



PRICE REDUCED

SALE

861 Seventh Street

Macon, Bibb County, Georgia 31201



22.52 ACRES IN "OPPORTUNITY ZONE"

INDUSTRIAL DEVELOPMENT SITE

REDUCED SALES PRICE: ~~\$495,440~~ \$249,500

CBCMACON.COM

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CBCWORLDWIDE.COM

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Revised 6/1/21



PROPERTY OVERVIEW

861 Seventh Street
Macon, Bibb County, Georgia 31201

“Federal Opportunity Zone”

LOCATION:	Subject property is located in downtown Macon between Bay Street and Lower Poplar Street; opposite Brosnan Yard.
SITE INFORMATION:	22.52 Acre Industrial Development Site in Opportunity Zone <ul style="list-style-type: none">- Partially fenced- Brownsfield Summary - Page 12-15- Environmental Summary - Page 16-18
TOPOGRAPHY:	Level, at road grade
RAIL:	Over 1,000' of Norfolk Southern rail along the eastern border of property.
FRONTAGE:	1,278'± on Seventh Street
UTILITIES:	All public utilities available to site.
ZONED:	M2 - Heavy Industrial
PROPERTY TAX BILL:	\$5,685 (2020)
TRANSPORTATION:	<ul style="list-style-type: none">• One mile to Interstate 16• Two miles to US 80 (Eisenhower Parkway)• Three miles to Interstate 75
REDUCED SALES PRICE: \$495,440 \$249,500	

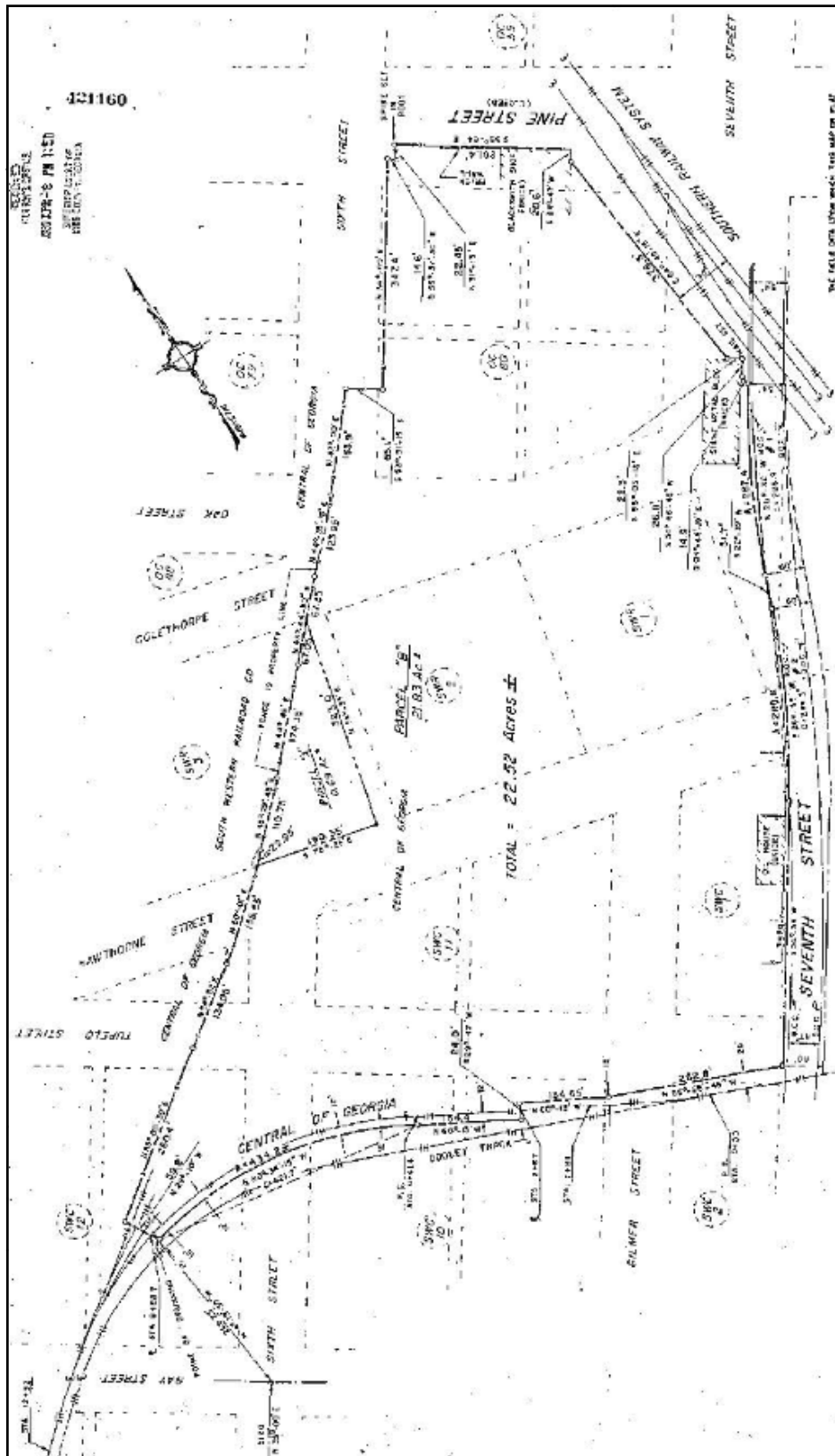


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SURVEY

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MACON'S INDUSTRIAL HERITAGE

861 Seventh Street
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TRANSCO

Pictured is the tipple and coal chute tower, used to refuel steam engines with coal in 1910, located at the edge of the 22-acre site of the former Central Georgia Railroad complex.

The Central of Georgia Railroad moved its center of operations to Macon in 1909 and built this structure in 1910.

The multi-storied steel frame industrial building was used as a coal chute until 1965 when Transco Railcar, Inc. acquired the facility for railroad car repairs.

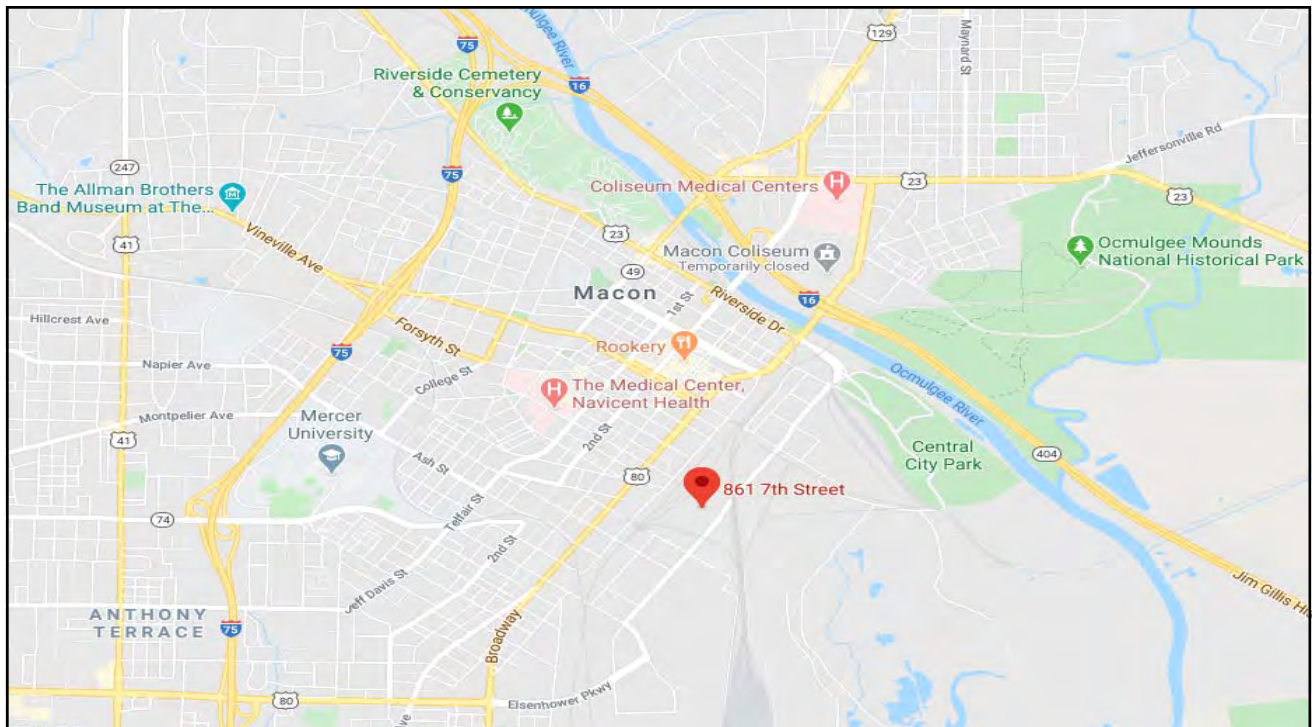
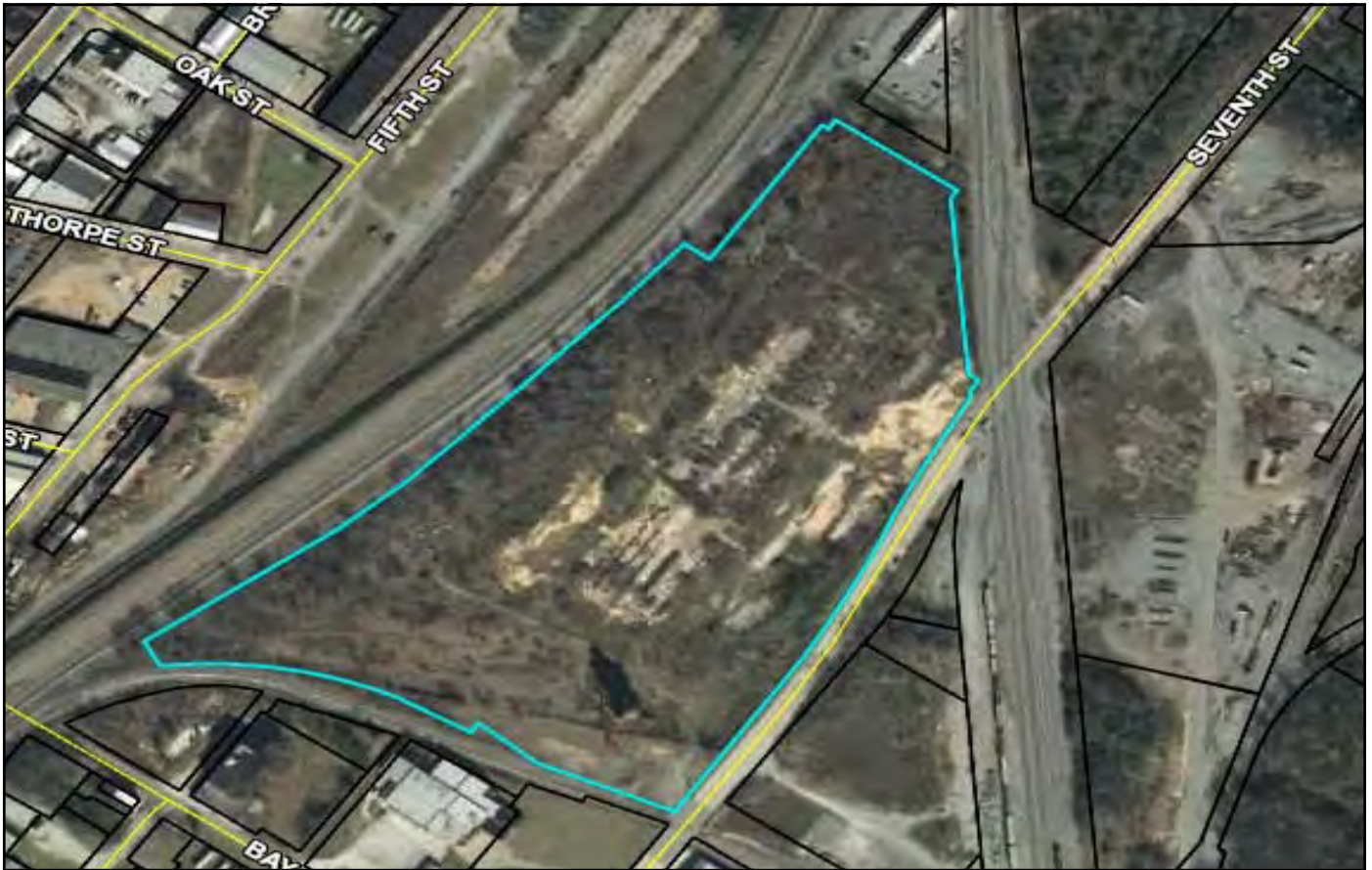
This is the only building on the entire tract and is considered to be of a uniquely noteworthy structure.





MAPS

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DEMOGRAPHICS - BIBB COUNTY

861 Seventh Street

Macon, Bibb County, Georgia 31201

KEY FACTS

156,171

Population



Average
Household Size

37.2

Median Age

\$40,970

Median Household
Income

EDUCATION

13%

No High
School
Diploma



31%
High School
Graduate



28%
Some College



28%
Bachelor's/Grad/Prof
Degree

BUSINESS



6,494

Total Businesses



87,592

Total Employees

EMPLOYMENT



White Collar

65%



Blue Collar

18%



Services

16%



INCOME



\$40,970

Median Household
Income



\$24,379

Per Capita Income



\$24,540

Median Net Worth

Households By Income

The largest group: <\$15,000 (19.3%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator ▲	Value	Difference	
<\$15,000	19.3%	+8.5%	
\$15,000 - \$24,999	12.8%	+3.6%	
\$25,000 - \$34,999	11.7%	+2.4%	
\$35,000 - \$49,999	13.0%	+0.3%	
\$50,000 - \$74,999	14.8%	-2.9%	
\$75,000 - \$99,999	12.2%	-0.3%	
\$100,000 - \$149,999	9.1%	-5.5%	
\$150,000 - \$199,999	3.3%	-2.9%	
\$200,000+	3.8%	-3.3%	



FEDERAL OPPORTUNITY ZONE

861 Seventh Street
Macon, Bibb County, Georgia 31201

The **Federal Qualified Opportunity Zone** distinction was created by The Tax Cuts and Jobs Act to spur economic growth in low-income communities by allowing investors to defer federal taxes by taking capital gains from other investments and investing in these designated areas. The U.S. Department of the Treasury and the Internal Revenue Service (IRS) have now designated more than 8,700 Federal Opportunity Zones in 50 States, the District of Columbia, and five U.S. territories, including 260 census tracts in the State of Georgia.

A Federal Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Federal Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service. Designated Federal Opportunity Zones may not be added or altered at this time.

A Federal Qualified Opportunity Fund is an investment vehicle that is set up as either a partnership or corporation for investing in eligible property that is located in a Federal Opportunity Zone and that utilizes the investor's gains from a prior investment for funding the Federal Opportunity Fund.

The following incentives are offered to investors for putting their capital to work in these qualified opportunity zones:

1. Temporary, capital gain tax deferral:
 - The period of capital gain tax deferral ends upon 12/31/2026 or an earlier sale
2. A step-up in basis:
 - Investment held for 5 years – Basis increased by 10% of deferred gain (90% taxed)
 - Investment held for 7 years – basis increased by another 5% of deferred gain (85% taxed)
3. Forgiveness of additional gains
 - Investment held for 10 years – Basis equal to fair market value; forgiveness of gains on appreciation of investment of sale or exchange of Opportunity Fund investment. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

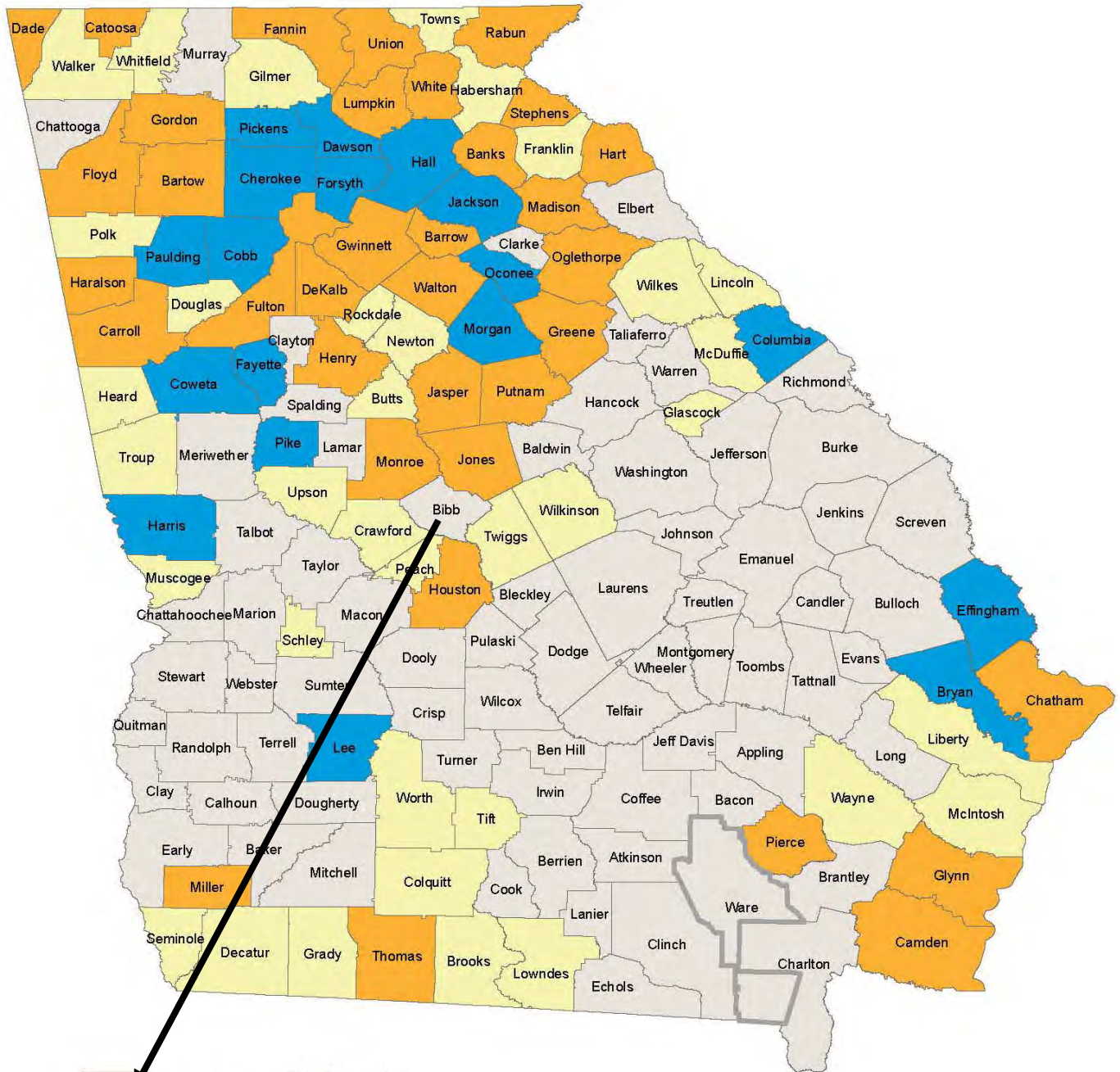
Treasury and the IRS plan to issue additional information on Federal Qualified Opportunity Funds to address the certification of Federal Opportunity Funds, which are required to have at least 90 percent of fund assets invested in Federal Opportunity Zones. The IRS has posted a list of [Frequently Asked Questions about Opportunity Zones](#) and is currently working on guidance on how the Federal Qualified Opportunity Zone benefit under IRC 1400Z-2 (including the certification of Federal Qualified Opportunity Funds and eligible investments in Federal Qualified Opportunity Zones) will be administered. IRS and Treasury are giving this guidance high priority for rapid issuance over the next few months.



2021 GEORGIA JOB TAX CREDITS

861 Seventh Street

Macon, Bibb County, Georgia 31201



	Tier 1	71 Counties
	Tier 2	35 Counties
	Tier 3	35 Counties
	Tier 4	18 Counties

For more information on Tax Credits:
<https://dca.ga.gov/community-economic-development/incentives/job-tax-credits>


Georgia Department of
Community Affairs



JOB TAX CREDITS - TIER 1 COUNTY

861 Seventh Street

Macon, Bibb County, Georgia 31201

Job Tax Credits – Tier 1 County

For initial job creation threshold met in tax years beginning January 1, 2012 or later

- The Georgia Job Tax Credit Program falls under O.C.G.A. 48-7-40
- Eligible Business Enterprises must create at least two (2) net new jobs within a tax year and the new jobs must be full-time jobs of at least 35 hours per week
- New jobs must be offered health insurance; the employer does not have to pay for such insurance, just offer it
- The average wage of each new job created must pay at or above the average wage of the county with the lowest average wage in the state – as of June 2020 this is Glascock County at \$541 per week or \$28,132 per year, per Georgia Department of Labor (GA DOL) (Georgia Employment and Wages – 2019 Averages)
- Job threshold must be created in initial year, then maintained an additional four years – credit is initially claimed on the initial year tax return – for example, an initial threshold of eligible new jobs created in 2020 may be claimed on the 2020 tax return – additional credit is then claimed on each of the following four years' tax returns as long as the jobs are maintained; Tax credit = \$3,500 per job (with an additional \$500 bonus credit if the county is within a JDA, which would make the credit = \$4,000 per job)
- Credit is claimed by filing *Form IT-CA* with the Georgia Business Income Tax return
- Credit may be applied against 100 percent of any corporate income tax liability on the Georgia Income Tax Return. Flow-through entities will be able to flow the credit through to the members, partners, or shareholders
- Excess credit may be applied against withholding if the proper steps are taken with the Georgia Department of Revenue (GA DOR)

Withholding Tax Credits

- Job Tax Credit claimed against withholding may not exceed \$3,500 per job
- Credit must be first applied to any corporate income tax liability prior to claiming withholding
- Carry forward income tax credits may not be applied to withholding, nor may withholding be claimed on an amended tax return
- Credit is applied to future withholding tax returns
- No refund paid on withholding credits
- Credits not applicable to withholding (i.e. Joint Development Authority bonus, port credit; such bonus credits are only available to job tax credit claimed under a Tier 1 county and not in a LDCT) may be carried forward or flowed through to partners, members, or shareholders (if applicable)

Claiming Withholding Credit

- For tax years beginning on or after January 1, 2017, to claim any excess tax credit not used on the Income Tax Return against the generating entity's payroll withholding tax liability, the entity must file Revenue Form IT-WH *Notice of Intent* through the Georgia Tax Center within 30 days after the due date of the Georgia income tax return (including extensions) or within 30 days after the filing of a timely filed Georgia income tax return, whichever occurs first - **Paper filings will no longer be allowed**
- Failure to file this form as provided will result in disallowance of the withholding tax benefit
- DOR has 120 days to review once the Business Income Tax Return is filed
- Business will receive notice of approved credit and when to claim against withholding from GA DOR
- Business will then apply credit to withholding returns until fully utilized
- Withholding credit has no effect on employees
- Flow-through entities may elect to claim a specific portion of the credit against the entity's payroll withholding and flow the remaining credit through to shareholders, partners, or members. This is an annual irrevocable election dependent upon the filing of *Form IT-WH*.

Form IT-CA may be obtained from the GA Department of Revenue web site at:

https://dor.georgia.gov/sites/dor.georgia.gov/files/related_files/document/TSD/Form/IT-CA_2012_Job_Tax_Credit_Form_ITCA.pdf

Job Tax Credit info on the web at:

<https://www.dca.ga.gov/community-economic-development/incentive-programs/job-tax-credits>

Contact for Job Tax Credit: Tricia DePadro: (404) 679-1585 or tricia.depadro@dca.ga.gov

Updated June 2020



BROWNFIELD SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 1 of 4)

TRANSCO INC. PROPERTY – Tax Parcel No. R0810091OC 79

Executive Summary

Due to its environmental history, the subject property is likely to be eligible for the Georgia brownfield program. A prospective buyer, who has no prior connection to the property or the current owner, would have access to unique and highly effective incentives. The purpose of this summary is to provide basic information regarding the Georgia brownfield program (the Hazardous Site Reuse and Redevelopment Act, O.C.G.A. §12-8-20) and its potential applicability in any transaction of the Property for the commercial real estate brokerage community and prospective purchasers of the Property.

Environmental Conditions

The Property is an approximately 22.52-acre commercial/industrial parcel located southeast of downtown Macon, Georgia that has experienced environmental contamination from the release of hazardous materials from historic operations in service of the railroad industry. As described in detail in the Environmental Summary, corrective action has been conducted to address the contamination at the Property in accordance the applicable state regulations resulting in certification by the Environmental Protection Division of the Georgia Department of Natural Resources (EPD) that soil complies with the site-specific nonresidential remediation standards and groundwater complies with remedial objectives by implementation of certain institutional controls under a uniform environmental covenant for the Property.

Brownfield Program Eligibility

The brownfield program was established to encourage community revitalization through the productive reuse of contaminated properties. To qualify to enter the program, both the property and the purchaser must meet certain requirements.

A property to be entered into the program must have experienced release of hazardous constituents or petroleum (O.C.G.A. § 12-8-205). A person seeking to enter a property into the program cannot have contributed to a release at the property, be related to, or otherwise affiliated with, the current owner of the property or any person who has contributed to a release at the property, or be in violation of any order, judgment, statute, rule or regulation of EPD [O.C.G.A. § 12-8-206(a)].

Brownfield Program Enrollment

An eligible prospective purchaser may enroll an eligible property in the brownfield program. To initiate the process, the prospective purchaser would submit an application for brownfield acquisition prior to or within thirty (30) days of closing on the property. The application would include (i) a non-refundable application review fee of \$3,000.00; (ii) application forms certifying the qualifications of the prospective purchaser and the property; and (iii) a Prospective Purchaser Corrective Action Plan (PPCAP), which would present an overview of the soil and groundwater conditions at the property and the corrective action measures proposed for remediation of soils with contamination in concentrations greater than appropriate risk reduction standards based on contemplated future use of the property. Upon approval of the application, EPD would issue a conditional limitation of liability letter,



BROWNFIELD SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 2 of 4)

contingent on completing the PPCAP. The PPCAP would then be implemented on the schedule indicated in the PPCAP. Upon completion of the PPCAP requirements, a Prospective Purchaser Compliance Status Report (PPCSR) would be submitted to EPD. The PPCSR would detail the PPCAP implementation process including the requirements, remedial actions and certification that the soils at the property meet the appropriate RRSs. After EPD certification of compliance of the PPCSR, a final limitation of liability would be issued by EPD.

Brownfield Program Benefits

The limitation of liability exonerates the prospective purchaser from liability to the state or any third party for costs incurred in the remediation of, equitable relief relating to, or damages resultant from the pre-existing release and from certifying compliance with risk reduction standards for groundwater, performing corrective action or other liability for any pre-existing releases to groundwater associated with the qualifying property [O.C.G.A. § 12-8-207(a)]. The limitation of liability extends to the prospective purchaser's lenders, provided that those lenders did not actively participate in the management, disposal, or release of hazardous wastes, substances, or constituents on or from the qualifying property [O.C.G.A. § 12-8-207(d)]. The limitation of liability runs with the land and is fully transferable to the heirs, assigns, and designees of the person to whom such limitation of liability is granted, provided that such transferee is not a person who has contributed or is contributing to a release at the qualifying property [O.C.G.A. § 12-8-208(c)]. Therefore, these same protections of the limitation of liability, once acquired by the purchaser, are available to any qualified subsequent purchaser of the property.

An additional benefit of the limitation of liability is the tax abatement credit. The Georgia Department of Revenue Tax Code (Code) offers preferential classification and assessment of brownfield property for tax purposes pursuant to which the purchaser can recover certain environmental compliance costs incurred in the redevelopment of brownfield property. Under the Code, the ad valorem taxable base of the brownfield property is the "fair market value" of the property for a period of ten years or until the property realizes tax savings equal to the "eligible brownfield costs", whichever comes first. The term "fair market value" is defined as the lesser of the acquisition cost of the property or the appraised fair market value of the property as recorded in the county tax digest at the time application was made to EPD for participation in the brownfield program [O.C.G.A. § 48-5-2(3)(F)]. The term "eligible brownfield costs" is defined as costs incurred after July 1, 2003, and directly related to the receipt of a limitation of liability pursuant to the brownfield program that are not ineligible costs [O.C.G.A. § 48-5-7.6(a)(3)]. The term "ineligible costs" includes the following:

- Purchase or routine maintenance of equipment of a durable nature that is expected to have a period of service of one year or more after being put into use at the property without material impairment of its physical condition, unless the applicant can show that the purchase was directly related to the receipt of a limitation of liability, or the applicant can demonstrate that the equipment was a total loss and that the loss occurred during the activities required for receipt of applicant's limitation of liability;
- Materials or supplies not purchased specifically for obtaining a limitation of liability;



BROWNFIELD SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 3 of 4)

- Employee salaries and out-of-pocket expenses normally provided for in the property owner's operating budget (i.e. meals, fuel) and employee fringe benefits;
- Medical expenses;
- Legal expenses;
- Other expenses not directly related to the receipt of a limitation of liability;
- Costs arising as a result of claims for damages filed by third parties against the property owner or its agents should there be a new release at the property during or after the receipt of a limitation of liability;
- Costs resulting from releases after the purchase of qualified brownfield property that occur as a result of violation of state or federal laws, rules, or regulations;
- Purchases of property;
- Construction costs;
- Costs associated with maintaining institutional controls after the certification of costs by EPD; and
- Costs associated with establishing, maintaining or demonstrating financial assurance after the certification of costs by EPD [O.C.G.A. §§ 48-5-7.6(a)(4)(A-L)].

As for the process to receive the ad valorem tax preference, the property owner submits eligible costs to EPD for certification [O.C.G.A. § 48-5-7.6(b)]. Once EPD certifies the eligible costs, the property owner makes application to the county board of tax assessors for preferential tax assessment. Within 90 days of receipt of the application, the county is required to review and, if the application is appropriate, approve the application. The tax year following the year in which the application is made is considered the first year of eligibility for the preferential tax treatment, at which point to property is re-classified and re-assessed as "brownfield" [O.C.G.A. § 48-5-7.6(c)]. The applicable brownfield property taxable base is then recorded in the county tax digest and the tax benefits are then applied by the taxing authority [O.C.G.A. § 48-5-7.6(d)]. This classification remains until: (i) the 10-year assessment period has expired; (ii) the tax savings accrued equals the costs certified by EPD and submitted to the county for tax purposes; (iii) the limitation of liability is revoked; (iv) sale or transfer of property ownership to a non-taxable entity; or (v) the owner requests removal of the classification. For each year the preferential tax treatment is afforded, the property owner must report by affidavit to the county the: (i) the tax savings that year; (ii) the number of years such tax preference was received; (iii) the total tax savings; (iv) any transfers of brownfield costs; and (v) the eligible brownfield costs remaining [O.C.G.A. §§ 48-5-7.6(e-f)]. The property owner begins to pay property taxes after the full recovery of all of the eligible brownfield costs.

Potential Applicability of the Brownfield Program to the Property

The historical soil and present groundwater contamination at the Property indicate the presence of



BROWNFIELD SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 4 of 4)

contamination sufficient to demonstrate eligibility of the Property for the brownfield program. Any prospective purchaser that did not cause or have an ownership interest in or connection to a party that caused the contamination at the Property, would be qualified for the brownfield program. As indicated in the Environmental Summary, Transco has already demonstrated compliance with commercial risk reduction standards for soil, which would satisfy the obligations of the prospective purchaser under the brownfield program. Therefore, upon submittal of its application and subsequent completion of requirements of the PPCAP and PPCSR, the prospective purchaser would be entitled to a limitation of liability from groundwater liability. Further, all eligible expenses incurred by the prospective purchaser to obtain the limitation of liability would be recovered by the prospective purchaser under the brownfield tax credit. In this manner, a prospective purchaser could take full advantage of the legal and financial benefits offered by the brownfield program.

Disclaimer

This is a summary rather than a complete statement, record or description of the brownfield program and potential applicability to a transaction involving the Property. This is provided to and for the benefit of the broker for Transco Inc. Although this information may be shared by the broker for Transco Inc. with other brokers and prospective purchasers, agents and/or consultants on behalf of such purchasers of the Property, Transco Inc. provides no representations or warranties regarding the information presented and does not intend for this information to be relied upon by any other brokers, prospective purchasers, agents and/or consultants on behalf of such purchasers of the Property. For complete information regarding the brownfield program and its potential applicability and benefits to any transaction involving the Property, Transco Inc. recommends that other brokers, prospective purchasers and/or agents review the relevant statutes and confer with their own legal and technical consultants and advisors.



ENVIRONMENTAL SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 1 of 3)

Executive Summary

The Property is an approximately 22.52-acre parcel located in a mixed commercial/industrial area southeast of downtown Macon, Georgia with an operational history dating from the late 1800's for service of the railroad industry. Transco Inc. operated a railcar maintenance and repair facility at the Property from 1980 until 1991, when the facility was closed and has not been occupied or used since that time. Since closure, the environmental conditions of the Property have been addressed in accordance with applicable regulations and is being sold by the current owner.

The purpose of this memorandum is to summarize the environmental assessment and corrective activities that have been conducted by the current owner. This information is intended for the commercial real estate brokerage community as well as prospective buyers of the property in order to facilitate a general understanding of the property's history and the restrictions on future activity.

Assessment Activities

Environmental assessment activities for the site began around 1995. The assessments indicated the presence of regulated substances in soil and groundwater at the Property. As a result of the identified releases, the Property was listed by the Georgia Environmental Protection Division ("EPD") under the Georgia Hazardous Site Response Act ("HSRA") Hazardous Site Inventory ("HSI") in 1998 (HSI No. 10502). Regulated substances released at the Property include lead and polychlorinated biphenyls in soil; and chlorobenzene, cumene, naphthalene, tetrachloroethene ("PCE"), vinyl chloride, cis-1,2-dichloroethene ("cis-DCE") and trichloroethene ("TCE") in groundwater. Several constituents were present above applicable remediation standards.

Corrective Action

Consequently, in 2001, a Corrective Action Plan ("CAP") was prepared under HSRA to address identified environmental conditions and submitted to EPD for approval. The CAP was approved by EPD in 2008. Corrective action was performed for soil and groundwater at the Property in accordance with the CAP. In 2017, the Property was accepted into the Georgia Voluntary Remediation Program ("VRP") to manage the remaining environmental issues. Under the VRP, additional data delineation, verification and remediation activities were performed to demonstrate compliance with the VRP requirements for the Property.

In 2020, a Compliance Status Report ("CSR") requesting closure of environmental matters was submitted to EPD. The CSR concluded that soil complies with the site-specific nonresidential remediation standard. Although a compliance certification for groundwater is not required, the CSR further concluded that remedial objectives for groundwater had been achieved with certain institutional controls being implemented under a uniform environmental covenant ("UEC") for the Property.



ENVIRONMENTAL SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 2 of 3)

EPD Approval

On January 29, 2021, EPD issued a conditional approval of the CSR for the Property. This approval certifies that the soil at the Property complies with the applicable commercial remediation standards and groundwater at the Property complies with the applicable requirements of the VRP based on the factors cited in the CSR including the conditions of the UEC. The UEC incorporates a Soil Management Plan ("SMP") that contains certain restrictions on the use of the soil at the Property. A final draft of the UEC and SMP have been submitted to EPD for approval. EPD has preliminarily responded that it concurs with the substantive provisions of both documents. Based on this concurrence, it is anticipated that EPD will approve the UEC and SMP within thirty (30) days. The filing of the approved UEC will allow for the completion of the VRP requirements for the Property, which is anticipated to be within ninety (90) days. The time frames provided herein are estimates as EPD controls the timing of these actions. It is the objective of Transco to seek delisting of the Property from the HSI following the completion of the VRP process.

Use and Redevelopment

As indicated, the UEC and incorporated SMP contain certain restrictions on the use and redevelopment of the Property as follows:

- (i) The Property cannot be used for residential development.
- (ii) The groundwater beneath the Property cannot be used for drinking water or for any other non-remedial purposes.
- (iii) Any proposed new building must be evaluated prior to construction for possible vapor intrusion and, if found necessary following EPD review, a vapor intrusion mitigation system may need to be installed.
- (iv) Any land disturbing activity at the Property must be conducted in accordance with the SMP, which requires that:
 - (a) Land disturbing activities are required to be:
 - (1) supervised by a Georgia registered professional engineer or a Georgia registered professional geologist who has experience in the responsible charge of the investigation and remediation of releases of regulated substances;
 - (2) monitored for discoloration of soil and for odor;
 - (3) conducted in a manner that does not create excessive dust;
 - (4) conducted in a manner as to allow for proper segregation, storage, characterization and disposal of soils to be removed off-site; and
 - (5) documented in a bound field logbook and summarized for EPD if requested.



ENVIRONMENTAL SUMMARY

861 Seventh Street
Macon, Bibb County, Georgia 31201

(Page 3 of 3)

(b) Workers and/or contractors that are involved with land disturbing activities are required to be:

(1) fully trained and protected in accordance with the Occupational Safety and Health Act Hazardous Waste Operations and Emergency Response (HAZWOPER) Standard appropriate for relevant contaminants;

(2) trained to conduct work under a site-specific Health and Safety Plan (HASP) describing the contaminants that may be encountered, potential exposure routes and toxicological effects, and methods to avoid and/or minimize exposure, including the use of the appropriate level of personnel protective equipment and cleaning practices; and

(3) supervised in accordance with the HASP.

(c) All reusable equipment that will contact potentially contaminated soil or water must be decontaminated at the start of the project and prior to each reuse.

Any land disturbing activities inconsistent with the SMP are prohibited.

Disclaimer

This is a summary rather than a complete statement, record or description of the environmental history of and restrictions for the use and redevelopment of the Property. This is provided to and for the benefit of the broker for Transco Inc. Although this information may be shared by the broker for Transco Inc. with other brokers and prospective purchasers, agents and/or consultants on behalf of such purchasers of the Property, Transco Inc. provides no representations or warranties regarding the information presented and does not intend for this information to be relied upon by any other brokers, prospective purchasers, agents and/or consultants on behalf of such purchasers of the Property. For a complete record of the environmental regulatory history of the Property and the restrictions on use and redevelopment of the Property, Transco Inc. recommends that other brokers, prospective purchasers and/or agents review the relevant documents that are contained in the files of the EPD.