



























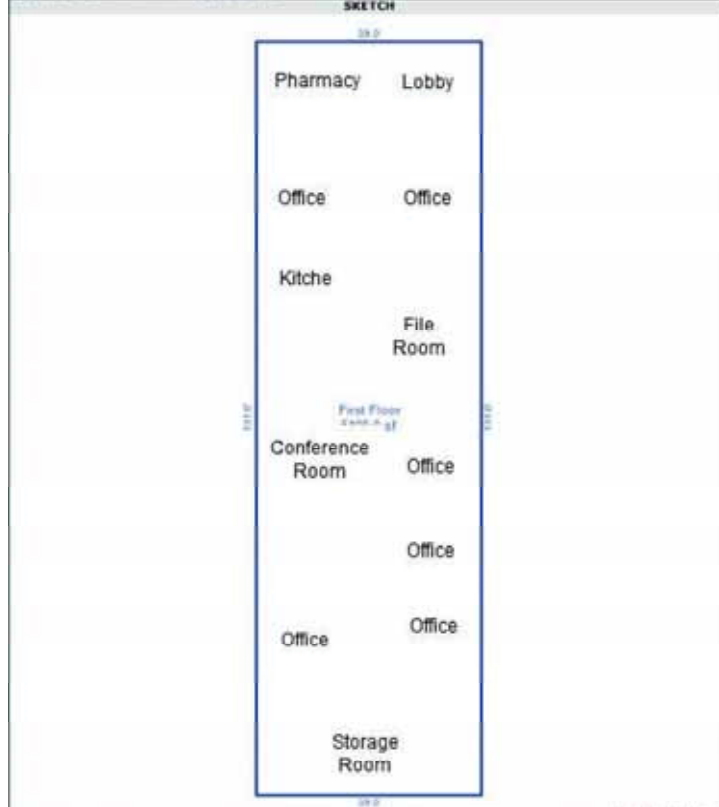








SUBJECT INFO				
File No.:	Serial No.:			
Property Address:				
City:	County:	State:	Zip Code:	
Owner:				
Class:	Class Address:			
Appraiser Name:				
Inspection Date:				



*Sketch by: [Name]*

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width x	Area
GBA1	First Floor	1.0	\$109.0	340.0	\$109.0	First Floor	131.0 x		39.0 x	\$109.0
	Net BUILDING	ent	1 (rounded)		\$,109	1 total items			(rounded)	\$,109

**Tax Year:** 2021  
**County Name:** MONTGOMERY  
**Name:** DEVINE STANLEY  
**Physical Address:** SUMMIT ST      **Mailing Address:** 49702 HWY 430  
**City:**                                      **City:** VAIDEN  
**State:** MS                                  **State:** MS  
**Zip:** 39176

Parcel Number: 322 251200 0000015501	Receipt #: 2021-2409-0	Land Owner Name: DEVINE STANLEY
---	---------------------------	------------------------------------

Legal Description:  PT LOT 155	Sec-Twn_Rng: 25-19-05	Acres: .00	Forestry Acres: .00
			Deed Book: A285 Deed Page: 101 Deed Date: 02-14-2016

District: 5113 DIST 5/WINONA/WINONA SCHOOL/TH	Land Value: True: 10,000 Assessed: 1,500	Building Value: 148,763 22,314	Total Value: 158,763 23,814	Millage Rate: .13034	Gross Tax: 3,103.92
Homestead Credit Amount: .00					

<u>Tax Entities:</u>	<u>Mills:</u>	<u>Tax:</u>	<u>Drainage/Special Taxes:</u>	<u>Tax Amount:</u>
COUNTY TAX:	.08095	1,927.75		
SEPERATE SCHOOLS TAX:	.04939	1,176.17		
			Interest:	.00
			Publ. Cost:	.00
			Gross Tax Amount:	3,103.92
			LESS Credit:	.00
			PLUS Spl. Tax:	.00
			Forestry Tax:	.00
			NET TAX AMOUNT:	3,103.92
			Penalties/Int.:	.00
TOTAL:	.13034	3,103.92		

Amount Due based on date of: 1/6/2022

Total Amount: 3,103.92

Total Amount Collected: .00

TAXES DUE: 3,103.92

\*Taxes due will be considered delinquent on 2/1/2022

**BUILDING INFORMATION:**

Improvement #	Card #	Description	Year Built	Base Area Footage	Adjusted Area Footage
1	1	COMMERCIAL	0	5280	5328

## PROPERTY DATA

Property Name	Vacant Office Building
Address	403 Summit Street Winona, Mississippi 38967
Location	The subject property is located south of Summit Street in the city limits of Winona Mississippi.
Property Description	Office (Other) Single Tenant Office Building
County	Montgomery
Parcel Number	322-251200-0000015501
Census Tract No.	28-097-9503.00
Legal Description	Metes and Bounds
Site Area	
Primary Site	20,038 square feet      (0.46 acres)
Total	<b>20,038 square feet      (0.46 acres)</b>
Zoning	C-1; Neighborhood Commercial District
Flood Status	Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.
Year Built	1970
Year Renovated	N/A
Type of Construction	Concrete block
Number of Buildings	1
Gross Building Area	5,109 square feet
Overall Condition	Fair
Overall Quality	Average
Overall Design/Functionality	Average

---

## GENERAL SITE DESCRIPTION OVERVIEW

<b>Location</b>	The subject property is located south of Summit Street in the city limits of Winona Mississippi.		
<b>Parcel Number</b>	322-251200-0000015501		
<b>Legal Description</b>	Metes and Bounds		
<b>Primary Site</b>	20,038 square feet	(0.46 acres)	
<b>Total</b>	<b>20,038 square feet</b>	<b>(0.46 acres)</b>	
<b>Configuration</b>	Irregular		
<b>Topography</b>	Level		
<b>Drainage</b>	Appears adequate		
<b>Utilities/Municipal Services</b>	All available to site.		
<b>Floodplain</b>	<u><b>Zone</b></u>	<u><b>Map</b></u>	<u><b>Date</b></u>
	Zone X (Unshaded)	28097C0180D	September 17, 2010
	<p>Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.</p>		
<b>Census Tract No.</b>	28-097-9503.00		
<b>Soil/Subsoil Conditions</b>	We did not receive nor review a soil report. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.		
<b>Environmental Concerns</b>	No unusual conditions observed. No studies provided. Site is assumed to be free of any environmental concerns.		
<b>Land Use Restrictions</b>	None detrimental known		
<b>Hazards Nuisances</b>	N/A		
<b>Frontage</b>	Summit Street - 65'		
<b>Access</b>	One curb cut on Summit Street		
<b>Visibility</b>	Average		
<b>Surrounding Land Uses</b>	Residential/Commercial		
<b>Enterprise Zone</b>	N/A		
<b>Traffic Counts</b>	3500		
<b>Transportation Facilities</b>	Average		

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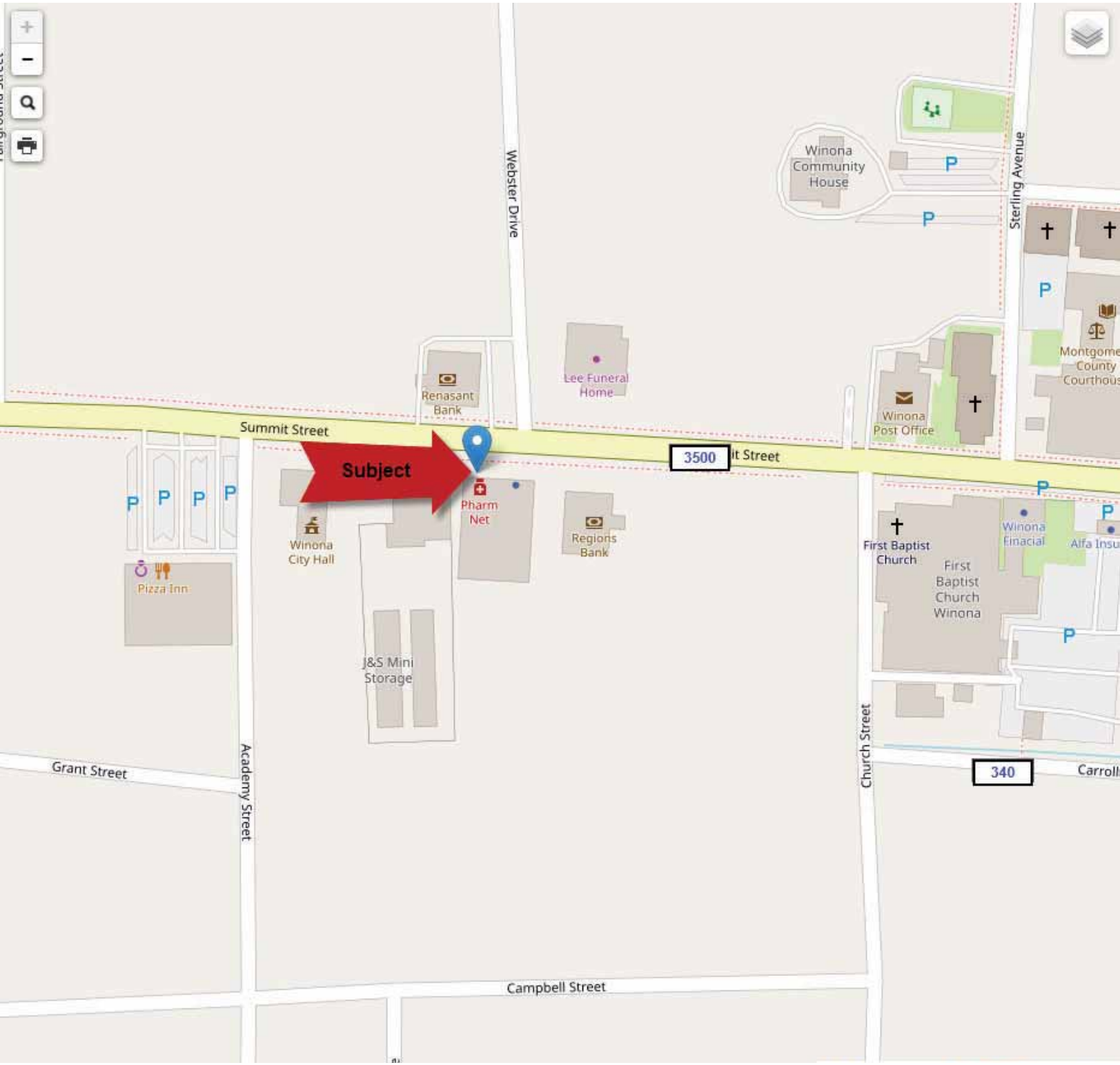
## ZONING

<b>Designation</b>	C-1
<b>Description</b>	Neighborhood Commercial District
<b>Compliance</b>	The subject is a legal conforming use in this zoning district.

## ZONING REQUIREMENTS

Permitted Uses	Apparel shops, appliance sales, medical offices, music studio, ice cream parlors, shoe stores, hardware stores, grocery stores, drug stores, or any other permitted use as stated in the addenda of this report.
Minimum Lot Size	12,000 square feet
Maximum Lot Size	Not regulated
Minimum Lot Width	100
Maximum Coverage Ratio	60%
Minimum Open Space	Not regulated
Front (min. ft.)	60
Rear, alley/no alley (min. ft.)	25
Side (min. ft.) interior	25
Maximum Density	Not regulated
Maximum Height	35'
Max Floor Area Ratio	Not regulated
Required No. Parking Spaces	102.2
Subject's Total Parking Spaces	7

---



**Subject**

3500

340

Renasant Bank

Lee Funeral Home

Winona Post Office

Montgome County Courthouse

Winona City Hall

Pharm Net

Regions Bank

First Baptist Church

First Baptist Church Winona

Winona Finacial

Aifa Insu

Pizza Inn

J&S Mini Storage

Grant Street

Academy Street

Campbell Street

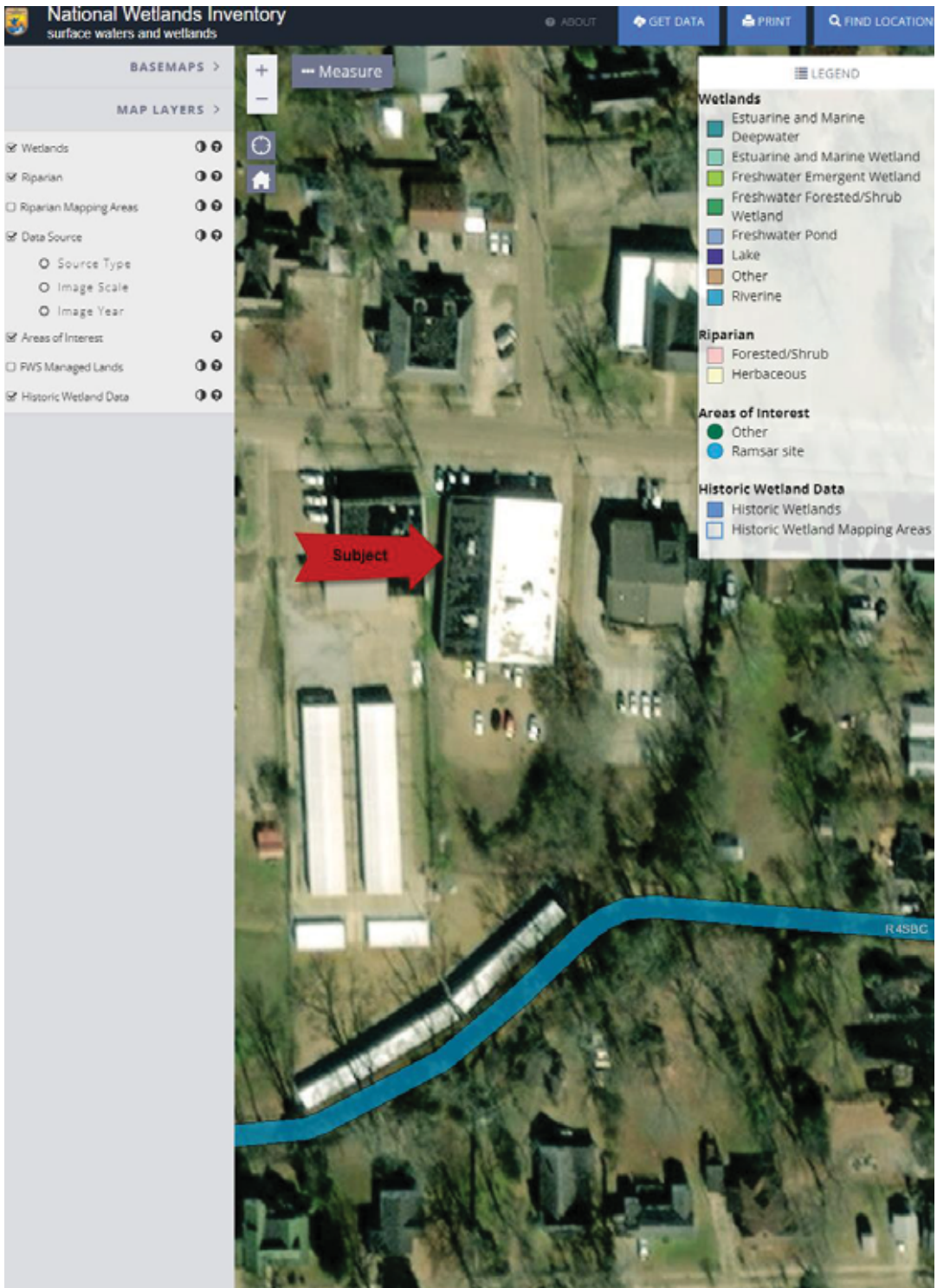
Church Street

Carroll





# WETLANDS MAP



## GENERAL IMPROVEMENT DESCRIPTION OVERVIEW

Address	403 Summit Street
Property Description	Office (Other) Single Tenant Office Building
Year Built	1970
Number of Buildings	1
Number of Stories	1
Building Construction Class	Class C
Gross Building Area	5,109 square feet
Floor-Area Ratio	0.25
Density (Units/Acre)	2.17
Land-to-Building Ratio	3.92 : 1
Ingress/Egress	Public

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## CONSTRUCTION DETAIL

General Layout	The subject is a vacant single tenant office building that is 75% finished office space and 15% unfinished storage space.
Foundation	Poured concrete slab
Construction	Concrete block
Floor Structure	Reinforced concrete
Exterior Walls	Concrete block/Brick Veneer
Roof Type	Flat
Roof Cover	Sealed membrane

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## INTERIOR DETAIL

Interior Walls	Drywall
Ceilings	Acoustic Tile
Floor Coverings	Carpet, CVT
Doors	Hollow-core wood with wood frames
Lighting	Fluorescent

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## MECHANICAL DETAIL

Heating	Forced Air
Cooling	Central HVAC
Plumbing	Assumed adequate and typical
Electrical	Assumed adequate and typical
Fire Protection	Assumed adequate and typical

---

## SITE IMPROVEMENTS

Parking Type	Surface
Landscaping	Low maintenance shrubs and grass

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## SUMMARY

<b>Building Condition</b>	Fair We did not inspect the roof of the building(s) nor make a detailed inspection of the mechanical systems. We are not qualified to render an opinion as to the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
<b>Building Quality</b>	Average
<b>Design and Functionality</b>	Average
<b>Actual Age</b>	51 years
<b>Expected Economic Life</b>	45 years
<b>Effective Age</b>	25 years
<b>Remaining Economic Life</b>	20 years
<b>Comments</b>	The property was a former pharmacy that has been vacant for over a year.

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# PROPERTY ASSESSMENT AND TAX DATA

The following table summarizes the subject's real property taxation and our projection of real property taxes:

REAL ESTATE ASSESSMENT AND TAXES		
Tax ID No.		2020
Tax Value Subtotal		\$158,763
Assessed Value @	15.00%	\$23,814
General Tax Rate	per \$1,000	0.1303
<b>Property Taxes</b>		<b>\$3,104</b>
Special/Direct Assessments		\$0
<b>Total Taxes</b>		<b>\$3,104</b>
<b>Total Taxes PSF</b>		<b>\$0.61</b>

Real estate tax assessments are administered by Montgomery County and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. Real estate taxes are based upon assessed value that to be somewhat synonymous with market value. The gross tax rate is expressed in millage and then is subject to different reduction factors to arrive at an effective tax rate. The real estate taxes for an individual property may be determined by dividing the assessed value of a property by 1,000, then multiplying the estimate by the effective tax rate.

## DELINQUENCY

The current year real estate taxes have been paid.

## CONCLUSION

The subject's current tax value appears reasonable.

**Tax Year:** 2021  
**County Name:** MONTGOMERY  
**Name:** DEVINE STANLEY  
**Physical Address:** SUMMIT ST  
**City:** VAIDEN  
**State:** MS  
**Mailing Address:** 49702 HWY 430  
**City:** VAIDEN  
**State:** MS  
**Zip:** 39176

Parcel Number: 322 251200 0000015501	Receipt #: 2021-2409-0	Land Owner Name: DEVINE STANLEY				
Legal Description: PT LOT 155	Sec-Twn_Rng: 25-19-05	Acres: .00	Forestry Acres: .00	Deed Book: A285	Deed Page: 101	Deed Date: 02-14-2016
District: 5113 DIST 5/WINONA/WINONA SCHOOL/TH	True: Assessed:	Land Value: 10,000 1,500	Building Value: 148,763 22,314	Total Value: 158,763 23,814	Millage Rate: .13034	Gross Tax: 3,103.92
				Homestead Credit Amount:	.00	
<b>Tax Entities:</b>	<b>Mills:</b>	<b>Tax:</b>	<b>Drainage/Special Taxes:</b>	<b>Tax Amount:</b>		
COUNTY TAX:	.08095	1,927.75		Interest:	.00	
SEPERATE SCHOOLS TAX:	.04939	1,176.17		Publ. Cost:	.00	
				Gross Tax Amount:	3,103.92	
				LESS Credit:	.00	
				PLUS Spl. Tax:	.00	
				Forestry Tax:	.00	
				NET TAX AMOUNT:	3,103.92	
				Penalties/Int.:	.00	
TOTAL:	.13034	3,103.92				

Amount Due based on date of: 10/29/2021

**Total Amount: 3,103.92**

**Total Amount Collected: .00**

**TAXES DUE: 3,103.92**

\*Taxes due will be considered delinquent on 2/1/2022

**BUILDING INFORMATION:**

Improvement #	Card #	Description	Year Built	Base Area Footage	Adjusted Area Footage
1	1	COMMERCIAL	0	5280	5328



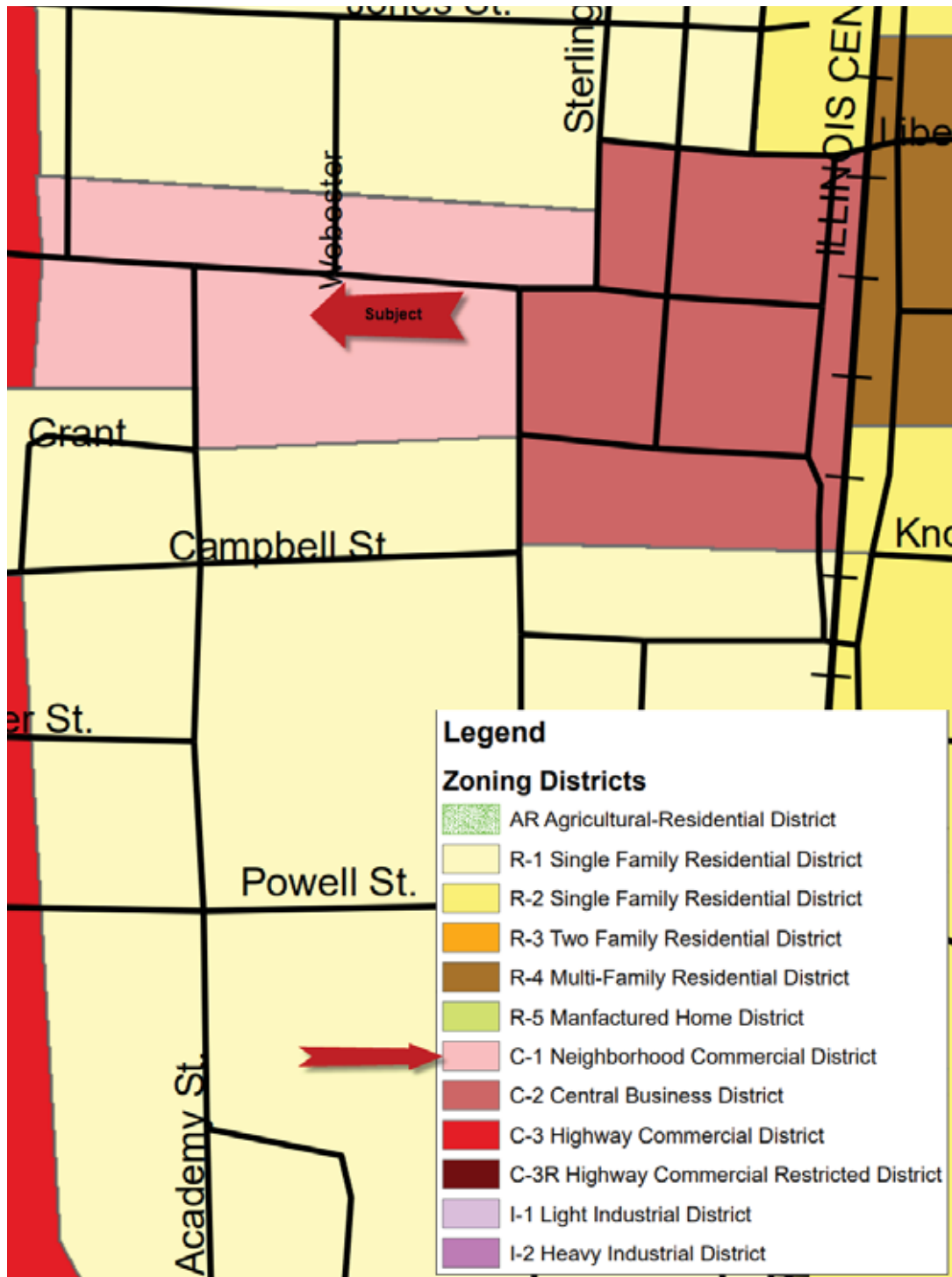
#### **4.7 C-1 Neighborhood Commercial District**

(a) Uses Permitted – R-4 and Establishments offering products for sale or retail and principally supplying everyday household needs. Because residential uses are permitted in this district and because it is anticipated that the majority of the space for this district will be used for residential purposes, great care should be taken that only the least obnoxious commercial uses shall be permitted. Permitted uses are:

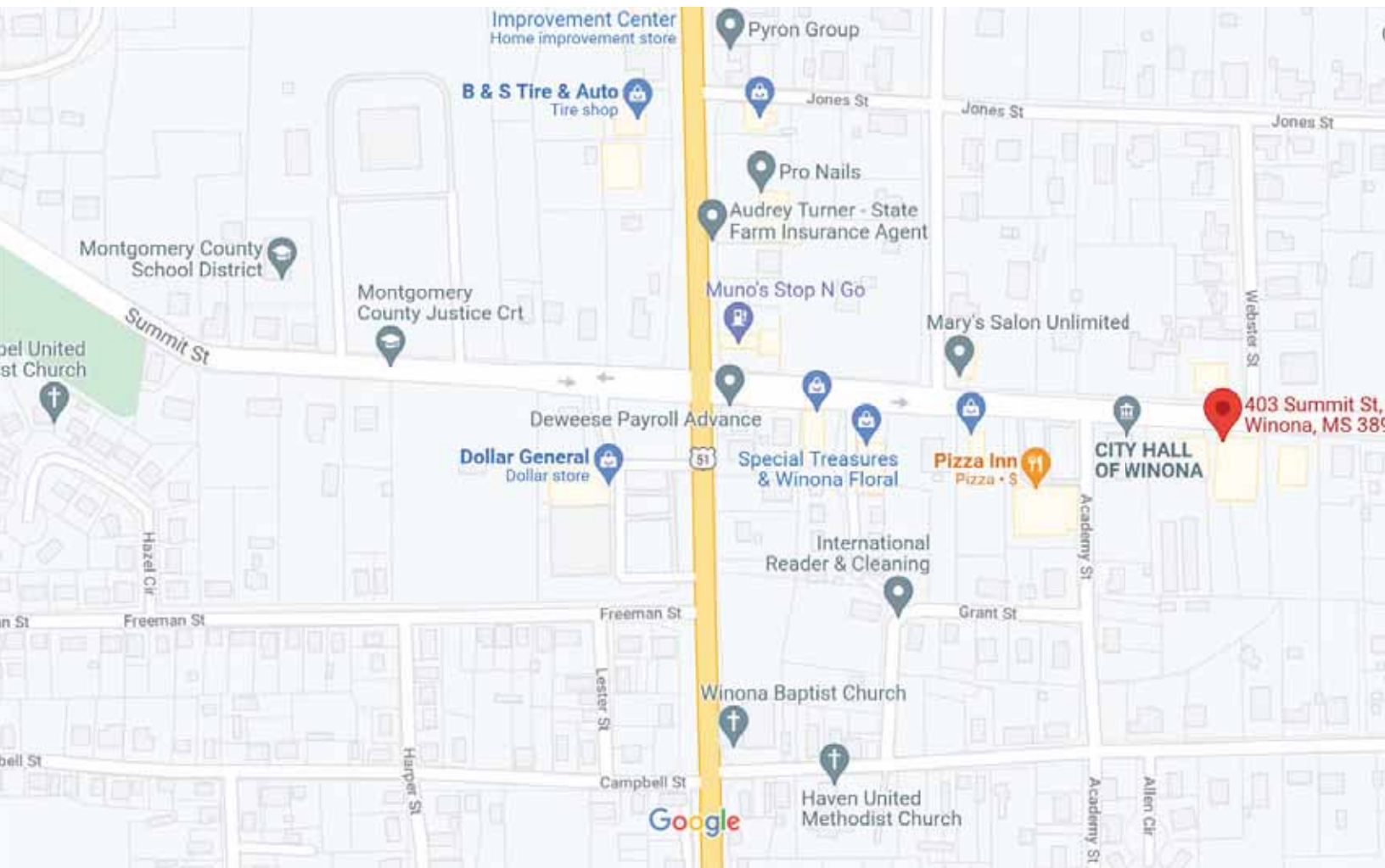
1. Apparel shops.
2. Appliance sales and services.
3. Clinic, medical or dental, privately owned.
4. Laboratory, dental, medical and/or optical.
5. Studios of music, art and photography.
6. Ice cream parlors.
7. Shoe repair shops.
8. Automatic Laundromats and dry cleaners.
9. Cleaning and laundry pick-up stations.
10. Hardware store.
11. Drug stores.
12. Grocery stores.
13. Other similar uses.

- (b) Accessory Uses Permitted
  1. Customary related uses incidental to a permitted use, except that outdoor storage shall be prohibited.
  2. Non-flashing signs pertaining to the permitted uses located on the same lot.
  3. Spot lighting of building on the lot, provided such lights are shaded and so located that beams are directed away from any residential district and any public highway or street.
  
- (c) Building Height – No building or structure shall exceed 35 feet or 2 ½ stories in height.
  
- (d) Required Lot Area and Lot Width – A minimum lot size of 12,000 square feet shall be required for any neighborhood commercial use. No commercial lot shall be less than 100 feet in width as determined at the building setback line. Regulation of residential uses allowed in the district will conform to requirements as established for each residential district.
  
- (e) Percentage of Lot Coverage – The sum total of all buildings and accessory structures shall not cover more than 60 percent of the area of any lot.
  
- (f) Yards Required for Commercial Uses
  1. Front Yards – The front yard building setback line shall be a minimum of 60 feet from any existing or proposed right-of-way line of any street or road. For lots fronting on an existing or proposed major street as shown on the Major Thoroughfares Plan; the front yard shall be 100 feet from the right-of-way line or any subsequent revisions thereof.
  2. Side Yards – Where a side yard abuts any residential district, a side yard of at least 25 feet shall be provided. Such space shall not be occupied by any buildings or accessory structure and shall be maintained as a landscaped buffer area.
  3. No rear yard is required except where the rear yard abuts a residential district, a rear yard of at least 25 feet shall be provided. Such strip shall be planted and maintained as a landscaped buffer area.
  
- (g) Signs and Outdoor Advertising – See SECTION VII, ARTICLE VII. 7.3. Sign Ordinance pertaining to nonconforming signs and outdoor advertising.
  
- (h) Use Limitations – No uses permitted in this zoning district shall be dangerous or offensive or detrimental to the present or intended character of this zoning district or vicinity by reason of the emission of dust, gas, smoke, noise, fumes, glare, odor, vibration, fire hazard or otherwise. Therefore, no storage of equipment, junk, building materials or vehicles or service stations, or auto or heavy equipment repair of any kind is permitted in this zoning district.

# ZONING MAP







# BBG



Third-party reports by a true third party

Phase I Environmental Site Assessment

**Michael Stanley Devine**

403 Summit Street  
Winona, Mississippi 38967  
Client Reference No: ERM 00007316

BBG Project: 0520002819

**Prepared For**

Regions Bank  
1901 6th Avenue, 17th Floor  
Birmingham, Alabama 35203

**Report Date**

April 21, 2020

**Prepared By**

BBG Assessments, LLC  
Locations Nationwide

**BBG Main Contact**

Crystal Walters  
cwalters@bbgres.com  
540.641.3061

 VALUATION

 ADVISORY

 ASSESSMENT

 ZONING



April 21, 2020

Ms. Karen Usrey  
Regions Bank  
1901 6th Avenue, 17th Floor  
Birmingham, Alabama 35203

Re: Phase I Environmental Site Assessment of  
Michael Stanley Devine  
403 Summit Street  
Winona, Mississippi 38967  
BBG Project No.: 0520002819  
Client Reference No: ERM 00007316

Dear Ms. Usrey:

BBG Assessments, LLC (BBG) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The assessment was conducted in accordance with the ASTM International (ASTM) E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, any client specific scope of work provided, and generally accepted industry standards.

This report was prepared solely for the use of Regions Bank (hereinafter "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 [cwalters@bbgres.com](mailto:cwalters@bbgres.com) or 540.641.3061 should you have any questions or require additional information. Thank you for the opportunity to be of service.

Sincerely,

**BBG ASSESSMENTS, LLC**

A handwritten signature in cursive script that reads "Crystal Walters".

Crystal Walters  
Managing Director



## Project Summary Table

BBG has prepared this Phase I ESA of the Michael Stanley Devine property located at 403 Summit Street, Winona, Mississippi (the "Property") at the request of Regions Bank.

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.<sup>1</sup>

Report Section	NFA	REC	CREC	HREC	de minimis	BER	Comment
6.2 Environmental Records Summary	✓						
7.12 Historical Use Summary	✓						
8.3 Visual Observations Summary						✓	The presence of abandoned medications is considered a BER.
9.1 Asbestos Containing Materials (ACM)						✓	Based on date of construction, ACM may be present.
9.2 Radon	✓						
9.3 Lead-Based Paint (LBP)						✓	Based on date of construction, LBP may be present.
9.4 Drinking Water	✓						
9.5 Microbial Growth	✓						
9.6 Flood Zone and Wetlands	✓						

1. NFA - No Further Action  
 REC - Recognized Environmental Condition  
 CREC - Controlled Recognized Environmental Condition  
 HREC - Historical Recognized Environmental Condition  
 BER - Business Environmental Risk

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APPENDIX 4 Regulatory Database Report

APPENDIX 5 Historical Documentation

APPENDIX 6 Personnel Qualifications

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## 1.0 EXECUTIVE SUMMARY

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### 1.1 Property Description

The subject property is known as Michael Stanley Devine and is located at 403 Summit Street, Winona, Montgomery County, Mississippi 38967 (The "Property").

The Property consists of an irregular-shaped parcel of land that totals 0.35 acres improved with one, one-story retail building that totals 5,328 square feet (NRA). The building, which was constructed in the early 1970s, is of steel-frame construction with concrete masonry unit (CMU) exterior walls and a flat modified bitumen roof. The building is constructed on a reinforced concrete slab-on-grade foundation system and does 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 Property was developed for use as a retail facility, Pharm Net. It should be noted that the business has been closed since August 2017, according to Mr. Michael Stanley Devine, Property Owner. The facility operated as an apothecary from circa 2008 through August 2017.

A Property Location Map and a Property Diagram are included in Appendix 1. Photographs of the Property are provided in Appendix 2.

### 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 403 Summit Street, Winona, Mississippi, the 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 in connection with the Property.

This assessment has revealed no evidence of de minimis conditions.

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

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

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations except for the following:

- There are multiple medications located in the Drug Storage Room. The business has been closed since August 2017.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- Based on date of construction, ACM may be present on the Property and is considered a BER. The materials observed were in good condition.
- Based on date of construction, LBP may be present on the Property; therefore, LBP is considered a BER. The painted surfaces observed were in good condition.

### 1.3 Recommendations

No further investigation is recommended based on the information available to BBG as of the date of this report.

There are multiple medications located in the Drug Storage Room. These medications should be properly disposed of in accordance with federal regulations.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

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## 2.0 INTRODUCTION

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### 2.1 Purpose

The purpose of the ESA is to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) and Historical Recognized Environmental Conditions (HRECs) and de minimis conditions as defined by ASTM E1527-13.

The term REC is defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

The term CREC is defined as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

The term HREC is defined as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

The term de minimis condition is defined as “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs or CRECs.”

The term Business Environmental Risk (BER) is defined as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated as defined by ASTM.

## 2.2 Scope of Work

The ESA was conducted in accordance with ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Standard Practice), the scope of work provided by the Client, and generally accepted industry standards, and is designed to meet the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) pursuant to 40 Code of Federal Regulations (CFR) Part 312.

Additionally, BBG addressed certain ASTM non-scope considerations. These non-scope considerations include asbestos-containing materials (ACM), radon, lead-based paint (LBP), microbial growth, drinking water quality, flood zones, and wetlands.

A more detailed scope of work is provided in Section 13.

## 2.3 Significant Assumptions

- BBG assumes the Property has been correctly identified by the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator.
- BBG assumes that the User, designated representative of the User, property owner or operator, and/or the designated representative of the property owner or operator used good faith in answering questions about and providing information for the Property.
- BBG assumes the direction of groundwater is consistent with the contours depicted on the United States Geological Survey (USGS) topographic map covering the Property, unless otherwise specified by actual well data for the Property or properties in the area, or BBG's experience and knowledge of the area.

## 2.4 Limiting Conditions

- The scope of work completed was designed solely to meet the needs of BBG's Client. BBG shall not be liable for any unintended usage of this report by another party. Additionally, based on the ASTM Standard Practice, the ESA is only valid if completed within 180 days of an acquisition or the transaction necessitating the ESA, unless updated in accordance with terms outlined within the Standard Practice.



- No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. This ESA was designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. BBG has completed this ESA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.
- An ESA is intended to be a non-intrusive investigation and generally does not include sampling or testing of air, soil, water, or building materials. No destructive testing was completed and concealed areas, such as behind walls or within machinery, were not accessed. Any testing, including that for ACM, LBP and radon, is designed solely to meet the needs of the Client, not to meet any local, state or federal regulations and should not be utilized as such. Any test results obtained are for the personal use of Client only and are not intended for submittal to any regulatory agency.
- Information needed to complete the ESA is based on personal interviews, government records, published resources, and various historical documents. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. An environmental professional is not required by the ASTM Standard Practice to verify independently the information provided but may rely on information provided unless the environmental professional has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained by or otherwise actually known to the environmental professional.
- BBG shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to BBG in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.
- An ESA includes some information that may be relevant to regulatory compliance, but is not intended and shall not be construed as a compliance audit and cannot be considered a verification of regulatory compliance. Depending on its past, present or future intended use, the property under review may or may not be subject to regulation and permitting under environmental and health and safety laws, such as, but not limited to,

the Clean Air Act, the Clean Water Act, the Solid Waste Disposal Act, the Occupational Safety and Health Act, and other federal, state and local regulations. BBG assumes no responsibility or liability respecting regulatory permitting or compliance issues.

## **2.5 Special Terms and Conditions**

There are no special terms and conditions associated with this ESA.

## **2.6 Reliance**

This investigation was conducted on behalf of and for the exclusive use of Regions Bank (Client). This report, and the findings contained herein, shall not, in whole or part, be disseminated or conveyed to or used by any other party without the prior written consent of BBG. Any unauthorized party using or relying upon the Report shall be liable to BBG for equitable compensation and appropriate punitive damages, and shall be responsible to reimburse BBG for and indemnify, defend and hold BBG harmless from and against any and all costs, claims, liabilities, expenses, lost profits and damages arising as a direct or indirect result of such unauthorized use or reliance.

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### 3.0 PROPERTY DESCRIPTION

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#### 3.1 Property Details

Property Size:	0.35 acres
Source:	Montgomery County Tax Assessor
Property Usage:	Retail
Number of Buildings:	one
Date of Construction:	early 1970s
Source:	Historical documents
Building Size:	5,328 square feet (NRA)
Source:	Montgomery County Tax Assessor
No of Living Unit / Guestrooms / Pad Sites:	Not applicable
Legal Description:	The legal description is appended to this report.
Tenants:	The Property is owner-occupied by Mr. Michael Stanley Devine. Mr. Devine operated Pharm Net, an apothecary.

#### 3.2 Utility and Service Providers

Electricity:	Entergy
Gas:	Atmos Energy
Potable Water:	City of Winona
Sanitary Sewer:	City of Winona
Storm Water:	City of Winona

#### 3.3 Adjoining Properties

The ASTM Standard Practice defines adjoining properties as “any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.” The following adjoining properties were noted.

Direction	Description
North	Summit Street followed by Renasant Bank (400 Summit Street) then single family dwellings
Northeast	Webster Street followed by Lee Funeral Home (334 Summit Street)
Northwest	Single family dwellings
South	A mini-storage facility followed by single family dwellings
Southeast	Unimproved land followed by single family dwellings
Southwest	A mini-storage facility followed by single family dwellings and Academy Street
East	The Winona Times (401 Summit Street) followed by Regions Bank (335 Summit Street)
West	J&S Pawn and Gun (405 Summit Street) followed by Winona City Hall (409 Summit Street)

BBG's observations of the adjoining properties did not identify evidence that would indicate the potential presence of a REC, such as fueling facilities, dry cleaning operations, improperly stored or leaking drums, or significantly stained surfaces.

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## 4.0 PHYSICAL SETTING

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Information regarding topography, geology and hydrology are used to evaluate the likelihood of hazardous substances and petroleum products to migrate onto, within or from the Property. BBG attempted to determine the general physical setting of the Property using one or more of the physical setting sources outlined in Section 8.2.4 of the ASTM Standard Practice.

### 4.1 Topography

Property Elevation	Approximately 400 feet above mean sea level (MSL)
Topography	The Property is relatively flat, with a slight gradient to the east. The areas surrounding the Property slope to the east.
Source	Property elevation and topography are based upon a review of the applicable USGS topographic map. The relevant portion of the topographic map is appended to this report.

### 4.2 Surface Water Bodies

On-Site Water Bodies	There are no surface water bodies on or bordering the Property.
Nearest Surface Water Body	The nearest off-site surface water body is an unnamed tributary of Hays Creek located approximately 0.25-miles south of the Property.

### 4.3 Geology and Hydrology

Geology and Soils	The Property lies within the Zilpha and Winona formations. These formations are of the Eocene age and Cenozoic era of the Claiborne Group series and consist of Zilpha clay, chocolate-colored clay containing some glauconitic sand, not recognized north of Yalobusha River; and Winona sand, highly glauconitic sand, more or less clayey. The predominant soil type is Providence which consists of silt loam. This soil type is moderately well drained and has a slow infiltration rate.
Source	USGS Geologic Map of Mississippi <a href="https://mrddata.usgs.gov/geology/state">https://mrddata.usgs.gov/geology/state</a> USDA Web Soil Survey <a href="https://websoilsurvey.sc.egov.usda.gov">https://websoilsurvey.sc.egov.usda.gov</a>
Depth to Groundwater	Between approximately three (3) and six (6) feet below ground surface

Anticipated Flow Direction	East, northeast
Basis of Flow Direction	The USEPA <i>Ground Water Handbook, Vol.1 Ground Water and Contamination</i> , September 1990, states that the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high volume wells.

#### 4.4 Minerals Exploration and Production

Oil and Gas Wells	No oil or gas wells or oil and gas production equipment were observed at the Property. No wells were depicted on the USGS Topographic Map. According to the U.S. Energy Information Administration website <a href="https://www.eia.gov/state/?sid=MS">https://www.eia.gov/state/?sid=MS</a> , there are no oil or gas wells on the Property.
Pipelines	No petroleum pipelines were observed on or adjoining the Property. No pipelines were depicted on the USGS Topographic Map. According to the Mississippi Oil and Gas Board website <a href="https://www.ogb.state.ms.us/">https://www.ogb.state.ms.us/</a> , there are no pipelines on the Property.
Mining Activities	No mining activities were observed on or adjoining the Property. No mining activities were depicted on the USGS Topographic Map.

5.1 User Provided Information

User provided information is intended to help identify the possibility of RECs in connection with the Property. According to the ASTM Standard Practice and EPA's AAI Rule, the following items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the following inquiries ultimately rests with the User, and providing the following information to the environmental professional would be prudent if such information is available. The AAI rule does not require submission of this information to the environmental professional.

User Provided Information	User Provided	Issue Identified	Comments
Recorded Land Title Records	No	No	User did not provide BBG the results of a search of recorded land title records for the purpose of identifying environmental liens filed or recorded against the Property or activity and use limitations (AULs) in place at the Property under federal, tribal, state or local law.
Specialized or Actual Knowledge or Experience	No	No	User did not inform BBG of specialized knowledge of conditions indicative of releases or threatened releases at the Property or at adjoining properties which could impact the Property. User did not inform BBG of actual knowledge of environmental liens or AULs encumbering the Property or in connection with the Property.
Significantly Lower Purchase Price	No	No	User did not provide information to BBG indicating the purchase price of the Property was below the fair market price for a comparable property, or that any



User Provided Information	User Provided	Issue Identified	Comments
			difference in price was likely the result of the presence of hazardous substances or petroleum products.
Commonly Known or Reasonably Ascertainable Information	No	No	User did not inform BBG of any commonly known or reasonably ascertainable information within the local community about the Property.
Degree of Obviousness	No	No	User did not indicate any reason to suspect or have knowledge of the obvious presence or likely presence of releases or threatened releases at the Property.
Reason for Performing the Phase I ESA	Yes	No	User indicated the reason for conducting the ESA was to assist with User's pre-foreclosure due diligence and to qualify for a landowner liability protection (LLP) to CERCLA liability.

## 5.2 Owners, Operators and/or Neighboring Properties

Key Site Manager:	Mr. Michael Stanley Devine, Property Owner
Telephone/Email/Website:	662-310-1331
Pertinent Information:	<p>The Key Site Manager has been associated with the Property for 13 years, and stated that he had no records or recollection of any releases, likely releases or imminent threat of releases of hazardous substances or petroleum products at the Property.</p> <p>The Key Site Manager was not aware of environmental liens filed against the Property or any AULs filed or recorded against the Property, or any past, threatened or pending lawsuits or administrative proceedings related to environmental issues.</p> <p>The Key Site Manager was not aware of USTs or ASTs on the Property, or of any concerns relating to water infiltration or mold.</p> <p>BBG requested copies of any previous environmental assessments or ACM, LBP or radon testing. No such documents were provided to BBG by the Key Site Manager.</p>

	BBG asked the Key Site Manager about the historical uses of the Property. The key site manager advised that the Property was historically used as a furniture warehouse prior to 2007.
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Property Escort:	Mr. Devine
Telephone/Email/Website:	662-310-1331
Pertinent Information:	See above.

### 5.3 Municipal/Government Agencies

Fire Department Contact:	Mr. Brad Mooneyham
Department Name:	City of Winona Fire Department
Telephone/Email/Website:	662-417-3961
Pertinent Information:	According to Mr. Mooneyham, there are no records on file for the Property.

Building Department Contact:	Mr. Mooneyham
Department Name:	City of Winona Building Department
Telephone/Email/Website:	662-417-3961
Pertinent Information:	According to Mr. Mooneyham, there are no records on file for the Property. Certificates of Occupancy are only issued for new construction or building additions. The Property is zoned I-1: Light Industrial District.

Health Department Contact:	Mr. David Caulfield
Department Name:	County of Montgomery Health Department
Telephone/Email/Website:	601-981-2304 <a href="http://www.msdh.gov">www.msdh.gov</a>
Pertinent Information:	According to Mr. Caulfield, there are no records on file for the Property.

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## 6.0 ENVIRONMENTAL RECORDS

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BBG obtained a commercially-available regulatory records database report containing the standard environmental record sources identified in ASTM 1527-13 as well as any additional environmental record source determined to be: 1) reasonably ascertainable; 2) sufficiently useful, accurate and complete; and 3) generally obtained, pursuant to local good commercial or customary practice in initial ESAs in the type of commercial real estate transaction involved. A detailed description of the records reviewed and a listing of all of the identified sites are provided in Appendix 4. Accuracy and completeness of record information varies among information sources and is often inaccurate or incomplete. BBG cannot warrant the accuracy of the information, but has made reasonable efforts to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which BBG has actual knowledge. BBG reviewed the environmental record sources to identify sites involved in the storage, use, generation, disposal, or release of petroleum products and/or hazardous substance and has evaluated the potential for releases at the Property or the migration of contaminants onto the Property from off-site sources via soil, groundwater, or vapor.

### 6.1 Environmental Records Sources

ENVIRONMENTAL RECORD SOURCES	SEARCH DISTANCE	PROPERTY LISTINGS	OFF-SITE PROPERTIES
Federal NPL	1.0 mile	No	No
Federal Delisted NPL	0.5 mile	No	No
Federal SEMS/CERCLIS	0.5 mile	No	No
Federal SEMS Archive/CERCLIS NFRAP	0.5 mile	No	No
Federal RCRA CORRACTS	1.0 mile	No	No
Federal RCRA TSD	0.5 mile	No	No
Federal RCRA generators	Property and adjoining	No	Yes
Federal institutional/engineering controls	Property only	No	No
Federal ERNS	Property only	No	No
State and tribal-equivalent NPL	1.0 mile	No	No
State and tribal-equivalent CERCLIS	0.5 mile	No	Yes

ENVIRONMENTAL RECORD SOURCES	SEARCH DISTANCE	PROPERTY LISTINGS	OFF-SITE PROPERTIES
State and tribal landfill and solid waste	0.5 mile	No	No
State and tribal leaking storage tanks	0.5 mile	No	Yes
State and tribal registered storage tanks	Property and adjoining	No	Yes
State and tribal institutional/engineering controls	Property only	No	No
State and tribal voluntary cleanup	0.5 mile	No	No
State and tribal Brownfield	0.5 mile	No	No
Additional environmental record sources	Various	No	Yes
EDR exclusive records	Various	No	Yes

- Property

The Property was not identified on the environmental record sources reviewed.

- Federal RCRA Generator Facilities

The Resource Conservation and Recovery Act (RCRA) generator database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. While ASTM only requires reviewing the RCRA generator database for the Property and adjoining properties, the database search looked at a wider radius to cover mapping errors. One (1) generator facility was identified. RCRA generator facilities located beyond the Property and adjoining properties are generally not considered RECs. BBG reviewed the identified site and determined that it is not an adjoining property; therefore, the identified site is not considered a REC in connection with the Property.

- State and Tribal-equivalent CERCLIS Sites

Many states maintain their equivalent of the Federal Comprehensive Environmental, Response, Compensation and Liability Information System (CERCLIS), which contains the state's list of known or suspected hazardous waste sites. One state-equivalent CERCLIS site was identified. The site, Kimco Brake Plant, is located 2,035 feet east-southeast and

topographically cross-gradient from the Property. This site is not expected to pose an environmental concern to the Property based on distance and topography and therefore is not considered a REC in connection with the Property.

- State and Local Leaking Storage Tank Sites

Three (3) leaking underground storage tank (LUST) sites were identified. No leaking aboveground storage tank (LAST) sites were identified. Muno's Stop and Go, located at Highway 51 and Summit Street, approximately 1,129 feet west-northwest and topographically up to cross-gradient from the Property, reported a release to the Mississippi Department of Environmental Quality (MDEQ) on February 4, 2013. The current status is reported as "Closed" with a No Further Action (NFA) letter issued on June 11, 2013. This facility is not expected to pose an environmental concern to the Property based on distance and current regulatory status and therefore is not considered a REC in connection with the Property.

407 Grocery, located at Highway 407, approximately 1,206 feet southeast and topographically cross-gradient from the Property, reported a release to MDEQ on November 13, 1996. The current status is reported as "Closed" with a NFA letter issued on August 19, 1997. This facility is not expected to pose an environmental concern to the Property based on distance and current regulatory status and therefore is not considered a REC in connection with the Property.

Garner Service Station, located at 100 Magnolia Street, approximately 1,534 feet east-northeast and topographically down-gradient from the Property, reported a release to MDEQ on October 29, 1998. The current status is reported as "Inactive" with a NFA issued on September 23, 2003. This facility is not expected to pose an environmental concern to the Subject Property based on distance, topography, and current regulatory status and therefore is not considered a REC in connection with the Property.

- State and Local Registered Storage Tank Facilities

ASTM requires review of the registered storage tank database for the Property and adjoining properties; however, the database search is inclusive of a wider radius to cover mapping errors. Three (3) registered UST and no registered AST sites were identified. BBG

reviewed the identified sites and determined that none of the sites is an adjoining property. Registered storage tanks not on or adjoining the Property are not considered to represent a REC in connection with the Property.

- Additional Environmental Databases

Kimco Brake Plant, located on South Union Street, approximately 2,055 feet east and topographically cross-gradient from the Property, is listed in the US BROWNSFIELDS database. Brownfield areas were created to reduce public health and environmental hazards on existing commercial and industrial sites and to create financial and regulatory incentives to encourage voluntary cleanup and redevelopment of sites. A Brownfield area means a contiguous area of one or more brownfield sites, some of which may not be contaminated, and which has been designated by a local government by resolution. Such area may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, and other such designated economically deprived communities and areas. Based on distance, this site is not expected to pose an environmental concern to the Property and therefore is not considered a REC in connection with the Property.

The City of Winona, located at 409 Summit Street, approximately 196 feet west and topographically up-gradient from the Property, is listed on the Mississippi Recycling Directory database. The City of Winona recycles mixed paper, plastics, cardboard, aluminum and steel cans. This facility is not expected to pose an environmental concern to the Property based on the nature of recycled items (non-hazardous items) and that this facility is for collection of items for recycling; therefore, is not considered a REC to the Property.

Just-Rite Cleaners, located at 408 Campbell Street, approximately 375 feet south and topographically cross-gradient from the Property, is listed in the EDR-Historical Cleaner database. This facility operated from circa 1969 through circa 1971. This facility is not expected to pose an environmental concern to the Property based on the fact it is no longer in operation, cross-gradient position, the short duration of the listing, and is not listed in any additional databases, such as RCRA-Generator, or any databases indicative a a reported release; therefore, was not considered a REC to the Property.

## 6.2 Environmental Records Summary

BBG did not identify environmental records for the Property 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, ground water, or surface water of the Property that would be considered a REC in connection with the Property. BBG did not identify environmental records indicating a release of hazardous substances or petroleum products from neighboring properties likely to migrate onto the Property via soil, groundwater or vapor pathways that would be considered a REC or a VEC in connection with the Property.



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**7.0 HISTORICAL USES**

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BBG attempted to develop a history of the previous uses of the Property and surrounding area in order to help identify the likelihood of past uses having led to RECs in connection with the Property. Efforts were made to identify the uses of the Property back to the Property's first use, or back to 1940, whichever is earlier. BBG relied upon the standard historical sources listed in Section 8.3.4 of the ASTM Standard Practice. Only the sources deemed both reasonably ascertainable and likely to be useful were used.

Historical Resources Reviewed		
Historical Resource	Years Reviewed	Report Section
Aerial Photographs	1952-2016	<a href="#">Section 7.1</a>
Fire Insurance Maps	1889 - 1940	<a href="#">Section 7.2</a>
Property Tax Files	2020	<a href="#">Section 7.3</a>
Recorded Land Title Records	Not provided	<a href="#">Section 7.4</a>
Historical USGS Topographic Maps	1966	<a href="#">Section 7.5</a>
Local Street Directories	1992 - 2017	<a href="#">Section 7.6</a>
Building Department Records	Not available	<a href="#">Section 7.7</a>
Zoning/Land Use Records	www.winonams.us	<a href="#">Section 7.8</a>
Previous Assessment/ Reports	Not provided	<a href="#">Section 7.9</a>
Other Historical Sources	Not provided	<a href="#">Section 7.10</a>

**7.1 Aerial Photographs**

Aerial photographs, which are of a sufficient resolution to allow identification of development and activities of areas encompassing the Property, can be used in documenting the historical usage of a property. BBG reviewed the following aerial photographs as provided by EDR, Inc., which are appended to this report.

Year(s)	Property Description	Adjoining Property Description
1952	Appears to be unimproved land or developed with a single-family dwelling	<p>North: Appears to be developed with a roadway followed by multiple small structures similar to single-family dwellings</p> <p>East: Appears to be developed with multiple small structures similar to single-family dwellings</p> <p>South: Appears to be developed with multiple small structures similar to single-family dwellings and a roadway</p> <p>West: Appears to be developed with multiple small structures similar to single-family dwellings and a roadway</p>
1964	Appears to be unimproved land	<p>North: Appears to be developed with a roadway followed by several commercial type buildings and multiple small structures similar to single-family dwellings</p> <p>East: Appears to be developed with multiple small structures similar to single-family dwellings</p> <p>South: Appears to be developed with multiple small structures similar to single-family dwellings and a roadway</p> <p>West: Appears to be developed with multiple commercial type structures and a roadway</p>
1976	Appears to be developed with the current commercial building	<p>North: No significant changes</p> <p>East: No significant changes</p> <p>South: No significant changes</p> <p>West: No significant changes</p>
1980 and 1985	Photographs are not legible	Photographs are not legible

Year(s)	Property Description	Adjoining Property Description
1992, 1996, 2006, 2009, 2012, and 2016	Appears to be developed with the current commercial building	North: Appears to be developed with a roadway followed by several commercial type buildings and multiple small structures similar to single-family dwellings East: Appears to be developed with a mixture of commercial type buildings and multiple small structures similar to single-family dwellings South: Appears to be developed with multiple small structures similar to single-family dwellings and a roadway West: Appears to be developed with multiple commercial type structures and a roadway

## 7.2 Fire Insurance Maps

Historically maps were produced which showed the location and use of structures on a property at a given point in time. These maps were widely available for areas that were significantly developed during the late 1800s through the 1950s, though coverage exists for some areas through the 1990s. BBG attempted to obtain historical maps from EDR, Inc. covering the Property. BBG reviewed the following historical maps, which are included in Appendix 5.

Year(s)	Property Description	Adjoining Property Description
1889	Appears to be unimproved land and a single-family dwelling	North: Summit Street and no additional information East: Episcopal Church followed by single-family dwellings South: No information West: No information
1895	No significant changes	North: Summit Street and no additional information East: Episcopal Church followed by single-family dwellings South: No information

Year(s)	Property Description	Adjoining Property Description
		West: No information
1900	No significant changes	North: Summit Street and no additional information East: Episcopal Church followed by single-family dwellings South: No information West: No information
1905	No significant changes	North: Summit Street followed by multiple single-family dwellings East: Episcopal Church followed by single-family dwellings South: No information West: Single-family dwellings followed by a roadway
1911, 1925, and 1932	No significant changes	North: Summit Street followed by multiple single-family dwellings East: Episcopal Church followed by single-family dwellings South: Single-family dwellings followed by Campbell Street West: Single-family dwellings followed by a roadway
1940	No significant changes	North: Summit Street followed by multiple single-family dwellings East: Single-family dwellings South: Single-family dwellings followed by Campbell Street West: Single-family dwellings followed by a roadway

### 7.3 Property Tax Files

Tax files are files kept for property tax purposes by the local jurisdiction where the property is located and may include records of past ownership, appraisals, maps, sketches, and photographs. BBG reviewed the property tax files for the Property available on line from the Montgomery County Tax Assessor's Office website [www.montgomerycountymd.com](http://www.montgomerycountymd.com).

The website included general property information such as property size and building size, which has been incorporated into the applicable sections on this report. No significant historical use information was provided. No indications of environmental concern were noted.

**7.4 Recorded Land Title Records**

Land title records are records of historical fee ownership, which may include leases, land contracts and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, often such records are kept by a municipal or county recorder or clerk. Such records may be obtained from title companies or directly from the local government agency. A chain-of-title was not provided to BBG for review.

**7.5 Historical USGS Topographic Maps**

Historical topographic maps can indicate whether an area is undeveloped, lightly developed or heavily developed. They can also indicate if roads, railroad tracks, quarrying operations or water bodies were previously or near a property. No historical topographic maps were reviewed as part of this assessment due to the sufficient prior use history obtained through the other standard historical sources.

**7.6 Local Street Directories**

Local street directories identify the name of the individual or company located at a given address. BBG ordered a local street directory search from EDR. The following local street directories were reviewed:

Year(s)	Property Description	Adjoining Property Description
1992	403 Summit Street - Not listed	North: 400 Summit Street - Not listed; Northeast: 334 Summit Street - Not listed East: 401 Summit Street - Not listed West: 405 Summit Street - Not listed
1995	403 Summit Street - Not listed	North: 400 Summit Street - Not listed; Northeast: 334 Summit Street - Lee Funeral Home East: 401 Summit Street - US Farmers Home Administration

Year(s)	Property Description	Adjoining Property Description
		West: 405 Summit Street - Mississippi Power and Light Company
2000	403 Summit Street - Not listed	North: 400 Summit Street - Peoples Bank and Trust Company; Northeast: 334 Summit Street - Lee Funeral Home East: 401 Summit Street - Winona Times Newspaper West: 405 Summit Street - Not listed
2005	403 Summit Street - Pharmnet, Inc.	North: 400 Summit Street - Peoples Bank and Trust Company; Northeast: 334 Summit Street - Lee Funeral Home East: 401 Summit Street - Winona Times Newspaper West: 405 Summit Street - Not listed
2010	403 Summit Street - Pharmnet, Inc.	North: 400 Summit Street - Renasant Mortgage; Northeast: 334 Summit Street - Not listed East: 401 Summit Street - AFLAC, Soil Conservation Service, US Agriculture Department West: 405 Summit Street - Not listed
2014	403 Summit Street - Pharmnet	North: 400 Summit Street - Renasant Bank; Northeast: 334 Summit Street - Lee Funeral Home East: 401 Summit Street - Lane Greenlee, Attorney, Mississippi Tobacco Free Coalition, Montgomery Publishing Newspaper, North District One Water Association, Rebecca Bennett, Rigsby Insurance Agency West: 405 Summit Street - Not listed
2017	403 Summit Street - Pharmnet	North: 400 Summit Street - Renasant Bank;



Year(s)	Property Description	Adjoining Property Description
		Northeast: 334 Summit Street - Lee Funeral Home East: 401 Summit Street - Lane Greenlee, Attorney, Mississippi Tobacco Free Coalition, Montgomery Publishing Newspaper, North District One Water Association, AFLAC, Rigsby Insurance Agency West: 405 Summit Street - JS Pawn Gun

### 7.7 Building Department Records

Building department records generally consist of local government records indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county. BBG reviewed the building department records for the Property at the City of Winona. Based on these records, no violations were found and no additional records are on file. According to Mr. Mooneyham, the City of Winona only requires a Certificate of Occupancy for new construction.

### 7.8 Zoning/Land Use Records

Zoning or land use records generally consist of local government records indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. The records are often located in the planning department of a municipality or county. BBG reviewed zoning/land use records for the Property at the City of Winona's website [www.winonams.us](http://www.winonams.us). Based on these records, the Property is zoned I-1: Light Industrial District.

### 7.9 Previous Assessment/Reports

BBG was not provided any previous reports for the Property.

### 7.10 Other Historical Sources

Other historical sources include sources that are credible to a reasonable person and that identify past uses of the Property. This category includes, but is not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local

libraries, historical societies, current owners or occupants of neighboring properties, or records in the files and/or personal knowledge of the property owner and/or occupants. BBG did not review other historical sources for the Property based on prior use history obtained through the other standard historical sources.

#### **7.11 Data Failure**

Based on the information above, it is BBG's opinion that the historical research objectives detailed in Sections 8.3.1 through 8.3.2.2 of the ASTM Standard Practice have been achieved and no significant data failures were encountered.

#### **7.12 Historical Use Summary**

The Property appears to have been a combination of unimproved land and a single-family dwelling from circa 1889 through circa 1940, unimproved land from circa 1952 through circa 1964 and developed with the current commercial building from circa 1976 through the present. Occupants of the commercial building have included an apothecary and a furniture warehouse.

Adjoining properties appear to have been developed with roadways, a church, and single-family dwellings from circa 1889 through circa 1952, and developed with roadways, commercial type buildings and single-family dwellings from circa 1964 through the present.

No prior usage of the Property or adjoining properties was identified that would be considered a REC for the Property.

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**8.0 PROPERTY RECONNAISSANCE AND INVESTIGATION**

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**8.1 Methodology and Limiting Conditions**

Assessor:	Anthony Pope, Field Assessor
Date of Reconnaissance:	April 13, 2020
Weather Conditions:	46 degrees Fahrenheit Raining
Property Escort:	Mr. Devine, Property Owner
Methodology:	The Property reconnaissance consisted of visual observations of the Property and improvements, adjoining properties, as viewed from the Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Building exteriors were observed along the perimeter from the ground, unless described otherwise. 100% of the building interior was observed.
Areas Accessed:	Representative areas of the Property were accessed
Inaccessible Areas:	BBG was unable to access the roof due to poor weather conditions (raining).
Other Limitations:	No other significant limitations or physical obstructions were encountered during the Property reconnaissance.

**8.2 Visual Observations**

Observation	Yes	No
Hazardous Substance and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Products in Connection with Unidentified Uses		✓
Drums and Containers of Unidentified Substance or Petroleum Products		✓
Aboveground and Underground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Pools of Liquids		✓
Electrical or Hydraulic Equipment likely to Contain Fluids	✓	

Observation	Yes	No
Heating and Cooling Source	✓	
Interior Stains or Corrosion other than from Water		✓
Floor Drains, Sumps, Clarifiers and Oil/Water Separators		✓
Pits, Ponds and Lagoons		✓
Exterior Stained Soils or Pavement		✓
Stressed Vegetation		✓
Onsite Solid Waste Disposal or Unknown Fill		✓
Wastewater	✓	
Wells		✓
Septic Systems and Cesspools		✓

- Hazardous Substance and Petroleum Products in Connection with Identified Uses

BBG noted multiple containers of medication located in the Drug Storage Room. The business has been closed since August 2017. The presence of abandoned medications is considered a BER.

- Electrical or Hydraulic Equipment likely to Contain Fluids

BBG noted five (5) pole-mounted transformers located along the northwest and southeast elevations of the Subject Property. No signs of leakage were noted; therefore, the electrical equipment is not considered a REC.

- Heating and Cooling Source

BBG noted the heating and cooling at the Subject Property consisted of split-system units with roof-mounted condensers and gas-fired furnaces located in the ceilings.

- Wastewater

No wastewater streams were noted or reported to BBG with the exception of standard sanitary waste and storm water discharges. Sanitary wastes discharge to the municipal wastewater treatment system. Storm water flows off the Property by sheet flow, percolates into the ground or discharges to the municipal storm water system.

### **8.3 Visual Observations Summary**

BBG noted multiple containers of medication located in the Drug Storage Room. The business has been closed since August 2017. The presence of abandoned medications is considered a BER.

No other visual, olfactory or other observations were made during the property reconnaissance that would indicate a REC in connection with the Property.

**9.1     Asbestos Containing Materials (ACM)**

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos was used in roofing shingles, ceiling and floor tiles, insulation products, asbestos cement products, and a host of other building materials. ACM is often classified as either friable or non-friable. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

BBG conducted a limited visual screening for the presence of ACM at the Property. The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. For this assessment, materials listed in Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, which were installed prior to 1989, are suspected of containing asbestos. It should be noted that, while less likely, asbestos may still be found in current building materials, particularly non-friable products, such as sheet vinyl flooring, vinyl floor tiles, floor tile mastic, joint compound, asbestos-cement board and roofing materials.

This limited visual screening does not constitute an asbestos survey, during which all suspect ACM would have been identified and sampled. The possibility exists for ACM, not identified by this screening, to be present at the Property.

Based on the pre-1989 date of construction, it is possible that friable and non-friable ACM is present. Suspect materials observed during the property reconnaissance include vinyl flooring, vinyl flooring mastic, lay-in ceiling tiles, roofing materials, and wallboard and joint compound. The suspect materials were observed to be in good condition. The possible presence of ACM is considered a BER.

## 9.2 Radon

Radon is a naturally occurring colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The USEPA guidance action level for annual residential exposure to radon is 4.0 picoCuries per liter of air (pCi/L). The guidance action level is not a regulatory requirement for private owners of commercial real estate, but is commonly used for comparison purposes to suggest whether further action at a building may be prudent.

A preliminary evaluation of the potential for concerns relating to radon was made using the USEPA Map of Radon Zones. The USEPA Map is based solely on averages in order to identify areas in the country with the potential for elevated indoor radon levels. Elevated levels of radon have been found in all radon zones. A finding that a property is located in a zone with predicted levels of radon below the USEPA action level does not mean a specific property does not have elevated levels of radon. The evaluation considered the location of the Property, previous test results, if available, type of construction and usage of the Property.

The Property is located in Radon Zone 3, counties which have a predicted average indoor radon screening less than 2.0 pCi/L, which is below the USEPA action level of 4.0 pCi/L. The USEPA action level applies to residential, not commercial, properties. Based on the low regional averages and non-residential use, radon is not considered a BER.

## 9.3 Lead-Based Paint (LBP)

Lead was added to paint as a pigment, to speed drying, increase durability or to resist moisture. Although lead improves paint, it was found to pose a health hazard, particularly to children under the age of six, whose bodies are still developing. A paint is considered LBP if it contains lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight, or 5,000 parts per million (ppm) by weight.

A preliminary evaluation for the presence of LBP was conducted. The evaluation was based on the age of the improvements, the extent of renovations, property usage, and past analytical testing, if available. The Consumer Product Safety Commission banned the use of lead in paint in 1978, 16 CFR 1303. Most manufacturers, however, had ceased using lead well before this time. Paint applied after 1978 is not considered suspect LBP.



A comprehensive LBP survey was not conducted as part of this assessment. Conclusions are based on observations of representative areas only. A finding that LBP is not a significant concern cannot be interpreted as the building is free of LBP.

Based on the pre-1979 date of construction, it is possible LBP was used at the Property. The painted surfaces observed were in good condition. The Property is not used residentially. The possible presence of LBP is considered a BER.

#### **9.4 Drinking Water**

The potential for concerns relating to elevated levels of contaminants, particularly lead, was evaluated. The evaluation looked at the source of drinking water and analytical data, if available.

The Property receives its water from the City of Winona. Per the 2018 Consumer Confidence Report, the water that is supplied meets or exceeds the federal and state drinking water standards, including those for lead; therefore, drinking water quality is not considered a BER.

#### **9.5 Microbial Growth**

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins). Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold. Research on mold and health effects is ongoing.

BBG conducted a preliminary visual screening for readily observable mold and conditions conducive to mold at the Property. Observations were limited solely to the portions of the Property walked and the evaluation should not be construed as a comprehensive mold survey for the property. No sampling was conducted and no assessment of areas behind walls or in any other way generally inaccessible was performed. In addition, BBG

interviewed property representatives regarding past or current water leaks, infiltration or ponding, tenant complaints of mold or health problems, known current mold problems or other concerns relating to indoor air quality at the Property.

No visual or olfactory indications of microbial growth or water infiltration were noted during the property reconnaissance. According to Mr. Devine, there are no known areas of leaks or water infiltration at the Property and no known problems related to microbial growth. Microbial growth is not considered a BER.

#### **9.6 Flood Zone and Wetlands**

BBG attempted to determine if the Property was located in a flood hazard area or contained jurisdictional wetlands. This screening was based solely on a review of available FEMA Flood Insurance Rate Maps (FIRM) and the United States Fish and Wildlife Service National Wetlands Inventory (NWI) website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

Based on information provided by FEMA, the Property is located in Zone X Unshaded, defined as areas of minimal flood hazard.

No federally regulated wetlands are located on the Property, based on the United States Fish & Wildlife Service National Wetlands Inventory website.

#### **9.7 ASTM Non-Scope Consideration Summary**

Based on date of construction, ACM may be present on the Property and is considered a BER. The materials observed were in good condition.

Based on date of construction, LBP may be present on the Property; therefore, LBP is considered a BER. The painted surfaces observed were in good condition.

### **10.1 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 403 Summit Street, Winona, Mississippi, the 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 in connection with the Property.

This assessment has revealed no evidence of de minimis conditions.

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

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

This assessment has revealed no evidence of BERs associated with the standard ASTM scope considerations except for the following:

- There are multiple medications located in the Drug Storage Room. The business has been closed since August 2017.

This assessment has revealed no evidence of BERs relating to ASTM non-scope considerations, except for the following:

- Based on date of construction, ACM may be present on the Property and is considered a BER. The materials observed were in good condition.
- Based on date of construction, LBP may be present on the Property; therefore, LBP is considered a BER. The painted surfaces observed were in good condition.

### **10.2 Recommendations**

No further investigation is recommended based on the information available to BBG as of the date of this report.

There are multiple medications located in the Drug Storage Room. These medications should be properly disposed of in accordance with federal regulations.

NESHAP regulations require sampling of potential ACM prior to any renovation or demolition activities likely to disturb the material, regardless of the date of construction. If such activities are planned, an asbestos survey of the entire facility, or the portion slated for the renovation or demolition activities, is warranted prior to initiating these activities. No survey was conducted as part of this assessment. The survey should be conducted by a licensed firm and should include an assessment of all suspect ACM including those which are not normally accessible. Any material found to be ACM should be handled in accordance with applicable regulations.

Given the good condition of the painted surfaces and the non-residential usage of the Property, no further action or study with regard to LBP at the Property is recommended at this time. The paint should, however, be sampled prior to any actions likely to impact the painted surfaces, such as sanding, scraping or heat-gun removal; otherwise the paint should be assumed to be LBP. Any proven or assumed LBP should be removed and handled in a controlled manner in accordance with applicable regulations. State and local regulations may apply to LBP in association with building demolition or renovation and in association with worker or occupant protection.

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## 11.0 DEVIATIONS AND ADDITIONAL SERVICES

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The following items deviated from the ASTM 1527-13 Standard:

- The Standard offers a “Recommended Table of Contents and Report Format.” While BBG’s report includes all of the information required by the Standard, BBG did not follow the recommend table of contents and report format for all sections of the report.
- The Standard only requires that the preparer of the report determine the presence of RECs, CRECs and HRECs, if any, or data gaps that prevent a conclusion regarding the presence of RECs, CRECs and HRECs being made. At the request of Client, BBG has included recommendations in this report.
- At the request of Client asbestos-containing materials, radon, lead-based paint, drinking water quality, and mold were addressed in this ESA. These are considered Non-Scope Considerations by the Standard.
- At the request of Client, a preliminary evaluation was made to determine if the Property was located in a flood plain or if portions of the Property could be classified as wetlands. These are considered Non-Scope Considerations by the Standard.
- The results of additional inquiries required under section 312.22 of 40 CFR 312 and Section 6 of the ASTM Standard were not provided to BBG. All appropriate inquiry does not require submission of this information to the environmental professional.
- As part of the Client scope of work, specific documentation is to be included in this report. Client requested documents, if provided, are included in Appendix 8.

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12.0 DECLARATION OF ENVIRONMENTAL PROFESSIONAL

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We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

A handwritten signature in black ink that reads "Anthony Pope". The signature is written in a cursive style with a large, sweeping initial "A".

Anthony Pope  
Project Manager

A handwritten signature in black ink that reads "Michael S. Ryniak". The signature is written in a cursive style with a large, sweeping initial "M".

Michael S. Ryniak  
Director

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## 13.0 DETAILED SCOPE OF WORK

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This ESA was conducted in accordance with ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13 (Standard), the All Appropriate Inquiries (AAI) Rule 40 CFR Part 312, and any additional requirements of Client.

The scope of services for this assessment included an evaluation of the following:

**Physical characteristics** – Consistent with Section 8.2.4 of the ASTM Standard Practice, a current USGS 7.5 Minute Topographic Map (or equivalent) showing the area on which the property is located shall be reviewed. It is the only standard physical setting source and the only physical setting source that is required to be obtained (and only if it is reasonably ascertainable). One or more additional physical setting sources may be obtained in the discretion of the environmental professional. Because such sources provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a site, discretionary physical setting sources shall be sought when deemed necessary by the environmental professional.

**Environmental Records** – Consistent with Section 8.2.1 of the ASTM Standard Practice, a review of the standard federal, state and tribal environmental records will be reviewed. Pursuant to Section 8.2.3 of the ASTM Standard Practice, additional local records and/or additional federal, state, or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate, and complete in light of the objective of the records review, and (3) are generally obtained, pursuant to local good commercial and customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. If the property or any of the adjoining properties is identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing will be reviewed provided the records are reasonably ascertainable and are available within a reasonable distance, cost and timeframe. If, in the environmental professional's opinion, such a review is not warranted, the environmental professional will provide an explanation within the report the justification for not conducting the regulatory file review.

**Uses of the Property** – Consistent with Section 8.3.2 of the ASTM Standard Practice, all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable

and likely to be useful. The term “developed use” includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified, and explain the reason for any gaps in the history of use. Review of standard historical sources at less than approximately five year intervals is not required by this practice (for example, if the property had one use in 1950 and another use in 1955, it is not required to check for a third use in the intervening period). If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

Site Reconnaissance – Consistent with Sections 9.2.1 and 9.2.2 of the ASTM Standard Practice, on a visit to the property (the site visit), the property shall be visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles shall be observed. The periphery of the property shall be visually and/or physically observed, as well as the periphery of all structures on the property, and the property shall be viewed from all adjacent public thoroughfares. If roads or paths with no apparent outlet are observed on the property, the use of the road or path shall be identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products. On the interior of structures on the property, accessible common areas expected to be used by occupants or the public (such as lobbies, hallways, utility rooms, recreation areas, etc.), maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, shall be visually and/or physically observed. It is not necessary to look under floors, above ceilings, or behind walls.

The ASTM Standard Practice recognizes that there may be environmental issues or conditions at a property that parties may wish to consider. These are considered ASTM Non-Scope Considerations. The following ASTM non-scope considerations were included:

Asbestos Containing Material (ACM) - The potential for the presence of ACM was evaluated based on the age of the improvements, dates of renovation, and other relevant information. Appendix G of the USEPA Guidance Document: *Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials* (the Green Book) was used as a guide in identifying suspect materials and the definition of suspect ACM and presumed asbestos containing material is taken from 29 CFR Parts 1910, et al. *Occupational Exposure to Asbestos; Final Rule*. Only readily accessible building materials were observed. No destructive means were utilized to gain access to hidden or inaccessible areas such as pipe chases, wet columns, wall voids and ceiling cavities. The level of this preliminary assessment was not intended to comply



with the survey requirements of the Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, National Emission Standard for Hazardous Air Pollutants (NESHAP) 40 CFR 61; the General Duty Clause, 29 USC 654, Section 5; or other federal, state or local regulation.

Radon – The potential for elevated levels of indoor radon was based on available analytical results, published regional average levels, the usage of the buildings, and the type of construction and mechanical systems present. This evaluation was not designed or intended to comply with any regulatory agency requirements. Sampling, if any, was conducted using short-term radon detectors. The results of such testing are intended solely as a screen and may not be indicative of long-term average radon levels.

Lead-Based Paint (LBP) – The potential for the presence of LBP at the property was based on available analytical data, the age of the improvements, dates of renovation, and the current and proposed usage of the property. This evaluation was not designed or intended to comply with survey requirements outlined in Housing and Urban Development (HUD) regulations or other federal, state or local regulation.

Lead in Drinking Water – The potential for elevated levels of lead in the drinking water at the property was based on available analytical data, a determination of the source of the drinking water supply and a review of publically available compliance data reports.

Microbial Growth – The potential for microbial growth at the property was based on visual observations for signs of water intrusion, water damage, and suspect mold growth and interviews with property representatives. These observations were limited to the areas walked and should not be considered a comprehensive survey of the Property. A finding in this report that “mold is not a significant concern” or “no significant mold was identified” should not be interpreted as the building is free of mold.

Flood Plains and Wetlands - Evaluation based solely on a review of available Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), or equivalent, and the United States Fish and Wildlife Service National Wetlands Inventory website. This screening should not be considered a formal flood hazard determination or wetlands delineation.

## **APPENDIX 1**

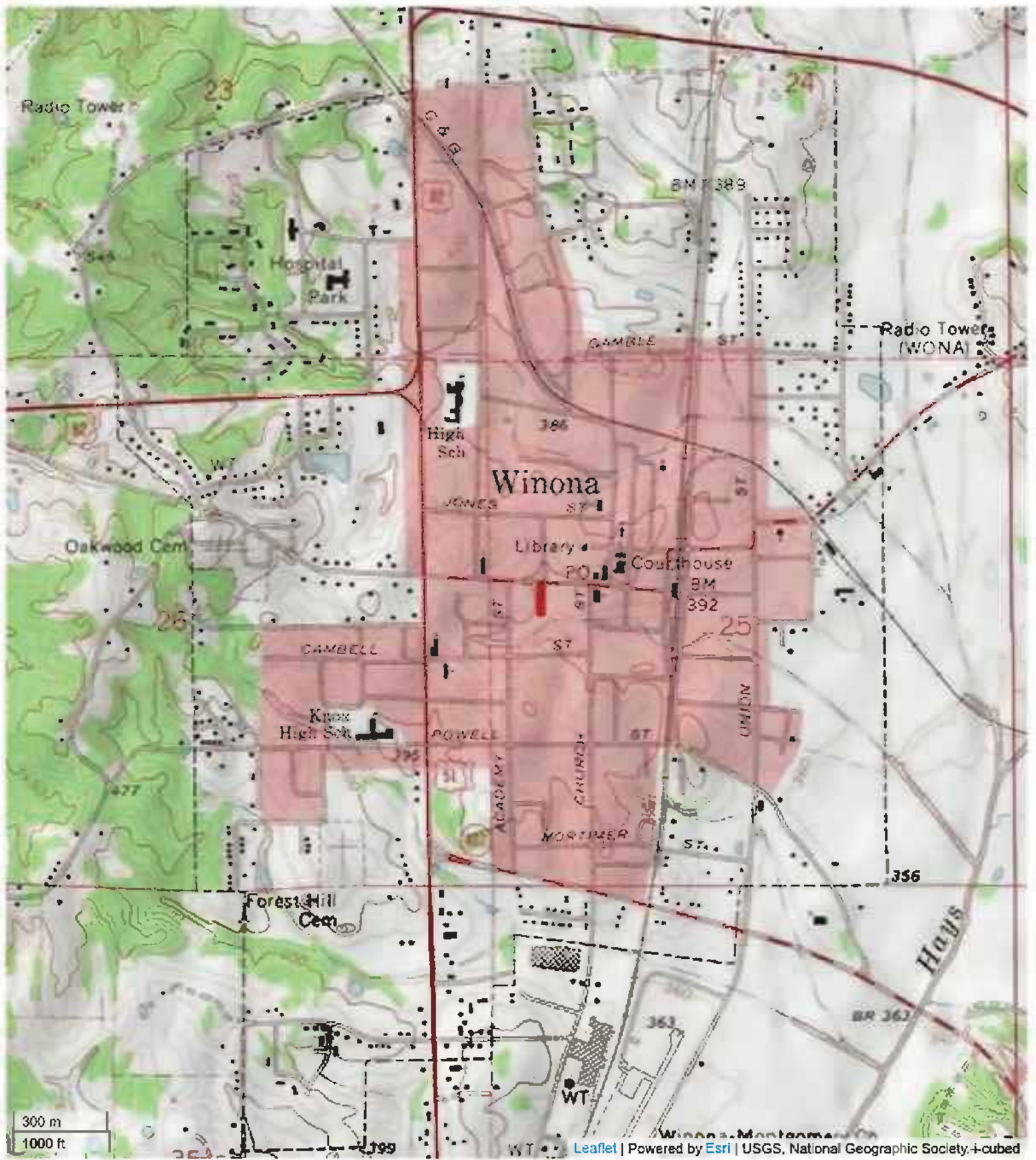
### **Property Maps and Diagrams**



Site Plan

BBG





**Topographic Map**  
 Michael Stanley Devine An Office Building Development  
 403 Summit Street  
 Winona, Mississippi 38967  
 BBG Project No. 0520002819

**BBG**

## **APPENDIX 3**

### **Supporting Documentation**

**Tax Year:** 2019  
**County Name:** MONTGOMERY  
**Name:** DEVINE STANLEY  
**Physical Address:** **Mailing Address:** 403 SUMMIT ST  
**City:** WINONA  
**State:** MS **State:** MS  
**Zip:** 38967

<b>Parcel Number:</b> 322 251200 0000015501		<b>Receipt #:</b> 2019-2408-0		<b>Land Owner Name:</b> DEVINE STANLEY		
<b>Legal Description:</b> PT LOT 155		Sec-Twn_Rng: 25-19-05		Acres: .00		Forestry Acres: .00
				Deed Book: A285		Deed Page: 101 Deed Date: 02-14-2016
<b>District:</b> 5113 DIST 5/WINONA/WINONA SCHOOL/TH	<b>True:</b> Assessed:	<b>Land Value:</b> 10,000 1,500	<b>Building Value:</b> 148,763 22,314	<b>Total Value:</b> 158,763 23,814	<b>Millage Rate:</b> .13044	<b>Gross Tax:</b> 3,106.30
<b>Homestead Credit Amount:</b>						.00
<b>Tax Entities:</b>		<b>Mills:</b>	<b>Tax:</b>	<b>Drainage/Special Taxes:</b>		<b>Tax Amount:</b>
COUNTY TAX:		.08105	1,930.13			
SEPERATE SCHOOLS TAX:		.04939	1,176.17			
				Interest:		.00
				Publ. Cost:		.00
				Gross Tax Amount:		3,106.30
				LESS Credit:		.00
				PLUS Spl. Tax:		.00
				Forestry Tax:		.00
				<b>NET TAX AMOUNT:</b>		3,106.30
				Penalties/Int.:		.00
<b>TOTAL:</b>		.13044	3,106.30			

Amount Due based on date of: 4/14/2020

**Total Amount: 3,106.30**

<b>Payment Date:</b> 02/05/2020	<b>Taxes:</b> 3,106.30	<b>Special:</b> .00	<b>Interest:</b> .00	<b>Fees:</b> .00	<b>Total:</b> 3,106.30	<b>Paid By:</b> DEVINE STANLEY
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**Total Amount Collected: 3,106.30**

**TAXES PAID IN FULL**

\*Taxes due will be considered delinquent on 2/1/2020

**BUILDING INFORMATION:**

Improvement #	Card #	Description	Year Built	Base Area Footage	Adjusted Area Footage
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2019 MAY 23 AM 9:29

# 2018 CERTIFICATION

## Consumer Confidence Report (CCR)

SI-SS WATER ASSOCIATION

Public Water System Name

0490001

List PWS ID #s for all Community Water Systems included in this CCR

The Federal Safe Drinking Water Act (SDWA) requires each Community Public Water System (PWS) to develop and distribute a Consumer Confidence Report (CCR) to its customers each year. Depending on the population served by the PWS, this CCR must be mailed or delivered to the customers, published in a newspaper of local circulation, or provided to the customers upon request. Make sure you follow the proper procedures when distributing the CCR. **You must email, fax (but not preferred) or mail, a copy of the CCR and Certification to the MSDH.** Please check all boxes that apply.

Customers were informed of availability of CCR by: *(Attach copy of publication, water bill or other)*

- Advertisement in local paper *(Attach copy of advertisement)*
- On water bills *(Attach copy of bill)*
- Email message *(Email the message to the address below)*
- Other \_\_\_\_\_

Date(s) customers were informed: 5/23/2019 / / /2019

CCR was distributed by U.S. Postal Service or other direct delivery. Must specify other direct delivery methods used \_\_\_\_\_

Date Mailed/Distributed: / /

CCR was distributed by Email *(Email MSDH a copy)*

Date Emailed: / /2019

- As a URL \_\_\_\_\_ *(Provide Direct URL)*
- As an attachment
- As text within the body of the email message

CCR was published in local newspaper. *(Attach copy of published CCR or proof of publication)*

Name of Newspaper: THE WINONA TIMES

Date Published: 5/23/2019

CCR was posted in public places. *(Attach list of locations)*

Date Posted: / /2019

CCR was posted on a publicly accessible internet site at the following address:

\_\_\_\_\_ *(Provide Direct URL)*

### CERTIFICATION

I hereby certify that the CCR has been distributed to the customers of this public water system in the form and manner identified above and that I used distribution methods allowed by the SDWA. I further certify that the information included in this CCR is true and correct and is consistent with the water quality monitoring data provided to the PWS officials by the Mississippi State Department of Health, Bureau of Public Water Supply

Patricia King

5/24/19

Name/Title (Board President, Mayor, Owner, Admin. Contact, etc.)

Date

### Submission options (Select one method ONLY)

**Mail:** (U.S. Postal Service)  
MSDH, Bureau of Public Water Supply  
P.O. Box 1700  
Jackson, MS 39215

**Email:** [water.reports@msdh.ms.gov](mailto:water.reports@msdh.ms.gov)

**Fax:** (601) 576 - 7800

**\*\*Not a preferred method due to poor clarity\*\***

**CCR Deadline to MSDH & Customers by July 1, 2019!**

2018 Annual Drinking Water Quality Report  
 51-55 Water Association  
 PWS#: 490001  
 May 2019

RECEIVED-WATER  
 2019 MAY 13 AM 8:00

We're pleased to present to you this year's Annual Quality Water Report. This report is designed to inform you about the quality water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source is purchased from the City of Winona that has wells drawing from the Meridian Upper Wilcox Aquifer.

The source water assessment has been completed for our public water system to determine the overall susceptibility of its drinking water supply to identified potential sources of contamination. A report containing detailed information on how the susceptibility determinations were made has been furnished to our public water system and is available for viewing upon request. The wells for the City of Winona have received moderate to higher susceptibility rankings to contamination.

If you have any questions about this report or concerning your water utility, please contact Patricia Curington at 662.417.7154. We want our valued customers to be informed about their water utility. If you want to learn more, please attend the meeting scheduled for the second Thursday of September at 6:00 PM at the Montgomery County Courthouse.

We routinely monitor for contaminants in your drinking water according to Federal and State laws. This table below lists all of the drinking water contaminants that were detected during the period of January 1<sup>st</sup> to December 31<sup>st</sup>, 2018. In cases where monitoring wasn't required in 2018, the table reflects the most recent results. As water travels over the surface of land or underground, it dissolves naturally occurring minerals and, in some cases, radioactive materials and can pick up substances or contaminants from the presence of animals or from human activity; microbial contaminants, such as viruses and bacteria, that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife; inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm-water runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming; pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm-water runoff, and residential uses; organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations and septic systems; radioactive contaminants, which can be naturally occurring or be the result of oil and gas production and mining activities. In order to ensure that tap water is safe to drink, EPA prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. It's important to remember that the presence of these contaminants does not necessarily indicate that the water poses a health risk.

In this table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

**Action Level** - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**Maximum Contaminant Level (MCL)** - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal (MCLG)** - The "Goal"(MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Maximum Residual Disinfectant Level (MRDL)** - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary to control microbial contaminants.

**Maximum Residual Disinfectant Level Goal (MRDLG)** - The level of a drinking water disinfectant below which there is no known or expected risk of health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**Parts per million (ppm) or Milligrams per liter (mg/l)** - one part per million corresponds to one minute in two years or a single penny in \$10,000.

**Parts per billion (ppb) or Micrograms per liter** - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

TEST RESULTS								
Contaminant	Violation Y/N	Date Collected	Level Detected	Range of Detects or # of Samples Exceeding MCL/ACL	Unit Measurement	MCLG	MCL	Likely Source of Contamination
<b>Inorganic Contaminants</b>								
10. Barium	N	2016*	.0825	No Range	ppm	2	2	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits



13. Chromium	N	2016*	.9	No Range	ppb	100	100	Discharge from steel and pulp mills; erosion of natural deposits
14. Copper	N	2015/17*	.3	0	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives
16. Fluoride	N	2016*	.637	No Range	ppm	4	4	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
17. Lead	N	2015/17*	2	0	ppb *	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
<b>Disinfection By-Products</b>								
81. HAA5	N	2017*	10	No Range	ppb	0	60	By-Product of drinking water disinfection.
82. TTHM [Total trihalomethanes]	N	2017*	10.55	No Range	ppb	0	80	By-product of drinking water chlorination.
Chlorine	N	2018	2	1.1 – 2.9	mg/l	0	MDRL = 4	Water additive used to control microbes

\* Most recent sample. No sample required for 2018.

As you can see by the table, our system had no violations. We're proud that your drinking water meets or exceeds all Federal and State requirements. We have learned through our monitoring and testing that some contaminants have been detected however the EPA has determined that your water IS SAFE at these levels.

We are required to monitor your drinking water for specific contaminants on a monthly basis. Results of regular monitoring are an indicator of whether or not our drinking water meets health standards. In an effort to ensure systems complete all monitoring requirements, MSDH now notifies systems of any missing samples prior to the end of the compliance period.

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Our water system is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>. The Mississippi State Department of Health Public Health Laboratory offers lead testing. Please contact 601.576.7582 if you wish to have your water tested.

To comply with the "Regulation Governing Fluoridation of Community Water Supplies", the CITY OF WINONA is required to report certain results pertaining to fluoridation of our water system. The number of months in the previous calendar year in which average fluoride sample results were within the optimal range of 0.6-1.2 ppm was 9. The percentage of fluoride samples collected in the previous calendar year that was within the optimal range of 0.6-1.2 ppm was 82%.

All sources of drinking water are subject to potential contamination by substances that are naturally occurring or man made. These substances can be microbes, inorganic or organic chemicals and radioactive substances. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1.800.426.4791.

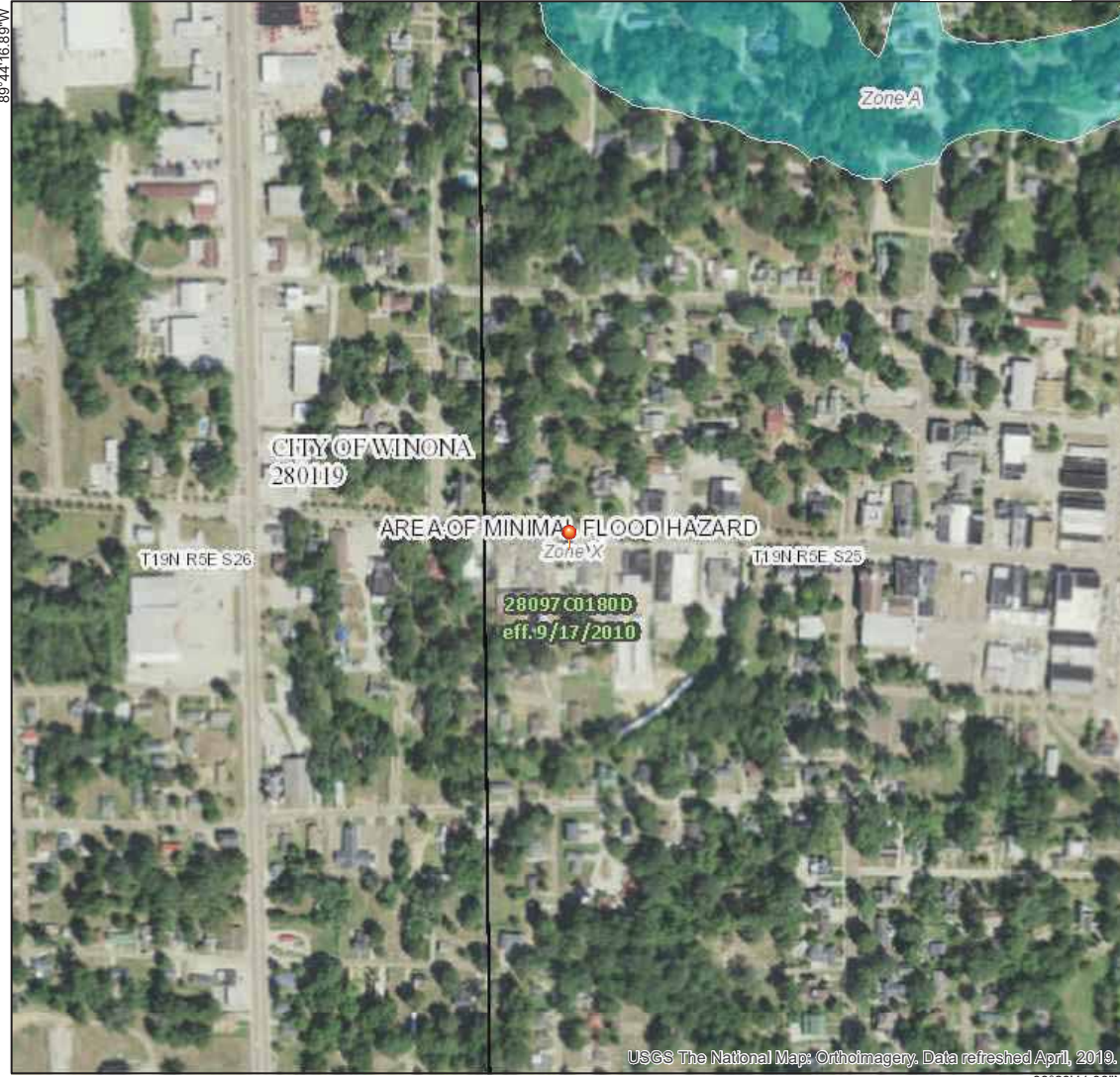
Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline 1.800.426.4791.

The 51-55 Water Association works around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.

# National Flood Hazard Layer FIRMette



33°29'11.93"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard. <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee. <i>Zone D</i>
OTHER AREAS		Area of Minimal Flood Hazard. <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard. <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/14/2020 at 1:47:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

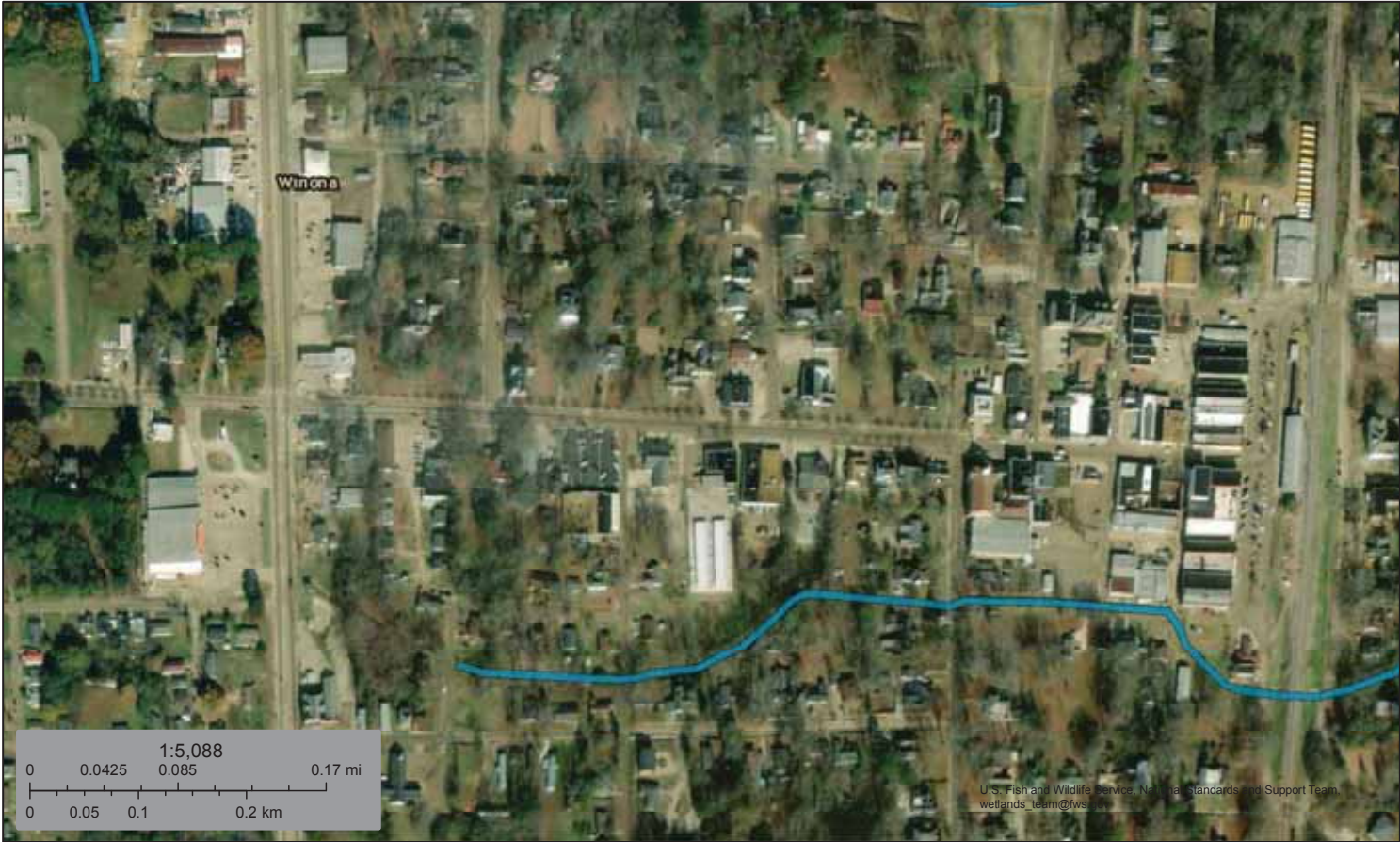
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 33°28'41.93"N



# Wetlands Map



April 14, 2020

**Wetlands**

- |  |                                |   |                                   |   |          |
|--|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  |                                |  | Freshwater Pond                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

8) Please state reason for procuring this Phase 1 ESA:

- Qualify for Innocent Landowner defense to CERCLA Liability.
- Other: (state below)
- No response provided

**4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:**

Legal description/ boundary survey/ plat available (please send if "yes")	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total Property Size: 0.35 AC	
Total number of buildings: One	
Total square footage of buildings: 5,328	
Date of construction: Early 1970s	
Dates of significant renovation: Unknown	
Waste water discharge	
<input checked="" type="checkbox"/> Municipal Sanitary Sewer <input type="checkbox"/> On-site septic system <input type="checkbox"/> Other	
Potable water source	
<input checked="" type="checkbox"/> Community Water Supplier <input type="checkbox"/> On-site well <input type="checkbox"/> Other	
Please describe prior use of property, if known: Unimproved land and single-family residence back to at least 1889.	

**5. PREVIOUS INVESTIGATIONS:**

Have any previous environmental investigations been performed at the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
INVESTIGATION TYPE	
If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/> Phase 1 ESA	
<input type="checkbox"/> Phase 2 ESA	
<input type="checkbox"/> Tank Tightness Testing	
<input type="checkbox"/> Asbestos Survey/ O&M	



Have any previous environmental investigations been performed at the site?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>INVESTIGATION TYPE</b>	
If yes, please describe conclusions, and attach copy of report(s)	
<input type="checkbox"/> Radon	
<input type="checkbox"/> Lead-based Paint	
<input type="checkbox"/> Lead in Water	
<input type="checkbox"/> Operations & Maintenance Plan(s)	
<input type="checkbox"/> Other	

**6. ON SITE OPERATIONS**

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
1. Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
3. Aboveground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Spills or Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Dump Areas/ Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6. Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
7. Clarifies/ Separators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Air stacks/ Vents/ Odors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
9. Floor Drains/Sumps	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Restrooms – discharge to municipal sanitary sewer
10. Stained Soil/ Impacted Vegetation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
11. On-site OWNED Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
12. Hydraulic lifts/ Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
13. Dry Cleaning Operations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Wetlands/ Flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Oil/ Gas/ Water/ Monitoring Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
16. Environmental Cleanups	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
17. Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.
a) Industrial Discharge	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b) POTW (NPDES)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
c) Hazardous Waste Generator	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
d) Air Quality	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
e) Flammable Materials	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f) AST/UST	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Are you aware of any of the following conditions, either past or present, on the site?		
Condition	Response	If yes, please describe
g) Waste Manifest(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
h) Other	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Biohazard waste container handled by Stericycle and medications

## 7. OFF SITE ENVIRONMENTAL CONCERNS

Are you aware of any of the following conditions, either past or present, Adjacent to the site?		
Condition	Response	If yes, please describe
Gasoline Stations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dry Cleaners	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Industrial Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Other	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **APPENDIX 4**

### **Regulatory Database Report**

**Michael Stanley Devine**

403 Summit Street  
Winona, MS 38967

Inquiry Number: 6031742.5s  
April 03, 2020

# The EDR Radius Map™ Report with GeoCheck®



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



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*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

403 SUMMIT STREET  
WINONA, MS 38967

#### COORDINATES

Latitude (North): 33.4819020 - 33° 28' 54.84"  
Longitude (West): 89.7319680 - 89° 43' 55.08"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 246143.8  
UTM Y (Meters): 3707860.2  
Elevation: 400 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5639416 WINONA, MS  
Version Date: 2012  
  
Southwest Map: 5639366 BAILEY LAKE, MS  
Version Date: 2012

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20141017, 20140705  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 403 SUMMIT STREET  
 WINONA, MS 38967

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CITY OF WINONA	409 SUMMIT STREET	SWRCY	Higher	196, 0.037, NW
2	JUST-RITE CLEANERS	408 CAMPBELL STREET	EDR Hist Cleaner	Higher	375, 0.071, South
3	MUNO'S STOP & GO	HIGHWAY 51 & SUMMIT	LUST, UST	Higher	1129, 0.214, WNW
4	TRIPLE STOP #5	223 SOUTH APPEGATE	UST	Higher	1154, 0.219, WSW
5	WEED BROTHERS BODY S	114 CARROLLTON AVE.	RCRA-VSQG	Lower	1178, 0.223, ESE
6	407 GROCERY	HIGHWAY 407	LUST, UST	Lower	1206, 0.228, SE
7	GARNER SERVICE STATI	100 MAGNOLIA STREET	LUST, UST	Lower	1534, 0.291, ENE
8	KIMCO BRAKE PLANT--(		SHWS	Lower	2035, 0.385, ESE
9	KIMCO BRAKE PLANT	SOUTH UNION ST	US BROWNFIELDS, FINDS	Lower	2055, 0.389, East
10	WINONA POST OFFICE S		FUDS	Lower	3019, 0.572, NE

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

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

## DATABASES WITH NO MAPPED SITES

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

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

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

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

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

### ***Federal CERCLIS NFRAP site list***

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

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

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

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators

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

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

# EXECUTIVE SUMMARY

## ***Federal ERNS list***

ERNS..... Emergency Response Notification System

## ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Landfills

DEBRIS..... Debris Site Locations Listing

## ***State and tribal leaking storage tank lists***

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

## ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing

AST..... Aboveground Storage Tanks

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

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

ENG CONTROLS..... Sites with Engineering Controls

INST CONTROL..... Sites with Institutional Controls

## ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Evaluation Program Sites

## ***State and tribal Brownfields sites***

BROWNFIELDS..... Uncontrolled Sites List

## **ADDITIONAL ENVIRONMENTAL RECORDS**

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

SWTIRE..... Commercial Waste Tire Haulers

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

ODI..... Open Dump Inventory

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

IHS OPEN DUMPS..... Open Dumps on Indian Land

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

US HIST CDL..... Delisted National Clandestine Laboratory Register

US CDL..... National Clandestine Laboratory Register

### ***Local Land Records***

LIENS 2..... CERCLA Lien Information

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

HMIRS..... Hazardous Materials Information Reporting System

## EXECUTIVE SUMMARY

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

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Air Quality Information Listing
ASBESTOS.....	Asbestos Project Listing
DRYCLEANERS.....	Drycleaner Facilities Listing
NPDES.....	Industrial & Municipal NPDES Facilities
PERMITS.....	Environmental Site Information System Listing
UIC.....	UIC Information
MINES MRDS.....	Mineral Resources Data System

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

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

# EXECUTIVE SUMMARY

## EDR RECOVERED GOVERNMENT ARCHIVES

### ***Exclusive Recovered Govt. Archives***

RGA HWS..... Recovered Government Archive State Hazardous Waste Facilities List  
RGA LF..... Recovered Government Archive Solid Waste Facilities List  
RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

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

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal RCRA generators list***

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 12/16/2019 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WEED BROTHERS BODY S EPA ID:: MSD985980986	114 CARROLLTON AVE.	ESE 1/8 - 1/4 (0.223 mi.)	5	14

### ***State- and tribal - equivalent CERCLIS***

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's Uncontrolled Site Project Tracking System.

A review of the SHWS list, as provided by EDR, and dated 12/19/2019 has revealed that there is 1 SHWS

## EXECUTIVE SUMMARY

site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KIMCO BRAKE PLANT--(		ESE 1/4 - 1/2 (0.385 mi.)	8	21

### **State and tribal leaking storage tank lists**

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's LUST Status Report.

A review of the LUST list, as provided by EDR, and dated 12/18/2019 has revealed that there are 3 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MUNO'S STOP &amp; GO</b> Status Code: Closed Facility Status: Active Facility Id: 6788	<b>HIGHWAY 51 &amp; SUMMIT</b>	<b>WNW 1/8 - 1/4 (0.214 mi.)</b>	<b>3</b>	<b>8</b>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>407 GROCERY</b> Status Code: Closed Facility Status: Inactive Facility Id: 6932	<b>HIGHWAY 407</b>	<b>SE 1/8 - 1/4 (0.228 mi.)</b>	<b>6</b>	<b>16</b>
<b>GARNER SERVICE STATI</b> Status Code: Closed Facility Status: Inactive Facility Id: 11986	<b>100 MAGNOLIA STREET</b>	<b>ENE 1/4 - 1/2 (0.291 mi.)</b>	<b>7</b>	<b>18</b>

### **State and tribal registered storage tank lists**

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Underground Storage Tanks list.

A review of the UST list, as provided by EDR, and dated 12/18/2019 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MUNO'S STOP &amp; GO</b> Tank Status: Permanently Out of Use Tank Status: Currently In Use Facility Status: Active Facility Id: 6788	<b>HIGHWAY 51 &amp; SUMMIT</b>	<b>WNW 1/8 - 1/4 (0.214 mi.)</b>	<b>3</b>	<b>8</b>
<b>TRIPLE STOP #5</b> Tank Status: Currently In Use Facility Status: Active	<b>223 SOUTH APPLGATE</b>	<b>WSW 1/8 - 1/4 (0.219 mi.)</b>	<b>4</b>	<b>12</b>



## EXECUTIVE SUMMARY

Facility Id: 12069

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>407 GROCERY</b> Tank Status: Permanently Out of Use Facility Status: Inactive Facility Id: 6932	<b>HIGHWAY 407</b>	<b>SE 1/8 - 1/4 (0.228 mi.)</b>	<b>6</b>	<b>16</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Brownfield lists**

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 12/02/2019 has revealed that there is 1 US BROWNFIELDS site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KIMCO BRAKE PLANT</b> ACRES property ID: 125762 Cleanup Completion Date: -	<b>SOUTH UNION ST</b>	<b>E 1/4 - 1/2 (0.389 mi.)</b>	<b>9</b>	<b>22</b>

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

SWRCY: A listing of recycling facilities.

A review of the SWRCY list, as provided by EDR, and dated 08/29/2018 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF WINONA	409 SUMMIT STREET	NW 0 - 1/8 (0.037 mi.)	1	8

#### **Other Ascertainable Records**

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 11/12/2019 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WINONA POST OFFICE S		NE 1/2 - 1 (0.572 mi.)	10	24

# EXECUTIVE SUMMARY

## EDR HIGH RISK HISTORICAL RECORDS

### ***EDR Exclusive Records***

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

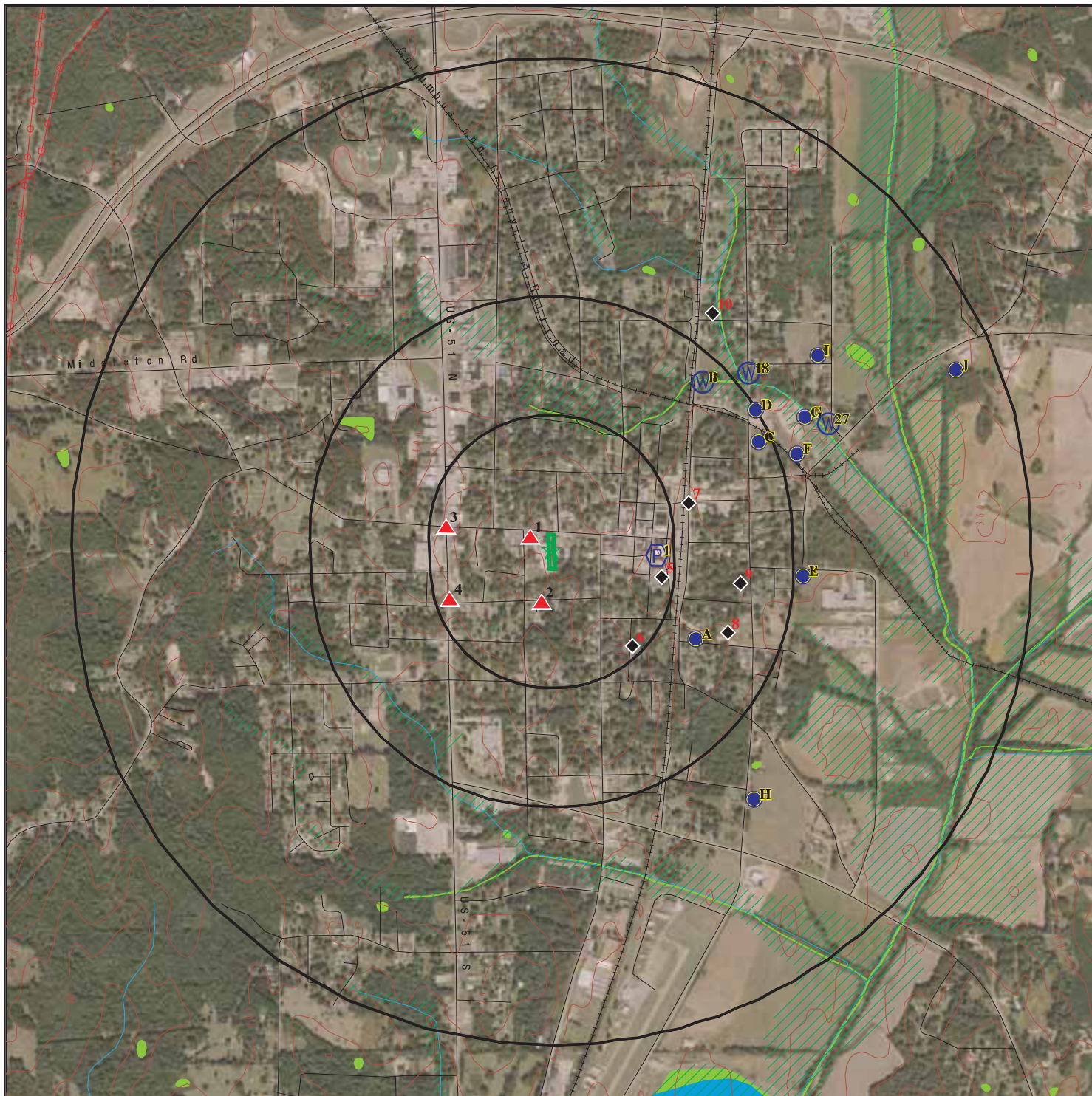
A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.













<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JUST-RITE CLEANERS	408 CAMPBELL STREET	S 0 - 1/8 (0.071 mi.)	2	8

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 6031742.5S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

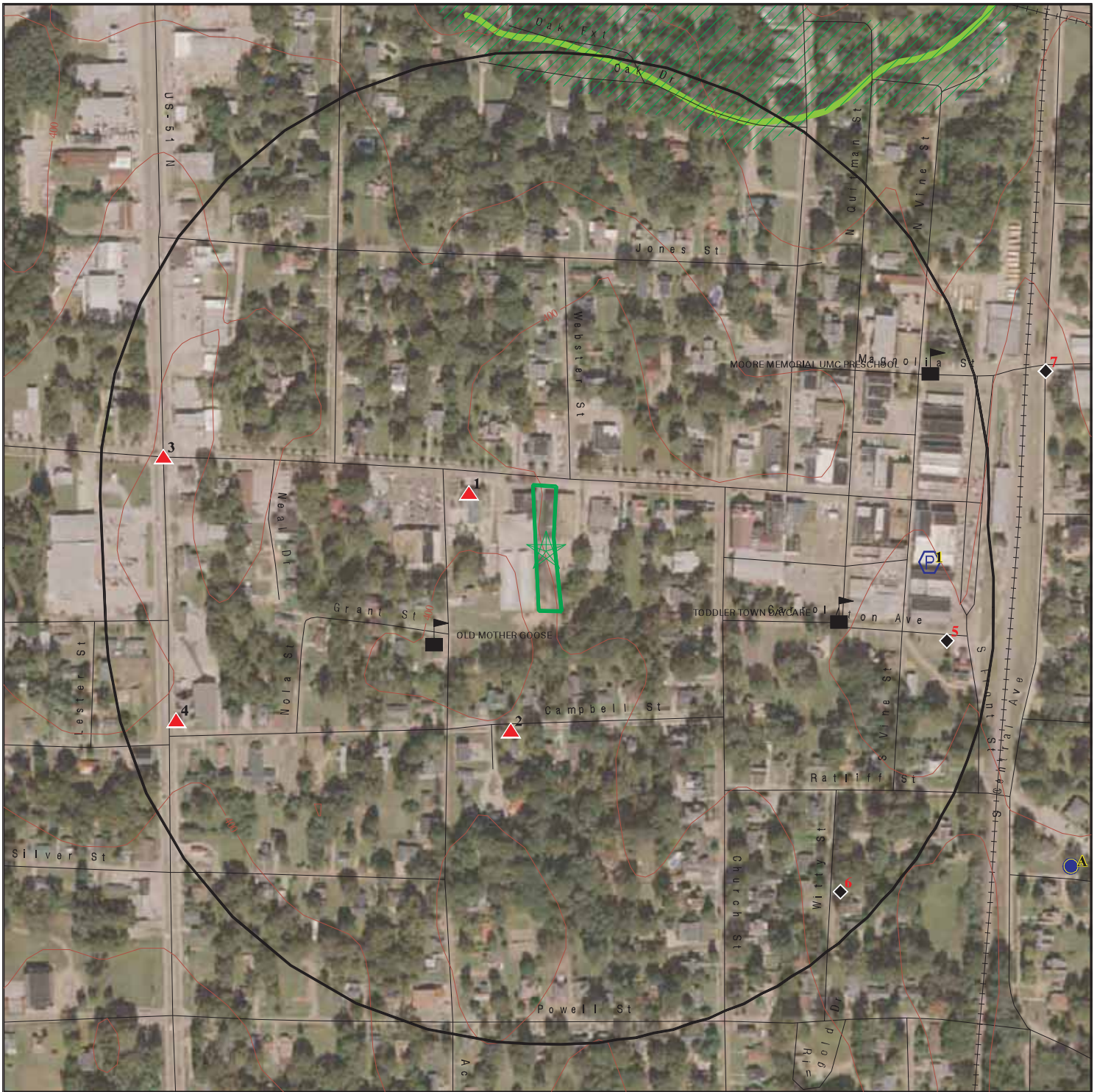
This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Michael Stanley Devine  
 ADDRESS: 403 Summit Street  
 Winona MS 38967  
 LAT/LONG: 33.481902 / 89.731968

CLIENT: BBG Assessment Inc.  
 CONTACT: JENNIFER HUERTAS  
 INQUIRY #: 6031742.5s  
 DATE: April 03, 2020 12:18 pm



# DETAIL MAP - 6031742.5S



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

- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands



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

SITE NAME: Michael Stanley Devine  
 ADDRESS: 403 Summit Street  
 Winona MS 38967  
 LAT/LONG: 33.481902 / 89.731968

CLIENT: BBG Assessment Inc.  
 CONTACT: JENNIFER HUERTAS  
 INQUIRY #: 6031742.5s  
 DATE: April 03, 2020 12:20 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	1	NR	NR	NR	1
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS	1.000		0	0	1	0	NR	1
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	2	1	NR	NR	3
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	1	NR	NR	1
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
SWTIRE	0.500		0	0	0	NR	NR	0
SWRCY	0.500		1	0	0	NR	NR	1
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	1	NR	1
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
ASBESTOS	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PERMITS	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

RGA HWS	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	2	6	3	1	0	12

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

---

<b>1</b>	<b>CITY OF WINONA</b>	<b>SWRCY</b>	<b>S123158997</b>
<b>NW</b>	<b>409 SUMMIT STREET</b>		<b>N/A</b>
<b>&lt; 1/8</b>	<b>WINONA, MS 38967</b>		
<b>0.037 mi.</b>			
<b>196 ft.</b>			

**Relative:** SWRCY:  
**Higher** Contact Name: June Williams, City Clerk  
 Contact Phone: (662) 283-1232  
 Contact EMail: (662) 283-1232  
**Actual:** Item Recycled: Mixed Paper, Plastics #1-2, Cardboard, Aluminum and Steel Cans  
 403 ft. Drop Off Location: Behind City Hall at 409 Summit Street  
 Reference Website: <http://www.winonams.us/departments/pdfs/winona-recycle-flyer-photo.pdf>  
 Program Type: Local Government Drop Off Recycling Program

---

<b>2</b>	<b>JUST-RITE CLEANERS</b>	<b>EDR Hist Cleaner</b>	<b>1020016575</b>
<b>South</b>	<b>408 CAMPBELL STREET</b>		<b>N/A</b>
<b>&lt; 1/8</b>	<b>WINONA, MI 38967</b>		
<b>0.071 mi.</b>			
<b>375 ft.</b>			

**Relative:** EDR Hist Cleaner  
**Higher**  
**Actual:** Year: Name: Type:  
 403 ft. 1969 JUST-RITE CLEANERS Drycleaning Plants, Except Rugs  
 1970 JUST-RITE CLEANERS Drycleaning Plants, Except Rugs  
 1971 JUST-RITE CLEANERS Drycleaning Plants, Except Rugs

---

<b>3</b>	<b>MUNO'S STOP &amp; GO</b>	<b>LUST</b>	<b>U001300134</b>
<b>WNW</b>	<b>HIGHWAY 51 &amp; SUMMIT STREET</b>	<b>UST</b>	<b>N/A</b>
<b>1/8-1/4</b>	<b>WINONA, MS 38967</b>		
<b>0.214 mi.</b>			
<b>1129 ft.</b>			

**Relative:** LUST:  
**Higher** Name: MUNO'S STOP & GO  
**Actual:** Address: HIGHWAY 51 & SUMMIT STREET  
 418 ft. City,State,Zip: WINONA, MS 38967  
 Facility Id: 6788  
 Facility Satus: Active  
 Lust Status: Closed  
 AllID: 25609  
 Event #: 1  
 Project Manager: Heather Pitts  
 Date Of Report: 02/04/2013  
 Trust Fund Status: EUD  
 Confirmed On: 01/25/2013  
 NFA Date: 06/11/2013

UST:  
 Name: Muno's Stop & Go  
 Address: Highway 51 & Summit Street  
 City: Winona  
 Facility ID: 6788  
 Facility Status: Active  
 Latitude: 33 28' 58.2000"  
 Longitude: 89 44' 8.2000"  
 Permanently Out of Use Tanks: 5

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

MUNO'S STOP & GO (Continued)

U001300134

Active Tanks: 1  
AIID: 25609  
Owner Name: Sukhjot Singh  
Owner Address: 100 S Applegate Street  
Owner Tele: (662)283-2411

Tank:

Tank No: 1  
Tank ID: 17086  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 8000  
Date Installed: 01/01/1970  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 01/12/1988  
Close Type: 01/12/1988  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 1  
Tank Id: 17086  
Pipe Id: 1  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: Pressurized  
Pipe Leak Detection: Groundwater/Vapor Monitoring

Tank:

Tank No: 2  
Tank ID: 17087  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 8000  
Date Installed: 01/01/1970  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 01/12/1988  
Close Type: 01/12/1988  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: N/A  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 2  
Tank Id: 17087  
Pipe Id: 2

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MUNO'S STOP & GO (Continued)**

**U001300134**

Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: N/A  
Pipe Leak Detection: Not Listed

**Tank:**

Tank No: 3  
Tank ID: 17088  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 8000  
Date Installed: 01/01/1988  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Not reported  
Date Removed: 02/04/2013  
Close Type: 05/21/2013  
Tank Material: Fiberglass Reinforced Plastic  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: Yes  
Spill Prevention: Yes

**Pipe:**

Tank No: 3  
Tank Id: 17088  
Pipe Id: 3  
Pipe Status: Permanently Out of Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: None  
Piping Type: Pressurized  
Pipe Leak Detection: Groundwater/Vapor Monitoring

**Tank:**

Tank No: 4  
Tank ID: 17089  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 8000  
Date Installed: 04/06/1988  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Not reported  
Date Removed: 02/04/2013  
Close Type: 05/21/2013  
Tank Material: Fiberglass Reinforced Plastic  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: Yes  
Spill Prevention: Yes

**Pipe:**

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MUNO'S STOP & GO (Continued)**

**U001300134**

Tank No: 4  
Tank Id: 17089  
Pipe Id: 4  
Pipe Status: Permanently Out of Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: None  
Piping Type: Pressurized  
Pipe Leak Detection: Groundwater/Vapor Monitoring

Tank:

Tank No: 5  
Tank ID: 17090  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 6000/8000/6000  
Date Installed: 07/15/2013  
Substance: Gasoline, Gasoline, Diesel  
Reported Release: Yes  
Close Type: Not reported  
Date Removed: 02/04/2013  
Close Type: 05/21/2013  
Tank Material: Composite (Steel w/ FRP)  
2nd Containmnt: Double-Walled  
Tank Lead Detection: Electronic Interstitial Monitoring  
Overfill Protection: Yes  
Spill Prevention: Yes

Pipe:

Tank No: 5  
Tank Id: 17090  
Pipe Id: 5  
Pipe Status: Permanently Out of Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: None  
Piping Type: Pressurized  
Pipe Leak Detection: Groundwater/Vapor Monitoring

Tank:

Tank No: 6  
Tank ID: 32025  
**Tank Status: Currently In Use**  
Tank Capacity: 6000/8000/6000  
Date Installed: 07/15/2013  
Substance: Gasoline, Gasoline, Diesel  
Reported Release: Yes  
Close Type: Not reported  
Date Removed: Not reported  
Close Type: Not reported  
Tank Material: Composite (Steel w/ FRP)  
2nd Containmnt: Double-Walled  
Tank Lead Detection: Electronic Interstitial Monitoring  
Overfill Protection: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**MUNO'S STOP & GO (Continued)**

**U001300134**

Spill Prevention: No

Pipe:  
Tank No: 6  
Tank Id: 32025  
Pipe Id: 6  
Pipe Status: Currently In Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: Double-Walled  
Piping Type: Pressurized  
Pipe Leak Detection: Continuous Interstitial Monitoring

Tank No: 6  
Tank Id: 32025  
Pipe Id: 7  
Pipe Status: Currently In Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: Double-Walled  
Piping Type: Pressurized  
Pipe Leak Detection: Continuous Interstitial Monitoring

Tank No: 6  
Tank Id: 32025  
Pipe Id: 8  
Pipe Status: Currently In Use  
Type Of Closure: Not reported  
Pipe Material Construction: Fiberglass Reinforced Plastic  
Secondary Pipe Material: Double-Walled  
Piping Type: Pressurized  
Pipe Leak Detection: Continuous Interstitial Monitoring

**4**  
**WSW**  
**1/8-1/4**  
**0.219 mi.**  
**1154 ft.**

**TRIPLE STOP #5**  
**223 SOUTH APPLGATE**  
**WINONA, MS 38967**

**UST U003775335**  
**N/A**

**Relative:**  
**Higher**  
**Actual:**  
**414 ft.**

UST:  
Name: Triple Stop #5  
Address: 223 South Applegate  
City: Winona  
Facility ID: 12069  
Facility Status: Active  
Latitude: 33 29' 12.4000"  
Longitude: 89 44' 11.3000"  
Permanently Out of Use Tanks: 0  
Active Tanks: 3  
AIID: 25526  
Owner Name: Triple Stop Inc  
Owner Address: 1826 Carrollton Avenue  
Owner Tele: (662)455-3976

Tank:  
Tank No: 1  
Tank ID: 30187

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**TRIPLE STOP #5 (Continued)**

**U003775335**

<b>Tank Status:</b>	<b>Currently In Use</b>
Tank Capacity:	12000
Date Installed:	06/15/1998
Substance:	Gasoline
Reported Release:	Not reported
Close Type:	Not reported
Date Removed:	Not reported
Close Type:	Not reported
Tank Material:	Epoxy Coated Steel
2nd Containmnt:	Cathodically Protected
Tank Lead Detection:	Automatic Tank Gauging
Overfill Protection:	Yes
Spill Prevention:	Yes
Pipe:	
Tank No:	1
Tank Id:	30187
Pipe Id:	1
Pipe Status:	Currently In Use
Type Of Closure:	Not reported
Pipe Material Construction:	Flexible Plastic
Secondary Pipe Material:	Double-Walled
Piping Type:	Pressurized
Pipe Leak Detection:	Line Tightness Testing
Tank:	
Tank No:	2
Tank ID:	30188
<b>Tank Status:</b>	<b>Currently In Use</b>
Tank Capacity:	10000
Date Installed:	06/15/1998
Substance:	Gasoline
Reported Release:	Not reported
Close Type:	Not reported
Date Removed:	Not reported
Close Type:	Not reported
Tank Material:	Epoxy Coated Steel
2nd Containmnt:	Cathodically Protected
Tank Lead Detection:	Automatic Tank Gauging
Overfill Protection:	Yes
Spill Prevention:	Yes
Pipe:	
Tank No:	2
Tank Id:	30188
Pipe Id:	2
Pipe Status:	Currently In Use
Type Of Closure:	Not reported
Pipe Material Construction:	Flexible Plastic
Secondary Pipe Material:	Double-Walled
Piping Type:	Pressurized
Pipe Leak Detection:	Line Tightness Testing

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

TRIPLE STOP #5 (Continued)

U003775335

Tank:

Tank No: 3  
Tank ID: 30189  
**Tank Status: Currently In Use**  
Tank Capacity: 6000  
Date Installed: 06/15/1998  
Substance: Diesel  
Reported Release: Not reported  
Close Type: Not reported  
Date Removed: Not reported  
Close Type: Not reported  
Tank Material: Epoxy Coated Steel  
2nd Containmnt: Cathodically Protected  
Tank Lead Detection: Automatic Tank Gauging  
Overfill Protection: Yes  
Spill Prevention: Yes

Pipe:

Tank No: 3  
Tank Id: 30189  
Pipe Id: 3  
Pipe Status: Currently In Use  
Type Of Closure: Not reported  
Pipe Material Construction: Flexible Plastic  
Secondary Pipe Material: Double-Walled  
Piping Type: Pressurized  
Pipe Leak Detection: Line Tightness Testing

5  
ESE  
1/8-1/4  
0.223 mi.  
1178 ft.

**WEED BROTHERS BODY SHOP**  
**114 CARROLLTON AVE.**  
**WINONA, MS 38967**

RCRA-VSQQ 1004743490  
MSD985980986

**Relative:**  
**Lower**  
**Actual:**  
**375 ft.**

RCRA-VSQQ:  
Date form received by agency: 1993-04-05 00:00:00.0  
Facility name: WEED BROTHERS BODY SHOP  
Facility address: 114 CARROLLTON AVE.  
WINONA, MS 38967  
EPA ID: MSD985980986  
Mailing address: CARROLLTON AVE.  
WINONA, MS 38967  
Contact: FRANK WEED  
Contact address: 114 CARROLLTON AVE.  
WINONA, MS 38967  
Contact country: US  
Contact telephone: 601-283-2715  
Contact email: Not reported  
EPA Region: 04  
Classification: Conditionally Exempt Small Quantity Generator  
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WEED BROTHERS BODY SHOP (Continued)**

**1004743490**

of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name: FRANK WEED  
Owner/operator address: 114 CARROLLTON AVE.  
WINONA, MS 38967  
Owner/operator country: Not reported  
Owner/operator telephone: 601-283-2713  
Owner/operator email: Not reported  
Owner/operator fax: Not reported  
Owner/operator extension: Not reported  
Legal status: Private  
Owner/Operator Type: Owner  
Owner/Op start date: Not reported  
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No  
Mixed waste (haz. and radioactive): No  
Recycler of hazardous waste: No  
Transporter of hazardous waste: No  
Treater, storer or disposer of HW: No  
Underground injection activity: No  
On-site burner exemption: No  
Furnace exemption: No  
Used oil fuel burner: No  
Used oil processor: No  
User oil refiner: No  
Used oil fuel marketer to burner: No  
Used oil Specification marketer: No  
Used oil transfer facility: No  
Used oil transporter: No

Hazardous Waste Summary:

. Waste code: D001  
. Waste name: IGNITABLE WASTE

. Waste code: F001  
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F002  
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WEED BROTHERS BODY SHOP (Continued)**

**1004743490**

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F003  
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005  
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

**6**  
**SE**  
**1/8-1/4**  
**0.228 mi.**  
**1206 ft.**

**407 GROCERY**  
**HIGHWAY 407**  
**WINONA, MS 38967**

**LUST U001295923**  
**UST N/A**

**Relative:**  
**Lower**

**LUST:**  
Name: 407 GROCERY  
Address: HIGHWAY 407  
City,State,Zip: WINONA, MS 38967  
Facility Id: 6932  
Facility Satus: Inactive  
Lust Status: Closed  
AIID: 32060  
Event #: 1  
Project Manager: Mark Taylor  
Date Of Report: 11/13/1996  
Trust Fund Status: NTFE  
Confirmed On: 11/13/1996  
NFA Date: 08/19/1997

**Actual:**  
**389 ft.**

**UST:**  
Name: 407 Grocery  
Address: Highway 407  
City: Winona  
Facility ID: 6932

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**407 GROCERY (Continued)**

**U001295923**

Facility Status: Inactive  
Latitude: 33 28' 25.8400"  
Longitude: 89 43' 44.5100"  
Permanently Out of Use Tanks: 3  
Active Tanks: 0  
AIID: 32060  
Owner Name: Paul G Beck  
Owner Address: Route 3 Box 171  
Owner Tele: (662)283-2350

Tank:

Tank No: 1  
Tank ID: 17437  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 4000  
Date Installed: 01/01/1971  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 01/29/1997  
Close Type: 01/29/1997  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 1  
Tank Id: 17437  
Pipe Id: 1  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: U.S. Suction  
Pipe Leak Detection: Groundwater/Vapor Monitoring

Tank:

Tank No: 2  
Tank ID: 17438  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 5000  
Date Installed: 01/01/1971  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 01/29/1997  
Close Type: 01/29/1997  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: No  
Spill Prevention: No

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

407 GROCERY (Continued)

U001295923

Pipe:  
Tank No: 2  
Tank Id: 17438  
Pipe Id: 2  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: U.S. Suction  
Pipe Leak Detection: Groundwater/Vapor Monitoring

Tank:  
Tank No: 3  
Tank ID: 17439  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 5000  
Date Installed: 01/01/1971  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 01/29/1997  
Close Type: 01/29/1997  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: Groundwater/Vapor Monitoring  
Overfill Protection: No  
Spill Prevention: No

Pipe:  
Tank No: 3  
Tank Id: 17439  
Pipe Id: 3  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: U.S. Suction  
Pipe Leak Detection: Groundwater/Vapor Monitoring

7  
ENE  
1/4-1/2  
0.291 mi.  
1534 ft.

**GARNER SERVICE STATION**  
**100 MAGNOLIA STREET**  
**WINONA, MS 38967**

**LUST U003775267**  
**UST N/A**

**Relative:**  
**Lower**  
**Actual:**  
**374 ft.**

LUST:  
Name: GARNER SERVICE STATION  
Address: 100 MAGNOLIA STREET  
City,State,Zip: WINONA, MS 38967  
Facility Id: 11986  
Facility Satus: Inactive  
Lust Status: Closed  
AllID: 12697  
Event #: 1

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GARNER SERVICE STATION (Continued)**

**U003775267**

Project Manager: Lynn Chambers  
Date Of Report: 10/29/1998  
Trust Fund Status: STFS  
Confirmed On: 10/20/1998  
NFA Date: 09/23/2003

UST:

Name: Garner Service Station  
Address: 100 Magnolia Street  
City: Winona  
Facility ID: 11986  
Facility Status: Inactive  
Latitude: 33 29' 0.5100"  
Longitude: 89 43' 37.5200"  
Permanently Out of Use Tanks: 3  
Active Tanks: 0  
AIID: 12697  
Owner Name: Barksdale Garner, Mrs  
Owner Address: PO Box 185  
Owner Tele: (662)283-1632

Tank:

Tank No: 1  
Tank ID: 30030  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 1000  
Date Installed: Not reported  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 10/20/1998  
Close Type: 10/20/1998  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: N/A  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 1  
Tank Id: 30030  
Pipe Id: 1  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: U.S. Suction  
Pipe Leak Detection: Not Listed

Tank:

Tank No: 2  
Tank ID: 30031  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 1000

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**GARNER SERVICE STATION (Continued)**

**U003775267**

Date Installed: Not reported  
Substance: Gasoline  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 10/20/1998  
Close Type: 10/20/1998  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: N/A  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 2  
Tank Id: 30031  
Pipe Id: 2  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: U.S. Suction  
Pipe Leak Detection: Not Listed

Tank:

Tank No: 3  
Tank ID: 30032  
**Tank Status: Permanently Out of Use**  
Tank Capacity: 1000  
Date Installed: Not reported  
Substance: Unknown  
Reported Release: Yes  
Close Type: Closed  
Date Removed: 10/20/1998  
Close Type: 10/20/1998  
Tank Material: Asphalt Coated or Bare Steel  
2nd Containmnt: None  
Tank Lead Detection: N/A  
Overfill Protection: No  
Spill Prevention: No

Pipe:

Tank No: 3  
Tank Id: 30032  
Pipe Id: 3  
Pipe Status: Permanently Out of Use  
Type Of Closure: Closed  
Pipe Material Construction: Bare/Galvanized Steel  
Secondary Pipe Material: None  
Piping Type: N/A  
Pipe Leak Detection: Not Listed

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**8**  
**ESE**  
**1/4-1/2**  
**0.385 mi.**  
**2035 ft.**

**KIMCO BRAKE PLANT--(SAME AS INTERSTATE BRAKE PRDUC**  
**WINONA, MS**

**SHWS S110767395**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**379 ft.**

SHWS:

Name:	INTERSTATE BRAKE PRODUCTS--SEE KIMCO BRAKE PLANT
Address:	Not reported
City,State,Zip:	MS
Lat/Long (dms):	Not reported
Site Size (acres):	Not reported
EPA ID:	Not reported
Project Manager:	Not reported
<b>Status:</b>	<b>Not reported</b>
State No Further Action Date:	Not reported
Federal:	Not reported
Federal No Further Action Date:	Not reported
Soil Contamination:	No
Surface Water Contamination:	No
Ground Water Contamination:	No
Remediation Type:	Not reported
Surface Water Remediation:	Not reported
GW Remediation Type:	Not reported
Maj. Contaminant:	Not reported
High Concentration:	Not reported
High Concentration Units:	Not reported
Institutional Control:	Not reported
Engineering Control:	Not reported
Voluntary Cleanups:	Not reported

Name:	KIMCO BRAKE PLANT--(SAME AS INTERSTATE BRAKE PRDUCS)
Address:	Not reported
City,State,Zip:	WINONA, MS
Lat/Long (dms):	33 28 46 / 89 43 32
Site Size (acres):	3
EPA ID:	Not reported
Project Manager:	Not reported
<b>Status:</b>	<b>Not reported</b>
State No Further Action Date:	Not reported
Federal:	Not reported
Federal No Further Action Date:	Not reported
Soil Contamination:	No
Surface Water Contamination:	No
Ground Water Contamination:	No
Remediation Type:	Not reported
Surface Water Remediation:	Not reported
GW Remediation Type:	Not reported
Maj. Contaminant:	NO DATA
High Concentration:	Not reported
High Concentration Units:	Not reported
Institutional Control:	Not reported
Engineering Control:	Not reported
Voluntary Cleanups:	Not reported



Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**9**  
**East**  
**1/4-1/2**  
**0.389 mi.**  
**2055 ft.**

**KIMCO BRAKE PLANT**  
**SOUTH UNION ST**  
**WINONA, MS 38964**

**US BROWNFIELDS** **1023620058**  
**FINDS** **N/A**

**Relative:**  
**Lower**  
**Actual:**  
**364 ft.**

US BROWNFIELDS:

<p>Name:          Address:          City,State,Zip:          Recipient Name:          Grant Type:          Property Number:          Parcel size:          Latitude:          Longitude:          HCM Label:          Map Scale:          Point of Reference:          Highlights:            Datum:          Acres Property ID:          IC Data Access:          Start Date:          Redev Completion Date:          Completed Date:          Acres Cleaned Up:          Cleanup Funding:          Cleanup Funding Source:          Assessment Funding:          Assessment Funding Source:          Redevelopment Funding:          Redev. Funding Source:          Redev. Funding Entity Name:          Redevelopment Start Date:          Assessment Funding Entity:          Cleanup Funding Entity:          Grant Type:          Accomplishment Type:          Accomplishment Count:          Cooperative Agreement Number:          Start Date:          Ownership Entity:          Completion Date:          Current Owner:          Did Owner Change:          Cleanup Required:          Video Available:          Photo Available:          Institutional Controls Required:          IC Category Proprietary Controls:          IC Cat. Info. Devices:          IC Cat. Gov. Controls:          IC Cat. Enforcement Permit Tools:          IC in place date:</p>	<p>KIMCO BRAKE PLANT          SOUTH UNION ST          WINONA, MS 38964          Mississippi Department of Environmental Quality          Assessment          -          3          33.480943          -89.725097          Interpolation-Photo          -          -          Property was part once occupied by a Brake manufacturing plant. City of Winona had sold portion of property to developer for residential use. Phase I indicated RECs and Phase II confirmed some soil and GW contaminatio. However, portion of property was suitable for residential construction and was sold to individual for that purpose.          North American Datum of 1927          125762          -          -          15-Apr-11          -          -          -          -          -          -          1          Maurice Ferguson          Private/Other Funding          1-Mar-11          -          -          Hazardous          -          -          96464206          -          -          -          -          -          U          -          -          U          -          -          -          -          -</p>
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Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**KIMCO BRAKE PLANT (Continued)**

**1023620058**

IC in place:	-
State/tribal program date:	3-Dec-10
State/tribal program ID:	-
State/tribal NFA date:	-
Air cleaned:	-
Asbestos found:	-
Asbestos cleaned:	-
Controlled substance found:	-
Controlled substance cleaned:	-
Drinking water affected:	-
Drinking water cleaned:	-
Groundwater affected:	Y
Groundwater cleaned:	-
Lead contaminant found:	-
Lead cleaned up:	-
No media affected:	-
Unknown media affected:	-
Other cleaned up:	-
Other metals found:	-
Other metals cleaned:	-
Other contaminants found:	-
Other contaminants found description:	-
PAHs found:	-
PAHs cleaned up:	-
PCBs found:	-
PCBs cleaned up:	-
Petro products found:	Y
Petro products cleaned:	-
Sediments found:	-
Sediments cleaned:	-
Soil affected:	Y
Soil cleaned up:	-
Surface water cleaned:	-
VOCs found:	-
VOCs cleaned:	-
Cleanup other description:	-
Num. of cleanup and re-dev. jobs:	-
Past use greenspace acreage:	-
Past use residential acreage:	-
Surface Water:	-
Past use commercial acreage:	-
Past use industrial acreage:	3
Future use greenspace acreage:	-
Future use residential acreage:	0.15
Future use commercial acreage:	-
Future use industrial acreage:	-
Superfund Fed. landowner flag:	-
Arsenic cleaned up:	-
Cadmium cleaned up:	-
Chromium cleaned up:	-
Copper cleaned up:	-
Iron cleaned up:	-
mercury cleaned up:	-
Nickel Cleaned Up:	-
No clean up:	-
Pesticides cleaned up:	-
Selenium cleaned up:	-

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**KIMCO BRAKE PLANT (Continued)**

**1023620058**

SVOCs cleaned up: -  
 Unknown clean up: -  
 Arsenic contaminant found: -  
 Cadmium contaminant found: -  
 Chromium contaminant found: -  
 Copper contaminant found: -  
 Iron contaminant found: -  
 Mercury contaminant found: -  
 Nickel contaminant found: -  
 No contaminant found: -  
 Pesticides contaminant found: -  
 Selenium contaminant found: -  
 SVOCs contaminant found: -  
 Unknown contaminant found: -  
 Future Use: Multistory -  
 Media affected Bluiding Material: -  
 Media affected indoor air: -  
 Building material media cleaned up: -  
 Indoor air media cleaned up: -  
 Unknown media cleaned up: -  
 Past Use: Multistory -  
 Property Description: -  
 Below Poverty Number: 595  
 Below Poverty Percent: 49.21  
 Meidan Income: 8288  
 Meidan Income Number: 703  
 Meidan Income Percent: 58.15  
 Vacant Housing Number: 77  
 Vacant Housing Percent: 15.53  
 Unemployed Number: 66  
 Unemployed Percent: 5.46

**FINDS:**

Registry ID: 110060409393  
 Facility URL: [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110060409393](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110060409393)

**Environmental Interest/Information System:**

US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

10  
 NE  
 1/2-1  
 0.572 mi.  
 3019 ft.

**WINONA POST OFFICE SITE**

**FUDS 1024898242  
 N/A**

**WINONA, MS**

**Relative:  
 Lower  
 Actual:  
 367 ft.**

FUDS:  
 EPA Region: 4  
 Installation ID: MS49799F001000  
 Congressional District Number: 2  
 Facility Name: WINONA POST OFFICE SITE  
 FUDS Number: A04MS0017  
 City: WINONA  
 State: MS

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**WINONA POST OFFICE SITE (Continued)**

**1024898242**

County:	MONTGOMERY
USACE District:	Savannah District (SAS)
Status:	Properties without projects
Current Owner:	Other Federal Government
EMS Map Link:	<a href="https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=58465">https://fudsportal.usace.army.mil/ems/ems/inventory/map/map?id=58465</a>
Eligibility:	Categorical Exclusion
Has Projects:	No
NPL Status:	Not Listed
X Coord:	-89.726111109999906
Y Coord:	33.489166670000003
Latitude:	33.489166670000003
Longitude:	-89.726111110000005