via CHEMTREC (Report 2009-09-30-00087). A CSXT emergency response contractor Eagle/SWS responded to the scene along with HAZ MAT Manager Jim Briski. Upon arrival Eagle/SWS personnel found tank car TILX110114 a load of Hydrochloric acid to have product leaking from the fill hole. Eagle/SWS resrepresentatives tightened the 3 bolts securing the fill hole and the leak stopped. The car was decontaminated and released on to destination. No special switching move was performed. A 7.1 Nonconformance report was not required. Cause Code: 224 NARRI: 5 (5+5+0) X (2+0) = 100

Each driver has been retrained on spills and how to prevent them frKNOW CLEARANCES ON BOTH SIDES AND KEEP PALLETIZED FREIGHT AWAY FROMNo additional comments.

SIDE WALLS UNTIL PLACED IN FINAL RESTING POSITION.

om happening with a JJ Keller course. The training was given on August 13-15th. Each driver had to watch a 30 minute video and as a whole we reviewed questions that was given with the video and any questions that each driver might have had. All employees are taking pare in double checking everything that leaves our facility to help prevent incidents in the future.

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 2008110102

On 10/21/2008, an incident occurred involving 2 LGA of ETHYL METHACON 11/10/2008, an incident occurred involving 1 LGA of RESIN SOLUTION 11/3/2008, an incident occurred involving 1 LGA of HYDROGEN PEROON, RYLATE.

XIDE >60%.

DOCKMAN WAS LOADING A SKID OVER DRUMS AND CAUGHT TOWMOTOR MAST ON DON 11/03/08 at 00:14 CSXT personnel in the Kaync Avcnue Rail Yard The pail was damaged and leaking due to freight shift causing relcareported UTLX 200589 a loaded tank car of Hydrogen Peroxide AqueouRUM CAUSING PUNCTURE AND ALLOWING MATERIAL TO RELEASE. HMONE WAS Csc of product. All product was absorbed with oil dry and placed into a salvage drum and was handled according to all local state andONTACTED AND ADVISED SEALING DRUM INSIDE PROPERLY MARKED AND LABELERs Solution leaking from the top of the tank car when moved in the federal regulations.

D SALVAGE DRUM. THE REMAINDER OF THE SHIPMENT WAS FORWARDED TO DES1rail yard. The car was isolated and the shipper was notified throughINATION AND THE AFFECTED DRUM HELD FOR DISPOSITION FROM THE SHIPPEH CHEMTREC. A CSXT contractor and Hazardous Material manager were dispatched to the scene and discovered that the non-reclosing pressuR.



re relief device frangible disc was ruptured. The disc was replaced and the car was decontaminated and sent to destination. Note : This incident did require a special switching move Note : AAR 7.1 was not completed for this incident. NARRI : 2 (5+5+0) \* (2+0) = 40 Cause Code = 441  
FORKLIFT OPERATOR SHOULD BE AWARE OF HAZARDOUS MATERIALS CONTAINERS No additional comments.  
Responsible associate has been shown proper freight handling and loading techniques AND SHROUD WITH DUNNAGE TO PROTECT FROM DAMAGE.  
loading techniques.

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:  
id: 2008080322

On 7/21/2008, an incident occurred involving 20 LGA of GASOLINE.  
On 7/25/2008, an incident occurred involving 5 LGA of PAINT OR PAINT RELATED.  
On 8/6/2008, an incident occurred involving 1800 LGA of MORPHOLINE. T RELATED.

Florida Rock & Tank Lines Inc. Driver was delivering fuel to a ret On 08/06/08 at 10:00 FRA Hazardous Material Inspector Gary Burke dWHILE UNLOADING IT WAS DISCOVERED THREE 5 GALLON PAILS OF LIQUID ail client location. While unloaded the driver noticed that the hosiscovered GATX 63581 a loaded tank car of Morpholine leaking from WERE FOUND TURNED OVER ON FLOOR OF TRAILER AND LEAKING DUE NOT BEIN the bottom outlet of the rail car at the Radnor yard in Nashville e jumped. Driver turned off compartment hand valve climbed on top G BLOCKED OR BRACED. THE AFFECTED MATERIALS WERE PLACED INTO A PROPERLY MARKED AND LABELED SALVAGE DRUMS. THE DAMAGED PAILS WERE PLACED of the trailer and opening the dome lid to get a stick reading on rTN. The car was isolated and the shipper (Huntsman Petrochemical) ID INTO A LINED SALVAGE DRUM PENDING DISPOSITION.  
remaining product. As driver was looking down he noticed that fuel wocal and state agencies and the NRC were notified. A CSXT contractas leaking out of the drop fitting and slowly forming a puddle. Drior SWS Environmental was dispatched to the scene and found the bottom outlet gasket was defective and the leak could not be stopped. ver immediately got down and began to contain spill. Haines City Po A containment pan was placed under the car to contain the dripping lice and Fire Department responded. The spill was cleaned up being contained all on concrete not reaching soil or drains. The cuase product. Huntsman Petrochemical provides tanker trucks to off-load the product and deliver it back to Port Neches TX. A special switcof the spill was investigated it was determined that when the driver turned off the hand valve he did not close the handle. When he h move was required. NARRI : 5 (5+7+0) \* (5+0) = 300 Cause Code = 544 point value = 5

opened the dome lid it created pressure which pushed fuel out of a loose fitting.  
Driver did not follow proper unloading procedures nor was dispatch No additional comments.  
SECUREMENT OF PAILS ON PALLETS! DRUMS AND OR PAILS CONTAINING LIQUI notified when he started to encounter problems. Driver was counseledS HAZARDOUS MATERIALS AND CHEMICALS MUST BE SAFELY CHECKED TO INSed on unloading procedures but following the spill investigation thURE NOTHING IS ALLOWED TO LEAK OUT. THE PACKAGINGS MUST BE COMPLETEe driver was terminated. Had proper procedures been followed spillly SHROUDED USING DUNNAGE PLYWOOD AND OR MTY PALLETS. WHEN HANDLIN would not have occurred.  
G AND MOVING PAILS AND DRUMS KNOW THE SURROUNDINGS TO END PRODUCT IS NOT EASILY DAMAGED. RETRAINING IN WORK METHODS ON PROPER AND SAFE LOADING AND HANDLING OF HAZARDMATERIALS LIQUIDS AND CHEMICALS. RECURRENT TRAINING IN HAZARDOUS MATERIALS. WHEN LOADING NOTE THAT BAGS PAILS OR DRUMS OF LIQUIDS AHEAD. HEAVY FREIGHT LOADED ON THE BOTTOM LIGHT FREIGHT ON TOP! USE PLENTY OF CUSHIONING BETWEEN LAYERS OF FREIGHT. DO NOT LOAD HEAVY FREIGHT ON TOP OF HAZARDOUS MATERIALS. FREIGHT MUST SECURELY BLOCKED AND BRACED BEFORE ALLOWING TO MOVE IN TRANSIT!

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:  
id: 2008090189

On 8/8/2008, an incident occurred involving 6 LGA of PAINT OR PAINT ON 9/4/2008, an incident occurred involving 75 SLB of OTHER REGULATOn 9/6/2008, an incident occurred involving 1 LGA of ALCOHOLS N.O.S RELATED.

ED SUB SOLID.  
FREIGHT WAS NOT PROPERLY BLOCKED AND BRACED CAUSING FREIGHT TO SHIFOn 09/08/2008 at 19:44 personnel in the CSXT Kayne Avenue yard repWHILE LOADING THE TRAILER THE LOADER DISCOVERED SEVERAL PAILS IN CARTONS CRUSHED IN THE CENTER OF THE SKID WITH TWO CARTONS LEAKING Tortcd NATX 300784 a loaded tank car of Alcohols N.O.S. leaking frT AND TEAR BAG  
HE DAMAGED PAILS WERE OVERPACKED INTO A SLAVAGE RECOVERY DRUM AND Hom the top of the rail car when it was moved . The rail car was isoELD IN THE HAZARDOUS MATERIALS BAY PENDING DISPOSITION FROM THE SHILated and the shipper and local agencies were notified of the incident. SWS an CSXT response contractor was dispatched to the scene PPER.  
and found a defective manway gasket under the manway lid. SWS replaced the manway gasket and decontaminated the rail car. The leak was secured and the car was released for transport to destination. NARRI : 5 (5+3+0) \* (2+0) = 80 Cause Code = 209 / NAR POINTS = 5

C/A TAKEN AGAINST LOADER SUPERIOR PACKING  
No additional comments.  
THE LOADER OF THE FREIGHT THAT CAUSED THE DAMAGE WAS ISSUED A DISCIPLINE LETTER FOR MIS-  
HANDLING FREIGHT.

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:  
id: 2007100398

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:  
id: 2009060150

On 5/13/2009, an incident occurred involving AMINES LIQUID CORROS NOON 5/15/2009, an incident occurred involving  
CORROSIVE LIQUIDS N.O.S. On 6/11/2009, an incident occurred involving 5 LGA of ETHANOL.

--  
S.

Associate improperly top-stacked freight causing carton to be crushed On 06/11/09 at 20:11 hours personnel in the CSXT Radnor  
Yard Nashville UNLOADING A CARTON HAD FALLEN ON THE FLOOR. THE CARTON CONTAINED 2 1-QUART  
PAILS OF LIQUID AND BOTH PAILS SPILLED ON THE FLOOR. All product was absorbed with oil dry  
and pville TN discovered ACFX 95732 a loaded tank car of Ethanol Solution leaking from the bottom outlet cap. The car was  
isolated and placed into a salvage drum and was handled according to all local rules OF THE TRAILER. THE AFFECTED  
MATERIALS WERE PLACED INTO A PROPERLY MARKED AND LABELED SALVAGE DRUM. THE DAMAGED PAILS WERE PLACED in a salvage  
drum and federal regulations.

INTO A LINED SALVAGE DRUM PENDING DISPOSITION.

Terminal manager Jim Briski responded to the scene found the top operating bottom outlet valve was not properly secured. The  
valve handle and the bottom outlet cap were tightened and the leak stopped. The car was released to destination. This incident did  
not require a special switch move.

No additional comments.

PROPER LOADING TECHNIQUES MUST BE FOLLOWED EACH TIME WHEN LOADING PROPERLY MARKED AND LABELED SALVAGE DRUM. Responsible associate has  
been shown proper freight handling and loading techniques.

SALES TO MAKE A CALL ON THE SHIPPER TO DISCUSS PACKAGING ISSUES  
AILS OF LIQUIDS CHEMICALS AND HAZARDOUS MATERIALS PAILS CYLINDERS BAGS AND DRUMS OF  
CHEMICALS MUST BE COMPLETELY SHROUDED USING DUNNAGE PLYWOOD AND/OR MTY PALLETS. WHEN  
HANDLING AND MOVING PAILS AND DRUMS KNOW THE SURROUNDINGS TO ENSURE PRODUCT IS NOT  
EASILY DAMAGED. PLACE CUSHIONING BETWEEN ROWS AND LAYERS OF CHEMICALS TO PREVENT OTHER  
OR ADJACENT FREIGHT FROM BEING EASILY DAMAGED. TRAINING IN WORK METHODS ON PROPER AND  
SAFE LOADING OF CHEMICALS. RECURRENT TRAINING IN HAZARDOUS MATERIALS. WHEN LOADING NOTE  
WHAT BAGS PAILS OR DRUMS OF LIQUIDS LIE AHEAD. HEAVY FREIGHT LOADED ON THE BOTTOM LIGHT  
FREIGHT ON TOP! USE PLENTY OF CUSHIONING BETWEEN LAYERS OF FREIGHT. DO NOT LOAD HEAVY  
FREIGHT ON TOP OF HAZARDOUS MATERIALS.

### Hazardous Material Incident Report System

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:  
id: 2008070126

On 6/26/2008, an incident occurred involving PAINT OR PAINT RELATED. On 7/7/2008, an incident occurred involving 1500  
SLB of AMMONIUM NITRATE <0.2%.

3 PAILS WERE FOUND LEAKING WHEN ARRIVED. THE PAILS WERE PLACED IN On 07/07/08 at 07:10 personnel in  
the CSXT Radnor Yard discovered A PLASTIC LINED PROPERLY MARKED AND LABELED OVERPACK. THE  
SHIPPER UNPX 121338 a loaded Covered Hopper of Ammonium Nitrate leaking from the bottom hopper slope chute at a  
welded seam. The car was left WAS NOTIFIED. THE REMAINDER OF THE SHIPMENT WAS FORWARDED TO THE  
CUSTOMER.

Terminal manager in place and the shipper and state agencies were notified. HEPACO a CSXT contractor was dispatched to the scene and found  
product leaking from the weld seam in the hopper chute. The leak was stopped with expanding foam and the product off the  
ground was placed into two 55 gallons drums. The car was released and sent to destination.

No additional comments.

SALES TO MAKE A CALL ON THE SHIPPER TO DISCUSS PACKAGING ISSUES

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 2000070562

On 06/21/2000, an incident involving a tank car occurred. POLYCHLORINATED was released.

One container (111AW) failed due to loose fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: CSX DR  
City: NASHVILLE  
Status:

id: 1999060762

On 05/25/1999, an incident involving a tank car occurred. CYCLOPOLYDIMETHYL was released.

One container (111AW) failed due to defective fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 2008060136

On 5/23/2008, an incident occurred involving 10 LGA of ALCOHOLS N.O.S..

On 05/23/08 at 17:00 personnel in the CSXT Kayne Avenue Rail yard discovered GATX 79786 a loaded tank car of Alcohols NOS leaking from the two pressure relief devices on the top of the rail car. The car was moved to track 09 where it was isolated. A CSXT response contractor was dispatched to the scene and found the car to be overloaded. 700 Gallons were removed from the rail car and loaded into the response contractors vacuum truck. The car was resealed and sent to destination for unloading. NARRI : 5 (5+3+0) \* (2+0) = 80 Cause Code = 419 NAR points =5

No additional comments.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: CSX DR  
City: NASHVILLE  
Status:

id: 1999060764

On 05/26/1999, an incident involving a tank car occurred. METHANOL was released.

One container (111AW) failed due to loose fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: CSX DR  
City: NASHVILLE  
Status:

id: 1999060765

On 05/26/1999, an incident involving a tank car occurred. ACETONE was released.

One container (111AW) failed due to loose fitting.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: CSX DR  
City: NASHVILLE

Status:

id: 1997101092

On 09/30/1997, an incident involving a tank car occurred. SODIUM ALUMINATE was released.

GATX 45422 - BLOWN RUPTURED DISK. DISK REPLACED PRIOR TO DEPARTURE FROM NASHVILLE TERMINAL. SHIPPER NOTIFIED.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 2000050109

On 03/29/2000, an incident involving a tank car occurred. PULP MILL LIQUID TUR was released.

One container (111AW) failed due to loose fitting.

**Emergency Response Notification System**

Site: CSX TRANSPORTATION

Address: MILE POST RADNER YARD 4400 CSX DR

City: NASHVILLE

Status: 96 476973 01/07/96

EL TANK/LOCOMOTIVE WAS NOT DERAILED/LOCOMOTIVE/BORKEN RAIL PUNCTURED FUTRACTOR ON SITE

WILL NOTIFY:STATE TEMA  
CLEANUP CON

**Emergency Response Notification System**

Site: CSX TRANSPORTATION

Address: MILEPOST:YARD

City: NASHVILLE

Status: 97 545446 07/04/97

RAIL CAR / A RELIEF VALVE LIFTED

RELEASE WAS SECURED

**Emergency Response Notification System**

Site: CSX TRANSPORTATION

Address: MILEPOST:YARD RADNER YARD

City: NASHVILLE

Status: 98 577988 04/16/98

TANK CAR (NO.RTMX13068) / A VALVE WAS NOT SECURED PROPERLY

RELEASE WAS SECURED / A CONTRACTOR WAS HIRED TO MITIGATE

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1994090020

On 08/12/1994, an incident involving a tank car occurred. ACETONE was released.

One container (111AW) failed due to OTHER.

T/C PLCX 129096 WAS REPORTED LKG FROM ITS TOP, 8/12/94 IN THE RADNOR YD, NASHVILLE, PA. FERGUSON HARBORS (615-822-3295) CONTRACTED FOR CLEAN UP & OFF LDG ADVISED THAT THE LEAK WAS DUE TO PRODUCT EXPANSION. 1,000-1,200 GALS OFF LOADED. T/C SECURED FOR MOVEMENT.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1997090105

On 08/05/1997, an incident involving a tank car occurred. SODIUM ALUMINATE SOLUTION was released.

WHILE FRA INSPECTOR WAS ON SITE PERFORMING AN INSPECTION. HE OBSERVED THAT RAIL CAR GATX 20369 HAD A BLOWN RUPTURE DISK. THE UNDERSIGNED, ALONG WITH FHI MADE THE NECESSARY REPLACEMENT.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1994020381

On 01/11/1994, an incident involving a tank car occurred. PETROLEUM GAS was released.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1994010612

On 12/03/1993, an incident involving a tank car occurred. HYDROCHLORIC ACID SOLUTION was released.

One container (111AW) failed due to OTHER.

TANK CAR CAME INTO CSXT'S RAILYARD IN NASHVILLE, TN AND WAS OBSERVED TO SLOSH PRODUCT FROM THE TOP WHEN IT MOVED. THE SHIPPER WAS NOTIFIED VIA CHEMTREC. THE SHIPPER ARRANGED FOR THE CONSIGNEE TO RESPOND AND REPAIR THE CAR. THE CONSIGNEE'S PEOPLE INSPECTED THE CAR AND FOUND A SECUREMENT BOLT AND NUT ON THE 8" FILL HOLE COVER WAS STRIPPED AND WOULD NOT TIGHTEN DOWN TO SECURE THE COVER. THE SHIPPER CALLED FOR AN AFC MOBILE UNIT TO RESPOND. LENT RESPONDED ON 12/7/93, REPAIRED THE FILL HOLE COVER, AND SECURED THE CAR. CAR WAS RELEASED ON 12/8/93.

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address:

City: NASHVILLE

Status:

id: 1997090112

On 08/09/1997, an incident involving a tank car occurred. SULFURIC ACID was released.

A TANK CAR WAS REPORTED TO HAVE A SLOSH LEAK FROM THE TOP WHEN MOVED AT CSXT'S RAIL YARD IN NASHVILLE, TN. THE CAR WAS ISOLATED AND THE SHIPPER WAS NOTIFIED THROUGH CHEMTREC. THE SHIPPER WAS TO SEND SOMEONE TO REPAIR THE CAR ON 08/10 BUT DID NOT RESPOND. ON 08/11 HAZMAT RECEIVED A REPORT THAT THE CAR WAS LEAKING PRODUCT FROM THE TOP WHILE SITTING STILL. PRODUCT WAS STREAMING DOWN THE SIDES OF THE TANK AND DRIPPING ONTO THE BALLAST. CSXT RESPONDED AN EMERGENCY RESPONSE CONTRACTOR TO STOP THE LEAK. THE CONTRACTOR AND THE SHIPPER'S REPRESENTATIVE ARRIVED ABOUT THE SAME TIME. THE PRESSURE IN THE CAR WAS RELIEVED AND THE LEAK STOPPED. THE SHIPPER FOUND THAT THE CAP ON THE 2 INCH LIQUID LOADING PIPE HAD STRIPPED THREADS AND WAS JUST SITTING ON TOP OF THE PIPE. THE SHIPPER REPLACED THE DAMAGED

CAP AND SECURED IT IN PLACE. THE RESPONSE CONTRACTOR NEUTRALIZED THE SPILLED ACID WITH SODA ASH AND WASHED DOWN THE SIDES OF THE CAR. THE CAR WAS THEN RELEASED.

#### **Emergency Response Notification System**

Site: CSX TRANSPORTATION  
Address: RADNER YARD  
City: NASHVILLE  
Status: 8900013992PHOSPHORUS 71/12/89

RADNER YARD  
RAIL CARS GATX14947, GATX38958, GATX40193/UNKNOWN  
NOTIFIED SHIPPERS  
SHIPPERS: STOUFFER CHEMICAL CO. AND OCCIDENTAL CHEMICAL CO.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address:  
City: NASHVILLE  
Status:

id: 1997090106

On 08/05/1997, an incident involving a tank car occurred. GASOLINE was released.

TANK CAR FOUND LEAKING FROM THE TOP CONTINUOUSLY AT CSXT'S NASHVILLE, TN RAILYARD. CAR INSPECTED BY CSTX'S HAZARDOUS MATERIALS MANAGER; FOUND LEAKAGE COMING FROM LIQUID EDUCATION PIPE JUT BELOW THE VALVE WHERE VALVE SCREWS ONTO THE PIPE. PRESSURE IN THE CAR WAS RELIEVED AND THE LEAK STOPPED. FOUNT THE LIQUID VALVE WAS NOT SCREWED DOWN TIGHT ON THE PIPE; TIGHTENED THE VALVE DOWN ABOUT 3/4 OF A TURN.

#### **Leaking Underground Storage Tanks**

Site: ALLIED SYSTEMS, LTD  
Address: RADNOR YARDS  
City: NASHVILLE  
Status: 8 - Case closed

id: 5190489

On 07-APR-98 a discharge (5190489-1) was reported.  
Contamination includes private wells ( NFA), public wells ( NFA), springs ( NFA).

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: RAILYARD  
City: NASHVILLE  
Status:

id: 2002050656

On 04/15/2002, an incident involving a tank car occurred. FURALDEHYDES was released.

One container (111AW) failed due to overfill.

TANK CAR PNTX-211, LOAD FURALDEHYDES, WAS OBSERVED BY CSXT PERSONNEL IN RADNOR YARD TO BE LEAKING FROM THE TOP. CAR WAS ISOLATED AND A BUCKET WAS PLACED UNDER THE LEAK. LOCAL AND STATE NOTIFICATIONS WERE MADE AND A CSXT RESPONSE CONTRACTOR WAS DISPATCHED. THE CONTRACTOR FOUND LIQUID PRODUCT LEAKING FROM THE SAFETY RELIEF VALVE. THE VALVE WAS COVERED AND THE CAR WAS MOVED TO AN ISOLATION TACK. AFTER SUNDOWN, THE LEAK STOPPED. ON 4/16/02, THE SHIPPER DISPATCHED A TRUCK TO THE SCENE AND TRANSFERRED PRODUCT FROM THE CAR. THE CAR WAS RELEASED FOR SHIPMENT WITHOUT FURTHER INCIDENT.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: SEABOARD DR  
City: NASHVILLE  
Status:

id: 2003090260

On 08/13/2003, an incident involving a tank car occurred. HYDROGEN PEROXIDE 20-40% was released.

One container (111AW) failed due to vehicle overturn.

ON AUGUST 13, 2003 UTLX 200717 A LOADED TANK CAR OF HYDROGEN PEROXIDE AQUEOUS SOLUTION IN CSX TRAIN Q59212 DERAILED IN THE CSX RADNOR YARD IN NASHVILLE TENNESSEE THE CAR CAME TO REST UPRIGHT AT AN ANGLE INITIAL OBSERVATIONS FOUND NO LEAKAGE FROM THE CAR APPROXIMATELY TWO HOURS AFTER THE INCIDENT A SMALL AMOUNT OF PRODUCT WAS OBSERVED DRIPPING FROM THE CAR A BUCKET WAS PLACED UNDER THE LEAK CSX HAZARDOUS MATERIALS SYSTEMS AND CSX HAZMAT RESPONSE CONTRACTOR PERSONNEL FOUND THE CAR LEAKING FROM THE VACUUM BREAKER. LEAKING MATERIAL WAS CONTAINED. THE CAR WAS UPRIGHTED AND THE LEAK STOPPED APPROXIMATELY 1.5 LITERS OF PRODUCT WAS RELEASED. THE CAR SUSTAINED NO DAMAGE TO THE TANK, AND WAS RELEASED TO THE CSX MECHANICAL DEPARTMENT FOR INSPECTION AND REPAIRS.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: SEABOARD DR  
City: NASHVILLE  
Status:

id: 1997030303

On 02/07/1997, an incident involving a tank car occurred. SULFURIC ACID was released.

SLOSH LEAK, FLANGE ON LIQUID EDUCTION LINE WAS NOT SECURE. SHIPPER AND RESPONSE CONTRACTOR TIGHTENED DOWN FLANGE BOLTS AND CLEANED UP SPILLAGE.

#### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: SEABOARD DR  
City: NASHVILLE  
Status:

id: 1998090512

On 08/15/1998, an incident involving a rail car occurred. IRON SULFATE was released.

One container (HOPPER R) failed due to OTHER.

#### **Emergency Response Notification System**

Site: RADNER YARD  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0600813289

On 10/01/06 an incident involving 200 gallon(s) of OIL: DIESEL, caused by equipment failure, occurred. CALLER STATED THERE WAS A RELEASE OF MATERIALS FROM A LOCOMOTIVE DUE TO A BREACH IN THE FUEL TANK..

CLEAN UP UNDERWAY, CONTRACTOR HAS BEEN HIRED.  
NO FURTHER INFORMATION..

#### **Emergency Response Notification System**

Site: MILE POST 000190  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0800879839

On 08/06/08 an incident involving 10 gallon(s) of MORPHOLINE, caused by equipment failure, was discovered. CALLER IS REPORTING A DISCHARGE OF MORPHOLINE (UN 2054) ONTO THE RAILROAD BALLAST AND GROUND DUE TO EQUIPMENT FAILURE. CALLER STATED THAT A VALVE ON THE BOTTOM OUTLET OF THE CAR WAS NOT OPERATING PROPERLY. THE CAR WAS NOT ATTACHED TO A TRAIN, IT WAS JUST SITTING IN THE YARD. CALLER ALSO STATED THAT ACCORDING TO THEIR MEASUREMENTS THERE ARE APPROXIMATELY 1000 GALLONS OF PRODUCT MISSING FROM THE CAR, BUT ONLY 10 GALLONS WERE DISCOVERED..

TEMA.

**Emergency Response Notification System**

Site: RADNOR RAIL YARD  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0800867355

On 04/08/08 an incident involving 100 gallon(s) of OIL: DIESEL, caused by equipment failure, was discovered. CALLER STATED DUE TO EQUIPMENT FAILURE ON A LOCOMOTIVE THERE WAS A SPILL OF MATERIALS IN A RAIL YARD. CALLER STATED THIS WAS DUE AN EQUIPMENT FAILURE IN THE ENGINE COMPARTMENT OF THE LOCOMOTIVE..

TN EMA.

**Emergency Response Notification System**

Site: RAIL YARD  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0200632620

On 12/24/02 an incident involving OIL: DIESEL, caused by operator error, occurred. LOCOMOTIVE RAN OVER A RAIL DEVICE CAUSING THE LOCOMOTIVE TO DERAIL RUPTURING THE FUEL TANK AND SPILLING FUEL.

CONTRACTOR EN ROUTE.  
NO ADDITIONAL INFO.

**Emergency Response Notification System**

Site: CSX TRANSPORTATION  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 97 535591 04/27/97

A DRAINAGE BASIN WHICH GOES DIRECT AND DERAILED THE LOCOMOTIVE THE MA THE FUELING TRACK LOCOMOTIVE FUEL CSX RAILYARD 3000 SEABOARD DRIVE ONDEVICE WHICH RUPTURED THE FUEL TANKENT PLANT UNKNOWN IF AN MATERIAL ENG TO DETERMINE / A CONTRACTOR HAS SJORITY OF THE MATERIAL ENTERED INTOLY TO THE ONSITE WASTE WATER TREATMTANK / THE LOCOMOTIVE HIT A DERAIL TERED INTO ANY WATER / INVESTIGATINURVEYED THE AREA

**Emergency Response Notification System**

Site: RAIL YARD  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0700833179

On 04/23/07 an incident involving 1000 gallon(s) of OIL, EDIBLE: SOYA BEAN, caused by operator error, was discovered. CALLER STATED DUE TO OPERATOR ERROR THERE WAS A SPILL OF MATERIALS FROM A TANKER CAR. CALLER STATED SPILL WAS OVER 1000 GALLONS OF MATERIALS ONTO THE BALLAST AND THE GROUND OF THE RAIL YARD..

TN EMA.

**Emergency Response Notification System**

Site: RADNOR YARD  
Address: 3000 SEABOARD DR  
City: NASHVILLE  
Status: 0700847889



On 09/05/07 an incident involving 100 gallon(s) of OIL, MISC: LUBRICATING, caused by operator error, occurred. CALLER IS REPORTING A DISCHARGE OF PETROLEUM LUBRICATING OIL FROM A TANK CAR DUE TO THE BOTTOM OUTLET CAP WAS OFF AND THE BOTTOM OUTLET VALVE WAS OPEN..

TN EA.

### **Integrated Compliance Information System**

Site: CSX TRANSPORTATION  
Address: 3661 SEABOARD DR  
City: NASHVILLE  
Status:

Permit id#: 110006674606

A formal Administrative Order(CWA-04-2007-5162)/Final Order With Penalty was opened in accordance with CWA-311B Spills/Oil Spill Violation Under CWA/OPA(311B6B1).

12/21/2006: Complaint/Proposed Order

01/29/2007: Enforcement Action Closed

12/28/2006: Enforcement Action Data Entered

12/21/2006: Final Order Issued

WAS PLACED IN THE AFFECTED AREAS.12/21/06 - CONSENT AGREEMENT AND FINAL ORDER ISSUED,ASSESSING A PENALTY OF \$469.00, DUE WITHIN 30 DAYS.ALLEGATIONS: ON OR ABOUT MAY 16, 2005, RESPONDENT DISCHARGED APPROX 20 GALLONS OF OIL (DIESEL FUEL) FROM ITS ONSHORE FACILITY INTO OR UPON THE ONSITE DITCH, WHICH DISCHARGES INTO BROWNS CREEK AND THE ADJOINING SHORELINE. RESPONDENT PERFORMED MITIGATION WHICH INCLUDED THREE BOOMS AND NUMEROUS ABSORBENT PADS IN THE DITCH. IMPACTED BALLAST AND SOIL WAS REMOVED USING A VACUUM TRUCK AND NEW BALLAST

### **Enforcement Docket (DOCKET/CDETS)**

Site: L&N RR/RADNOR YARD  
Address: SIDCO DR  
City: NASHVILLE  
Status:

Permit id#: TND000870576

### **Hazardous Material Incident Report System**

Site: CSX INTERMODAL  
Address: 3806 SIDCO DR  
City: NASHVILLE  
Status:

id: 2007100094

### **Emergency Response Notification System**

Site: CSX TRANSPORTATION  
Address: RADNOR YARD  
City: NASHVILLE  
Status: 890002155510 LBS of LPG 91/17/89

RADNOR YARD  
RAIL CAR #WRNX 30058 / CAR DERAILED AND CAUSED THE SAFETY RELIEF VALVE TO GO OFF / THE CAR WAS EMPTY  
NO ACTION TAKEN

### **Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION  
Address: YARD  
City: NASHVILLE  
Status:

id: 1997100762

On 09/08/1997, an incident involving a tank car occurred. SULFATE TURPENTINE was released.

YARD CREW NOTICED PRODUCT AROUND THE MANWAY OF TANK CAR. GATX 14643 THE SHIPPER WAS NOTIFIED AND F H I RESPONDED ON BEHALF OF THE SHIPPER. REPLACED THE BLOWN GASKET AND REDUCED THE CAR BY 165 GALLONS

**Hazardous Material Incident Report System**

Site: CSX TRANSPORTATION

Address: CSX DR

City: NASHVILLE

Status:  
id: 1998070855

On 06/08/1998, an incident involving a tank car occurred. METHANOL was released.

One container (111AW) failed due to loose fitting.

# ENVIRONMENTAL RECORDS SEARCH

SITES WITH  
OPERATING PERMITS ONLY

NASHVILLE SURGICAL SUPPLY	PE	3332 POWELL AVE NASHVILLE	2 Map Id .2 mile E
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**Section Seven Tracking System**

Site: NASHVILLE SURGICAL SUPPLY  
 Address: 3332 POWELL AVE  
 City: NASHVILLE  
 Status: Permit id#: TND101771475

QUEBECOR PRINTING INC	AFS	3215 POWELL AVE	3
QUEBECOR PRINTING INC	RCRA	NASHVILLE	Map Id
QUEBECOR PRINTING NASHVILLE	UST		.3 mile NE

**AIRS Facility System (AFS)**

Site: QUEBECOR PRINTING INC  
 Address: 3215 POWELL AVE  
 City: NASHVILLE  
 Status: Permit id#: TND980312375

**RCRA Generators**

Site: QUEBECOR PRINTING INC  
 Address: 3215 POWELL AVE  
 City: NASHVILLE  
 Status: L - Large Generator

Permit id#: TND980312375

Activities at this facility include:  
 Activities at this facility include:  
 Other Furniture Related Product Manufacturing  
 Printing

**Underground Storage Tanks**

Site: QUEBECOR PRINTING NASHVILLE  
 Address: 3215 POWELL AVE  
 City: NASHVILLE  
 Status: Permit #: 5-191733  
 Tanks:

6000 gallon cathodically protected steel tank, installed1986. Permanently out of use 01/00.

STEEL SERVICE COMPANY	UST	4280 SIDCO DR NASHVILLE	4 Map Id .3 mile S
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**Underground Storage Tanks**

Site: STEEL SERVICE COMPANY  
 Address: 4280 SIDCO DR  
 City: NASHVILLE  
 Status: Permit #: 5-190714  
 Tanks:

2000 gallon asphalt coated steel tank, installed1971. Permanently out of use 07/88.

3000 gallon asphalt coated steel tank, installed1971, containing gasoline. Permanently out of use 07/88.  
8000 gallon asphalt coated steel tank, installed1980, containing diesel. Permanently out of use 07/88.

COMBINED SUPPORT MAINT SHOP	UST	ARMORY DR NASHVILLE	Uknwn Map Id
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**Underground Storage Tanks**

Site: COMBINED SUPPORT MAINT SHOP  
Address: ARMORY DR  
City: NASHVILLE  
Status: Permit #: 5-190046  
Tanks:  
5000 gallon tank, installed1971, containing diesel. Permanently out of use.  
5000 gallon tank, installed1971, containing gasoline. Permanently out of use.  
5000 gallon tank, installed1971, containing kerosene. Permanently out of use.

MELROSE VOLKSWAGEN INC	UST	FRANKLIN RD NASHVILLE	Uknwn Map Id
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**Underground Storage Tanks**

Site: MELROSE VOLKSWAGEN INC  
Address: FRANKLIN RD  
City: NASHVILLE  
Status: Permit #: 5-190463  
Tanks:  
1000 gallon asphalt coated steel tank, installed1968, containing gasoline. Permanently out of use.  
1000 gallon asphalt coated steel tank, installed1968, containing waste oil. Permanently out of use.

ARCATA GRAPHICS #1/QUEBECOR	AFS	POWELL AVE NASHVILLE	Uknwn Map Id
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**AIRS Facility System (AFS)**

Site: ARCATA GRAPHICS #1/QUEBECOR  
Address: POWELL AVE  
City: NASHVILLE  
Status: Permit id#: 110007189274

## REFERENCED SOURCES

## INTRODUCTION

The purpose of this Regulatory Records Research is to establish potential environmental issues at the subject site and adjacent properties in accordance with the Active ASTM Standard E-1527-05 record review requirements and 40 CFR 312.26 Compliant; Reviews of Federal, State, Tribal, and local government records. Tribal and local records are shown within state or federal database records.

## FEDERAL SOURCES

NPL National Priority List

EPA has prioritized sites with significant risk to human health and the environment. These sites receive remedial funding under the Comprehensive Environmental Response Conservation and Liability Act (CERCLA).

CERCLIS Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS is a database used by the EPA to track activities conducted under the Comprehensive Environmental Response and Liability Act CERCLA (1980) and the amendment the Superfund Amendments and Reauthorization Act SARA (1986).

Sites to be included are identified primarily by the reporting requirements of hazardous substances Treatment, Storage and Disposal (TSD) facilities and releases larger than specific Reportable Quantities (RQ), established by EPA.

Using the National Oil and hazardous Substance Pollution Contingency Plan(National Contingency Plan) the EPA set priorities for cleanup.

The EPA rates National Contingency Plan sites according to a quantitative Hazard Ranking System (HRS) based on the potential health risk via any one or more pathways: groundwater, surface water, air, direct contact, and fire/explosion.

The EPA and state agencies seek to identify potentially responsible parties(PRP) and ultimately Responsible Parties (RP) who can be required to finance cleanup activities, either directly or through reimbursement of federal Superfund expenditures.

Any Institutional/Engineering controls issued under CERCLA are described in the status detail for each site. Sites delisted from the NPL list are included here.

NFRAP No Further Remedial Action Planned sites (CERCLIS)

As of February 1995, CERCLIS sites designated 'No Further Remedial Action Planned' NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the site being placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

EPA has removed these NFRAP sites from CERCLIS to lift unintended barriers to the redevelopment of these properties. This policy change is part of EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens promote economic redevelopment of unproductive urban sites.

**FEDFAC Federal Facilities**

As part of the CERCLA program, federal facilities with known or suspected environmental problems, the Federal Facilities Hazardous Waste Compliance Docket is tracked separately to comply with a Federal Court order.

**ERNS Emergency Response Notification System**

The ERNS is a national computer database used to store information on unauthorized releases of oil and hazardous substances. The program is a cooperative effort of the Environmental Protection Agency, the Department of Transportation Research and Special Program Administration's John Volpe National Transportation System Center and the National Response Center.

There are primarily five Federal statutes that require release reporting the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) section 103; the Superfund Amendments and Reauthorization Act (SARA) Title III Section 304; the Clean Water Act of 1972(CWA) section 311(b)(3); and the Hazardous Material Transportation Act of 1974(HMTA section 1808(b).

**HMIRS Hazardous Material Incident Report System**

The Hazardous Material Report Incident Report Subsystem HMIRS of the Research and Special Programs Administration (RSPA) Hazardous Material Information System was established in 1971 to fulfill the requirements of the Federal hazardous material transportation law. Part 171 of Title 49, Code of Federal Regulations (49 CFR) contains the incident reporting requirements of carriers of hazardous materials. An unintentional release of hazardous materials meeting the criteria set forth in Section 171.16, 49 CFR, must be reported on DOT Form 5800.1. The data from the reports received are subsequently entered in the HAZMAT database.

**TBA Targeted Brownfields Assessments**

EPA's Targeted Brownfields Assessment (TBA) program is designed to help states, tribes, and municipalities—especially those without EPA Brownfields Assessment Pilots/Grants—minimize the uncertainties of contamination often associated with brownfields. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Program to promote the cleanup and redevelopment of brownfields. EPA's TBA assistance is available through two sources: directly from EPA through EPA Regional Brownfields offices under Subtitle A of the law, and from state or tribal voluntary response program offices receiving funding under Subtitle C of the law

**SETS Site Enforcement Tracking System (SETS)**

When expanding Superfund monies at a CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) Site, EPA must conduct a search to identify parties with potential financial responsibility for remediation of uncontrolled hazardous waste sites. EPA regional Superfund Waste Management Staff issue a notice letter to the



potentially responsible party (PRP). The status field contains the EPA ID number and name of the site where the actual pollution occurred.

DO Enforcement Docket System (DOCKET)/Consent Decree Tracking System (CDETS)

DOCKET tracks civil judicial cases against environmental polluters, while CDETS processes court settlements, called consent decrees.

CD Criminal Docket System (C-DOCKET)

The Criminal Docket System is a comprehensive automated system for tracking criminal enforcement actions. C-Docket handles data for all environmental statues and tracks enforcement actions from the initial stages of investigations through conclusion.

ICIS Integrated Compliance Information System (ICIS)

ICIS is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

RCRA RCRA Violators List (CORRACTS)

The Resource Conservation and Recovery Act of 1976 provides for "cradle to grave" regulation of hazardous wastes. RCRA requires regulation of hazardous waste generators, transporters, and storage/treatment/disposal sites. Evaluation to potential violations, ranging from manifest requirements to hazardous waste discharges, is typically conducted by the US EPA. This database is also known as Corrective Action Report (CORRACTS)

If enforcement is required, it is typically delegated to a state agency.

Any Institutional/Engineering controls issued under CORRACTS are described in the status detail for each site

RCRA-D Resource Conservation and Recovery Information System - Treatment, Storage & Disposal

The Environmental Protection Agency regulates the treatment, storage and disposal of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste TSD facilities are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form as well as part A (EPA form 8700-23) and Part B of their Hazardous Waste Permit Application.

Status Codes: I Incinerator

T Storage/Treatment facility other than Incinerator  
D Land Disposal Facility

INDN Indian REservation LUST/VCP/UST

This database includes all environmental records from Indian Reservations such as Leaking Underground Tanks (LUST), Voluntary Cleanup Program (VCP) and Underground Storage Tanks (UST)

### TENNESSEE STATE SOURCES

PS Promulgated Site List

The Tennessee General Assembly passed the Tennessee Hazardous Waste Management Act of 1983 as the State counterpart to Federal legislation. The State program is funded by State appropriation and fees assessed on generators and transporters of hazardous wastes. By law the fund balance may not exceed \$10 million. These funds are utilized in the cleanup of inactive hazardous substance sites.

Sites are discovered in many ways including personal reports, aerial photography, industrial notification, crossover information from other regulatory programs and anonymous phone calls. All suspected sites are added to Tennessee's file index of potential Superfund sites.

The program also known as Promulgated Site List, is managed by Department of Environment and Conservation, Division of Superfund.

LF Solid Waste Landfills

The Tennessee Department of Environment and Conservation, Office of Solid Waste Management maintains a list of permitted demolition, industrial, sanitary landfills as well as solid waste processing facilities.

LT Leaking Underground Storage Tanks

The Tennessee Department of Environment and Conservation, Office of Underground Storage Section maintains a list of leaking storage tanks.

## OPERATING PERMITS

Various agencies issue operating permits or regulate the handling, movements, storage and disposal of hazardous materials and require mandatory reporting. The inclusion in this section does not imply that an environmental problem exists presently or has in the past.

### RCRA-G Resource Conservation and Recovery Information System - Generators

The Environmental Protection Agency regulates generators of hazardous material through the Resource Conservation and Recovery Act (RCRA). All hazardous waste generators are required to notify EPA of their existence by submitting the Federal Notification of Regulated Waste Activity Form (EPA Form 8700-12) or a state equivalent form. The notification form provides basic identification information and specific waste activities.

Status Codes: L - Generators who generate at least 1000 kg/mo of non-acutely hazardous waste (or 1 kg/mo of acutely hazardous waste).  
S - Generators who generate 100 kg/mo but less than 1000 kg/mo of non-acutely haz waste.  
T - Transporter.

### SARA SARA Title III, section 313 (TRIS)

Title III of the Superfund Amendments and Reauthorization Act, Section 313, also known as Emergency Planning and Community Right-to-Know Act of 1986 requires owners or operators of facilities with more than 10 employees and are listed under Standard Industrial Classification (SIC) Codes 20 through 39 to report the manufacturing, processing or use of more than a threshold of certain chemical or chemical categories listed under section 313. This data base is also known as Toxic Release Information System (TRIS).

Below summary information for the last five year period is reported grouping the releases into air, water, underground injection, land, public offsite treatment (potw) and transportation offsite.

### NC Nuclear Regulatory Commission Licensees

The Nuclear Regulatory Commission, Office of Nuclear Material Safety and Safeguards has been mandated (10 CFR Ch 1.42) to protect the public health and safety, the common defense and security, and the environment by licensing, inspection, and environmental impact assessment for all nuclear facilities and activities, and for the import and export of special nuclear material.

### PCB PCB Waste Handlers Database

The U.S. Environmental Protection Agency tracks generators, transporters, commercial stores and/or brokers and disposers of PCB's in accordance with the Toxic Substance Control Act.

### PCS Permit Compliance System

PCS is a database which contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS was developed by The U.S. Environmental Protection Agency to meet the information needs of the NPDES program under the Clean Water Act. PCS tracks permit, compliance, and enforcement states of NPDES facilities.

AFS AIRS Facility System

AFS contains emissions and compliance data on air pollution point sources tracked by the U.S. EPA and state and local environmental regulatory agencies. There are seven "criteria pollutants" for which data must be reported to EPA and stored in AIRS: PM10 (particulate matters less than 10 microns in size), carbon monoxide, sulfur dioxide, nitrogen dioxide, lead, reactive volatile organic compounds (VOC), and ozone.

AFS replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aeromatic Data (SAROAD).

PE Section Seven Tracking System (SSTS)

SSTS evolved from the FIFRA and TSCA Enforcement System (FATES). SSTS tracks the registration of all pesticide producing establishments and tracks annually the types and amounts of pesticides, active ingredients, and devices that are produced, sold or distributed each year.

FIFRA FIFRA/TSCA Tracking System/ National Compliance Database (FTTS/NCDB)

NCDB supports implementation of the Federal Insecticide, Fungicide and Rodenticide Control Act (FIFRA) and the Toxic Substance Control Act (TSCA).

FFIS Federal Facilities Information System (FFIS)

Federal Facilities Information System (FFIS) contains a list of all Treatment Storage and Disposal Facilities (TSDs) owned and operated by federal agencies.

CICIS Chemicals in Commerce Information System (CICIS)

Chemicals in Commerce Information System contains an inventory of chemicals manufactured in commerce or imported for Toxic Substances Control Act regulated commercial purposes. CICIS allows EPA to maintain a comprehensive listing of over 70,000 chemical substances that are manufactured or imported and are regulated under TSCA.

FINDS FINDS EPA Facility Index System

The U.S. Environmental Protection Agency maintains an index system of all facilities which are regulated or have been assigned an identification number for other purposes.

Facilities that have been reported elsewhere in this report will not be listed under this category.

UT      Underground Storage Tanks

The Tennessee Department of Environment and Conservation, Office of Underground Storage Section issues permits and regulates petroleum storage tanks.

DC      Registered Dry Cleaners

Owners or operators of drycleaning facilities conducting or intending to conduct drycleaning operations, during the year, must register. The Act defines "drycleaning operations" as the cleaning of apparel and household fabrics, using one (1) or more drycleaning solvents. The Act specifically excludes coin-operated drycleaning operations, facilities located on a US military base or owned by the United States, commercial uniform services and/or linen supply facilities, and facilities owned by the state.

## **Extracts from Regulatory Agencies' Files**

**DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
NOTIFICATION / CERTIFICATION INSPECTION**

Date of Visit 9/2/93 Facility ID # J-190859  
 Facility Name W. R. Grace & Co. Check here if not registered \_\_\_\_\_  
 Facility Location 4661 Powell Ave  
Memphis, TN 37204  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<p>1. At time of visit facility appeared to be <input type="checkbox"/> in operation. <input type="checkbox"/> closed. <input checked="" type="checkbox"/> abandoned.</p> <p>2. Is the current Certificate conspicuously posted at the facility? <input type="checkbox"/> Yes (proceed to #4) <input type="checkbox"/> No (proceed to #3)</p> <p>3. Is the Certificate at the facility?  <input type="checkbox"/> Yes (proceed to #4) <input type="checkbox"/> No (proceed to #5-9)</p> <p>4. Is all the information on the Certificate correct?  <input type="checkbox"/> Yes (proceed to #12) <input type="checkbox"/> No (send the owner UST-31 requiring an Amended Notification form, then proceed to #12)</p> <p>5. Owner's Name _____                  Address _____                  _____                  Phone _____</p> <p>6. Operator's Name _____                  Address _____                  _____                  Phone _____</p>	<p>7. Distributor's Name _____                  Address _____                  _____                  Phone _____</p> <p>8. Date of last product drop _____                  Is there an invoice or receipt? <input type="checkbox"/> Yes <input type="checkbox"/> No                  If <u>yes</u>, can the Division obtain a copy? <input type="checkbox"/> Yes                  (attach copy to form) <input type="checkbox"/> No (Make a record of the information shown on the invoice/receipt.)</p> <p>9. The owner/operator says the tanks <input type="checkbox"/> are (proceed to #10). <input type="checkbox"/> are not (proceed to #11) registered.</p> <p>10. If the Fees and Certification Section in Nashville verifies registration, fee payment and issuance of certificate to this site, inform owner of requirement to post the certificate at the facility. The owner/operator may replace a missing Certificate for a \$10 fee. (proceed to #12)</p> <p>11. If tanks are not registered, issue a Notice of Violation (NOV) according to UST Enforcement Policy #1.                  NOV issued _____ (attach copy to form)                  Date _____                  Follow-up date _____                  Referrals to the Enforcement Section due to Non-Compliance on _____ (proceed to #12)                  Date _____</p>
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12. Signature of Inspector Frank J. Adams Staff I.D. # \_\_\_\_\_  
 Title ES3 Date Inspection (and any follow-up activities) completed \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_

# Notification for Underground Storage Tanks

FORM NO. 330-1111-85  
 APPROXIMATE EXPIRE DATE: 10/88

**FOR TANKS IN TN**

**RETURN COMPLETED FORM TO**

Terry Cothron, Director  
 Division of Ground Water Protection  
 Tennessee Dept. of Health & Environment  
 150 Ninth Avenue, North  
 Nashville, TN 37219-5404 (615) 741-7206

**STATE USE ONLY**

ID Number

5-10-859

Date Received

## GENERAL INFORMATION

Notification is required by Federal law for all underground tanks that have been used to store regulated substances since January 1, 1974, that are in the ground as of May 8, 1986, or that are brought into use after May 8, 1986. The information requested is required by Section 9002 of the Resource Conservation and Recovery Act (RCRA), as amended.

The primary purpose of this notification program is to locate and evaluate underground tanks that store or have stored petroleum or hazardous substances. It is expected that the information you provide will be based on reasonably available records, or, in the absence of such records, your knowledge, belief, or recollection.

**Who Must Notify?** Section 9002 of RCRA, as amended, requires that, unless exempted, owners of underground tanks that store regulated substances must notify designated State or local agencies of the existence of their tanks. Owner means: (a) in the case of an underground storage tank in use on November 8, 1984, or brought into use after that date, any person who owns an underground storage tank used for the storage, use, or dispensing of regulated substances; and

(b) in the case of any underground storage tank in use before November 8, 1984, but no longer in use on that date, any person who owned such tank immediately before the discontinuation of its use.

**What Tanks Are Included?** Underground storage tank is defined as any one or combination of tanks that (1) is used to contain an accumulation of "regulated substances," and (2) whose volume (including connected underground piping) is 100% or more beneath the ground. Some examples are underground tanks storing: 1. gasoline, used oil, or diesel fuel, and 2. industrial solvents, pesticides, herbicides or fumigants.

**What Tanks Are Excluded?** Tanks removed from the ground are not subject to notification. Other tanks excluded from notification are:

1. farm or residential tanks of 1,100 gallons or less capacity used for storing motor fuel for noncommercial purposes;
2. tanks used for storing heating oil for consumptive use on the premises where stored;
3. septic tanks;

4. pipeline facilities (including gathering lines) regulated under the Natural Gas Pipeline Safety Act of 1968, or the Hazardous Liquid Pipeline Safety Act of 1979, or which is an intrastate pipeline facility regulated under State laws;
5. surface impoundments, pits, ponds, or lagoons;
6. storm water or waste water collection systems;
7. flow-through process tanks;
8. liquid traps or associated gathering lines directly related to oil or gas production and gathering operations;
9. storage tanks situated in an underground area (such as a basement, cellar, mine-working, drift, shaft, or tunnel) if the storage tank is situated upon or above the surface of the floor.

**What Substances Are Covered?** The notification requirements apply to underground storage tanks that contain regulated substances. This includes any substance defined as hazardous in section 301.114 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), with the exception of those substances regulated as hazardous waste under Subtitle C of RCRA. It also includes petroleum, e.g., crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute).

**Where To Notify?** Completed notification forms should be sent to the address given at the top of this page.

**When To Notify?** 1. Owners of underground storage tanks in use or that have been taken out of operation after January 1, 1974, but still in the ground, must notify by May 8, 1986. 2. Owners who bring underground storage tanks into use after May 8, 1986, must notify within 30 days of bringing the tanks into use.

**Penalties:** Any owner who knowingly fails to notify or submits false information shall be subject to a civil penalty not to exceed \$10,000 for each tank for which notification is not given or for which false information is submitted.

## INSTRUCTIONS

Please type or print in ink all items except "signature" in Section V. This form must be completed for each location containing underground storage tanks. If more than 5 tanks are owned at this location, photocopy the reverse side, and staple continuation sheets to this form.

Indicate number of continuation sheets attached

### I OWNERSHIP OF TANK(S)

Owner Name (Corporation, Individual, Public Agency, or Other Entity)

W. R. Grace & Co.

Street Address

4061 Powell Avenue

County

Davidson

City

Nashville

State

TN

ZIP Code

37204

Area Code

615

Phone Number

298-3355

Type of Owner (Mark all that apply)

Current

State or Local Gov't

Private or Corporate

Former

Federal Gov't (GSA facility) D no

Ownership uncertain

### II LOCATION OF TANK(S)

(If same as Section I, mark box here )

Facility Name or Company Site Identifier, as applicable

Street Address or State Road, as applicable

County

City (nearest)

State

ZIP Code

Indicate number of tanks at this location

Mark box here if tank(s) are located on land within an Indian reservation or on other Indian trust lands

### III CONTACT PERSON AT TANK LOCATION

Name (If same as Section I, mark box here )

W. F. Kolar

Job Title

Plant Manager

Area Code

615

Phone Number

298-3355

### IV TYPE OF NOTIFICATION

Mark box here only if this is an amended or subsequent notification for this location.

### V CERTIFICATION (Read and sign after completing Section VI)

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete.

Name and official title of owner or owner's authorized representative

W. F. Kolar, Plant Manager

Signature

*W. F. Kolar*

Date Signed

4/18/86

CONTINUE ON REVERSE SIDE



VI DESCRIPTION OF UNDERGROUND STORAGE TANKS (Complete for each tank at this location)

Tank Identification No. (e.g., ABC-123), or Arbitrarily Assigned Sequential Number (e.g., 1,2,3...)	Tank No.	Tank No.	Tank No.	Tank No.	Tank No.
<b>1. Status of Tank</b> (Mark all that apply)	Currently in Use <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Temporarily Out of Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Permanently Out of Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brought into Use after 5-8-86	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2. Estimated Age (Years)</b>	<u>20</u>				
<b>3. Estimated Total Capacity (Gallons)</b>	<u>5000</u>				
<b>4. Material of Construction</b> (Mark one)	Steel <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Please Specify					
<b>5. Internal Protection</b> (Mark all that apply)	Cathodic Protection <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Lining (e.g., epoxy resin)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Please Specify					
<b>6. External Protection</b> (Mark all that apply)	Cathodic Protection <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Painted (e.g., asphaltic)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fiberglass Reinforced Plastic Coated	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unknown	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Please Specify					
<b>7. Piping</b> (Mark all that apply)	Bare Steel <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Galvanized Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fiberglass Reinforced Plastic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cathodically Protected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Please Specify	<u>None</u>				
<b>8. Substance Currently or Last Stored</b> In Greatest Quantity by Volume (Mark all that apply)	a. Empty <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Petroleum		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diesel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kerosene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gasoline (including alcohol blends)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Used Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Please Specify					
c. Hazardous Substance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Please Indicate Name of Principal CERCLA Substance					
OR Chemical Abstract Service (CAS) No.					
Mark box <input type="checkbox"/> if tank stores a mixture of substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Unknown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9. Additional Information (for tanks permanently taken out of service)</b>					
a. Estimated date last used (mo./yr)	<u>1974</u>				
b. Estimated quantity of substance remaining (gal)					
c. Mark box <input type="checkbox"/> if tank was filled with inert material (e.g., sand, concrete)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

TENNESSEE DEPARTMENT OF HEALTH AND ENVIRONMENT  
Bureau of Environment  
T.E.R.R.A. Building - 5th Floor  
150 Ninth Avenue North  
Nashville, Tennessee 37219-5404

18 DEC 1987

W R GRACE & CO  
4061 POWELL AVE  
NASHVILLE, TN 37204

Dear UST Facility Owner:

We have received your EPA Notification of Underground Storage Tank form(s), required by Section 9002 of the Resource Conservation and Recovery Act of 1976 (RCRA). You have been assigned the following Identification Number, which must be included on all future correspondence regarding these tanks.

Identification Number: 5-190859

Enclosed is a computer-generated copy of the data from your form. Please review it for completeness and accuracy, and notify us as soon as possible of any discrepancies you find. Please remember to include your Identification Number on any correspondence with us.

Thank you for your cooperation.

Yours truly,

Chuck Head, Environmental Manager  
Underground Storage Tanks  
Division of Ground Water Protection

Enclosure

EPA Form - Facility Data as of 18 DEC 1987

Facility ID Number: 5-190859  
Date Received: 05/08/86

Ownership	Location
W R GRACE & CO 4061 POWELL AVE DAVIDSON NASHVILLE, TN 37204	W R GRACE & CO 4061 POWELL AVE DAVIDSON NASHVILLE, TN 37204

Phone: (615) 298-3355

Type of Owner			
Current :X	State/Local Govt :	Private/Corp :X	
Former :	Federal Govt :	Uncertain :	

GSA Number:

No. of Tanks: 1 Facility located on Indian Land? No

Contact Manager: W F KOLAR Title: PLANT MGR  
Phone: (615) 298-3355

Is this an Amended or Subsequent Form? No

Form Certification  
Name: W F KOLAR Title: PLANT MGR  
Date Signed: 04/18/86

Form Status: COMPLETE

EPA Form - Tank Data as of 18 DEC 1987

Facility ID Number: 5-190859 Tank ID Number: 1

Status Code  
Currently In Use :  
Temporarily Out of Use :  
Permanently Out of Use :X  
Brought Into Use After 5/8/86 :

Age in Years : 20  
Capacity (Gallons) : 5,000

Material of Construction :X  
Steel :  
Concrete :  
Fiberglass Reinforced Plastic :  
Unknown :  
Other Material :

Internal Protection :  
Cathodic Protection :  
Interior Lining (e.g. epoxy) :  
None :X  
Unknown :  
Other Int. Protection :

External Protection :  
Cathodic Protection :  
Painted (Asphaltic) :  
Fiberglass Reinforced Plastic :  
None :X  
Unknown :  
Other Ext. Protection :

Pipe Material :  
Bare Steel :  
Galvanized Steel :  
Fiberglass Reinforced Plastic :  
Cathodically Protected :  
Unknown :NONE  
Other Pipe Mat :

Substance Code :  
Empty :X  
Diesel :  
Kerosene :  
Gasoline :  
Used Oil :  
Other Substance Name :  
Hazardous Substance :  
CERCLA Substance Name :  
CAS Number :  
Mixture of Substances :  
Unknown :

Additional Information For Tanks Permanently Out of Service  
Date of Last Use :12/31/74  
Gallons remaining :0  
Filled with Inert Material :Y

**APPENDIX G**

**INTERVIEW DOCUMENTATION**

## **Justun Durham**

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**From:** "Musgrave, Ross (NFD-FMO)" <Ross.Musgrave@nashville.gov>  
**To:** "Justun Durham" <justun.durham@tvgenvironmental.com>  
**Sent:** Thursday, October 25, 2012 2:42 PM  
**Subject:** RE: Emergency Response Inquiry

Justin,

We went or tried to 3 times, the first a false fire alarm, the second, we were cancelled on the way, and the third was coded as an unintentional activation.

No hazmats found.

Let me know if you need anything further.

Ross Musgrave

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**From:** Justun Durham [mailto:justun.durham@tvgenvironmental.com]  
**Sent:** Wednesday, October 24, 2012 3:53 PM  
**To:** Musgrave, Ross (NFD-FMO)  
**Subject:** Emergency Response Inquiry

Mr. Musgrave,

I'm assessing a property located at 4336 Kenilwood Drive in Nashville and would like to know if there have been any emergency responses at that location or in its vicinity. The Parcel ID is 13208000400.

Thanks for your help.

Justun Durham  
Environmental Professional  
TVG Environmental, Inc.  
(615) 324-3656

TVG interviewed Mr. Bud Fesmire, president of Cellular Renewal and co-owner of the subject property. Mr. Fesmire stated that he has owned the property since approximately 2000. He stated that the only significant waste generated at the site was used batteries, which are boxed and shipped to a battery recycler. He stated that no solvents or lubricants are used in significant quantities at the site. Mr. Fesmire indicated that the subject building was originally a residence that was converted to accommodate an antique mall prior to its occupancy by Cellular Renewal.

TVG interviewed Ms. Tamara Fesmire, co-owner of the subject property. Ms. Fesmire was asked specifically about the two compressors located outside the rear of the subject building. She stated that only one of the compressors is currently functional, and that it supplies compressed air to technicians within the building for the cleaning of phone parts. She stated that compressor oil is not stored onsite. Mr. Fesmire was also asked about the accumulation of used cellular batteries at the site. She stated that only a small number of batteries are accumulated, and that they are stored onsite until enough are present for disposal. The batteries are boxed and shipped via UPS to a battery recycler such as Greenstream International.



**APPENDIX H**  
**USER QUESTIONNAIRE**

Ms. Amber Church  
Pinnacle Bank  
October 23, 2012  
Page 8 of 11 Pages

7.0 **ACCEPTANCE OF PROPOSAL AND TERMS & CONDITIONS**

If you require **TVG Environmental, Inc.** to proceed with this project located at 4336 Kenilwood Drive in Nashville, TN, please:

- 7.1 Complete this signature page.
- 7.2 Complete the questionnaire on pages 9 to 11, below.
- 7.3 Return one copy of the completed signature page 8, and the questionnaire pages 9-11 to us by fax at (615) 823-2984, or by email to:  
[malcolm.pfotenhauer@tvgenvironmental.com](mailto:malcolm.pfotenhauer@tvgenvironmental.com)

**Proposal and Terms & Conditions Accepted by:**

IKON Development LLC

Name of Company or Organization

David A LeFevre

Name of Person Authorized to Sign



Signature

10/24/12  
Date

Thank you for considering **TVG Environmental, Inc.** for your environmental projects.

Sincerely,

**TVG Environmental, Inc.**



Malcolm V. Pfotenhauer, P.E. (Tennessee), CHMM, REPA

Enclosures

8.0 **QUESTIONNAIRE FOR COMPLETION BY USER OR USER'S REPRESENTATIVE**

*(Please complete and return to TVG Environmental, Inc. by fax or email as soon as possible)*

8.1 Reason why this Phase I ESA is required (check all that apply):

Users' requirements to qualify for one of the *landowner liability protections* from CERCLA liability \_\_\_\_\_

Required by lending institution  \_\_\_\_\_

Other (state reason) \_\_\_\_\_

8.2 Transaction type (check all that apply):

Sale \_\_\_\_\_ Purchase  \_\_\_\_\_

Refinancing \_\_\_\_\_ Exchange \_\_\_\_\_ Other \_\_\_\_\_

8.3 Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Yes \_\_\_\_\_ If yes, provide a copy to TVG No  \_\_\_\_\_

8.4 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?

Yes \_\_\_\_\_ If yes, provide a copy to TVG No  \_\_\_\_\_

8.5 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?

Yes \_\_\_\_\_ No  \_\_\_\_\_

If yes, please explain: \_\_\_\_\_

8.6 Does the purchase price being paid for the *property* reasonably reflect the fair market value of the property?

Yes  \_\_\_\_\_ No \_\_\_\_\_

If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the *property*?

Yes \_\_\_\_\_ No X

8.7 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,

8.7.1 Do you know the past uses of the *property*?

8.7.2 Do you know of specific chemicals that are present or once were present at the *property*?

8.7.3 Do you know of any spills or other chemical releases that have taken place at the *property*?

8.7.4 Do you know of any environmental cleanups that have taken place at the *property*?

If yes to any, please explain: N/A

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

Yes \_\_\_\_\_ No X

If yes, please explain: \_\_\_\_\_

8.9 Are you aware of:

8.9.1 Any litigation relevant to hazardous substances or petroleum products in, on, or from the property?

8.9.2 Any administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

8.9.3 Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products in, on, or from the property?

Yes \_\_\_\_\_ No ✓

If yes to any, please explain: \_\_\_\_\_

8.10 Please provide the name and telephone number of the person who will provide access to the environmental professional to inspect the subject property:

Name: DAVID LEFEVE Telephone #: 724-2010 (o)  
533-1779 (c)

8.11 Does any party to this transaction have any required standard scope of services that is different than that of ASTM E 1527-05, or are there any other special terms and conditions which must be agreed upon by the environmental professional:

Yes \_\_\_\_\_

No X

If yes, please explain: \_\_\_\_\_

8.12 Please place a mark beside the items listed below that you know to exist in connection with the property, and indicate availability at the bottom of the column.

- 8.12.1 Previous ESA reports or environmental audit reports \_\_\_\_\_
- 8.12.2 Site survey or building layout plans \_\_\_\_\_
- 8.12.3 Environmental permits \_\_\_\_\_
- 8.12.4 Registration for storage tanks \_\_\_\_\_
- 8.12.5 Material Safety Data Sheets \_\_\_\_\_
- 8.12.6 Community right-to-know \_\_\_\_\_
- 8.12.7 Safety planes; spill prevention, countermeasure, and control plans; etc. \_\_\_\_\_
- 8.12.8 Reports regarding hydrogeologic conditions (property or its vicinity) \_\_\_\_\_
- 8.12.9 Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property \_\_\_\_\_
- 8.12.10 Hazardous waste generator notices or reports \_\_\_\_\_
- 8.12.11 Geotechnical studies \_\_\_\_\_
- 8.12.12 Risk assessments \_\_\_\_\_
- 8.12.13 Recorded activity and use limitations \_\_\_\_\_
- 8.12.14 Chain of title \_\_\_\_\_

Availability: \_\_\_\_\_

8.13 Please provide a list of all parties (companies, organizations, and/or persons) that will rely upon the Phase I ESA:

PINNACLE BANK - KAREN HARGIS  
IKON DEVELOPMENT - DAVID LEFEVE

Questionnaire completed by:

David A LeFevre  
Name

  
Signature

10/24/12  
Date