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Scenic Storage LLC

725 and 729 Scenic Highway
Lawrenceville, Georgia 30046

BBG Project: 0522013737

Client Reference: 22-011296-01-01E

Prepared For

Synovus Bank
3400 Overton Park Drive SE
Atlanta, Georgia 30339

Report Date

October 26, 2022

Interviews: October 21, 2022

Government Records Review: October 7, 2022

Site Inspection: October 21, 2022

Prepared By

BBG Assessments, LLC
Locations Nationwide

BBG Main Contact

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October 26, 2022

Karen Usrey
Synovus Bank
3400 Overton Park Drive SE
Atlanta, Georgia 30339

Re: Phase I Environmental Site Assessment of
Scenic Storage LLC
725 and 729 Scenic Highway
Lawrenceville, Georgia 30046
BBG Project: 0522013737
Client Reference: 22-011296-01-01E

Dear Ms. Usrey:

BBG Assessments, LLC (BBG) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property in accordance with the ASTM International (ASTM) E1527-13 and E1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and generally accepted industry standards. While the ASTM E1527-21 was developed in collaboration with the EPA, the standard still needs to be approved by the EPA that it is in compliance with the federal All Appropriate Investigation (AAI) regulations. This ESA complies with both the E1527-13 and E1527-21 standards.

This report was prepared solely for the use of Synovus Bank (hereinafter referred to as "Client" or "User") and any party specifically referenced in Section 2.6 of this report. No other party shall have the right to rely on this report or the findings herein, without the prior written consent of BBG.

Please contact me at jokrasinski@bbgres.com or 703.225.8563 should you have any questions or require additional information. Thank you for the opportunity to be of service.

Sincerely,



Jeremy Okrasinski
Managing Director
BBG Assessments, LLC

1.0 EXECUTIVE SUMMARY

1.1 Property Description

The Subject Property consists of an irregular-shaped parcel of land totaling 3.085 acres improved with three one-story commercial buildings totaling approximately 14,700 square feet comprising 78 storage units. The buildings, which were constructed in 1975/1996, are of steel-frame construction with metal exterior walls and low-slope standing seam metal roofs. The buildings are constructed on reinforced concrete slab-on-grade foundation systems and do not contain habitable sub-grade areas. Additional improvements include paved drive aisles and parking areas, concrete sidewalks, and landscaped areas. At the time of the assessment, the Subject Property was developed for use as a storage facility and office building.

The Subject Property was undeveloped land from at least 1940 until 1975 when a small commercial office building was developed on the northeastern portion of the parcel (725 Scenic Hwy). The Subject Property operated as a dental office from 1975 until sometime prior to 1992 when the building was listed as vacant. Subsequent tenants of the office building included beauty salons, medical laboratories (LabCorp), and worship facilities. The storage unit structures (729 Scenic Hwy) were constructed in 1996 with A&D Mini Storage operating at the Subject Property since that time.

A Property Location Map, Property Layout Map and photographs of the Subject Property are appended to this report.

1.2 Findings, Opinions and Conclusions

BBG has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of 725 and 729 Scenic Highway, Lawrenceville, Georgia, the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 11 of this report. This assessment has revealed no evidence of RECs/CRECs in connection with the Subject Property.

This assessment has revealed no evidence of de minimis conditions.

This assessment has revealed no evidence of HRECs in connection with the Subject Property.

No significant data gaps were identified that would affect the ability of the environmental professional to identify RECs at the Subject Property.

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations.