

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

1. The information provided in this form is for:
 Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	NOT APPLICABLE			
3	Tax Map and Parcel ID Number:	18-069-02-018	Acreage	0.6	
4	Site or Facility Name	VALU CLEANERS			
5	Site Street Address	5487 MEMORIAL DRIVE			
6	Site City	STONE MOUNTAIN	County	DEKALB	Zip 30083
7	Property Owner	STRATFORD HOLDING, LLC (LESSOR)			
8	Property Owner Mailing Address	C/O THE LANGFAN COMPANY, 119 WEST 57th STREET, SUITE #906			
9	Property Owner City	NEW YORK	State	NY	Zip 10019
10	Property Owner Telephone No.	404-312-0839 (LOCAL COUNSEL)			
11	Site Contact Person	JACK MARTINEZ	Title	LESSEE / SUBLESSOR	
12	Site Contact Company Name	FOG CAP RETAIL INVESTORS, LLC			
13	Site Contact Mailing Address	1700 LINCOLN STREET, SUITE 2150			
14	Site Contact City	DENVER	State	CO	Zip 80203
15	Site Contact Telephone No.	(720) 221-3120			
16	Facility Operator Contact Person	MR. ALI HANDANI	Title	SUBLESSEE	
17	Facility Operator Company Name	VALU CLEANERS			
18	Facility Operator Mailing Address	5487 MEMORIAL DRIVE			
19	Facility Operator City	STONE MOUNTAIN	State	GA	Zip 30083
20	Facility Operator Telephone No.	404-294-9253			

21. CERTIFICATION — I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Mark Langfan
 NAME (Please type or print)

Manager
 TITLE

Sept 2, 2011
 DATE

Mark Langfan
 SIGNATURE

PART II -- RELEASE INFORMATION

Page 2 of 5

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The source of the release is suspected to be associated with dry cleaning operations at the property, dating back to 1990.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The date(s) of release and quantity of material is not known. The physical state of the released materials, Tetrachloroethene (PCE), is suspected to be liquid (dry cleaning solvent).

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

In June 2011, Premier Environmental Services, Inc. (Premier) performed a subsurface investigation at the property. The investigation consisted of the installation of five (5) soil borings and collection of seven (7) soil samples (at depths ranging from 2 ft-bgs to 23 ft-bgs). Groundwater samples were not collected during Premier's June 2011 investigation. Soil samples were analyzed for VOCs via Method 8260B. Based on the analytical results, no VOCs were detected at concentrations above their respective Notification Concentrations (NC). In July 2011, Peachtree Environmental, Inc. (Peachtree) returned to the property to perform an additional subsurface investigation at the property. The investigation consisted of the installation of six (6) soil borings, collection of twelve (12) soil samples (at depths ranging from 1 ft-bgs to 15 ft-bgs) and one (1) groundwater sample. Groundwater was only encountered in soil boring SB-2. Soil samples were analyzed for VOCs via Method 8260B. Based on the analytical results, Tetrachloroethene (PCE) was detected in soil sample SB-4-1 at a concentration of 1.2 mg/kg, above its NC of 0.18 mg/kg. At soil boring SB-2, groundwater was encountered at approximately 18 ft-bgs. One (1) groundwater sample (TW-1) was collected from SB-2 following conversion into a 1-inch temporary well and submitted for laboratory analysis of VOCs via Method 8260B. Based on the analytical results, PCE (56 ug/L) was detected in groundwater above its NC of 5.0 ug/L. No other constituents were detected in groundwater above their respective NC.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
 Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
 Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

The property is not secured by a gate or fencing. The on-site structure is a one-story building measuring approximately 5,400 square feet. The building interior maybe be accessed during business hours (approx. 7 am to 7 pm, Monday through Saturday), but is locked and inaccessible during non-business hours. Neither security personnel nor surveillance systems were observed at the property.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
 An engineered and maintained earthen material or compacted fill or a high density synthetic material
 Loose earthen fill or native soil
 No cover
 Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Exterior soil cover material (outside building) - Cultivated grass cover followed by tan, grey, brown, fine-to-medium, silt-sand to 8 ft-bgs. Residuum light tan, fine-to-medium, micaceous silt with foliated saprolite from 8 to 21 ft-bgs.
Interior soil cover material (inside building) - Approximately 4 inches of concrete slab followed by tan, grey, brown, fine to medium, silt-sand to 4 ft-bgs.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: EAST ANSLEY PARK TOWNHOMES

Address: MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: UNKNOWN

Address: UNKNOWN

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you **MUST** submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://qasstore.dnr.state.ga.us>.

Revised May 2008

SITE SUMMARY

The property located at 5487 Memorial Drive in the City of Stone Mountain, DeKalb County, Georgia (the "property") consists of a rectangularly shaped, single parcel of land measuring approximately 0.6 acres. A Property Location Map is included as **Figure 1**. The property is currently utilized as a dry cleaning facility (Valu Cleaners).

The property is located within a developed area of Stone Mountain which includes both residential and commercial properties. Commercial business borders the property to the south, east, and west. Memorial Drive borders the property to the north, followed by commercial businesses and residential apartment homes. Based on the topography, groundwater flow direction is suspected to flow to the west-southwest, towards Snapfinger Creek. A USGS Topographic Map is included as **Figure 2**.

In June 2011, Premier Environmental Services, Inc. (Premier) performed a subsurface investigation at the property. The investigation consisted of the installation of five (5) soil borings and collection of seven (7) soil samples (at depths ranging from 2 ft-bgs to 23 ft-bgs). Groundwater samples were not collected during Premier's June 2011 investigation. Soil samples were analyzed for VOCs via Method 8260B. Based on the analytical results, no VOCs were detected at concentrations above their respective Notification Concentrations (NC). Premier's soil boring locations are illustrated on **Figure 3**. The laboratory analytical report associated with Premier's June 2011 investigation is provided as **Attachment A**.

In July 2011, Peachtree Environmental, Inc. (Peachtree) returned to the property to perform an additional subsurface investigation at the property. The investigation consisted of the installation of six (6) soil borings, collection of twelve (12) soil samples (at depths ranging from 1 ft-bgs to 15 ft-bgs) and one (1) groundwater sample. Groundwater was only encountered in soil boring SB-2. Peachtree's soil boring/groundwater sample location(s) are illustrated on **Figure 4**. Soil samples were analyzed for VOCs via Method 8260B. Based on the analytical results, Tetrachloroethene (PCE) was detected in soil sample SB-4-1 at a concentration of 1.2 mg/kg, above its NC of 0.18 mg/kg. PCE was also detected in soil samples SB-2-13 (0.024 mg/kg) and SB-5-1 (0.024 mg/kg) at concentrations below the NC.

At soil boring SB-2, groundwater was encountered at approximately 18 ft-bgs. One (1) groundwater sample (TW-1) was collected from SB-2 following conversion into a 1-inch temporary well and submitted for laboratory analysis of VOCs via Method 8260B. Based on the analytical results, PCE (56 ug/L) was detected in groundwater above its NC of 5.0 ug/L. No other constituents were detected in groundwater above their respective NC. The laboratory analytical report associated with Peachtree's July 2011 investigation is provided as **Attachment B**.



RELEASE NOTIFICATION FORM

RECEIVED
Georgia EPD

HAZARDOUS SITES RESPONSE PROGRAM
GEORGIA ENVIRONMENTAL PROTECTION DIVISION

(Please type or print legibly)

SEP 2 2011

1. The information provided in this form is for:

- Initial Release Notification
- Supplemental Notification

Response and Remediation Program

PART I - PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	Unassigned			
3	Tax Map and Parcel ID Number:	17-0150-0008-074-0 & 17-0150-0008-064-0			
4	Site or Facility Name	Midas			
5	Site Street Address	916 Northside Drive			
6	Site City	Atlanta	County	Fulton	Zip 30318
7	Property Owner	Automotive Enterprises, Inc			
8	Property Owner Mailing Address	800 Brookstone CTR PARKWAY			
9	Property Owner City	Columbus	State	GA	Zip 31904
10	Property Owner Telephone No.	251-923-7326			
11	Site Contact Person	Chelsea Curl	Title	Project Manager	
12	Company Name	One Consulting			
13	Site Contact Mailing Address	P.O. Box 54382			
14	Site Contact City	Atlanta	State	GA	Zip 30318
15	Site Contact Telephone No.	(404) 815-8005			
16	Facility Operator	Not applicable	Title		
17	Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

21. CERTIFICATION - I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Fred D Faulkenberry
NAME (Please type or print)
Fred D Faulkenberry
SIGNATURE

President
TITLE
9/1/11
DATE

PART II -- RELEASE INFORMATION

Page 2 of 5

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

Unknown- see attached

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

Unknown- see attached

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled):

Unknown- see attached

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

On-Site management during store hours

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Asphalt/concrete

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Georgia Tech Woodruff Residence Hall

Address: 890 Curran Street NW Atlanta, GA 30318

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: _____

Address: _____

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

PART IV -- GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the groundwater at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
Trichloroethylene	79016	17 ppb	8.04'

SITE SUMMARY

According to information obtained during this investigation, the Site was first developed in the early 1900s as residences from vacant land. In 1961, the Site was developed as an automotive repair facility and has operated in this capacity to current day. It is currently operates as a Midas. Based on the information obtained during an environmental site assessment (ESA), adjoining and nearby properties have the potential to impact the Site with *petroleum hydrocarbon constituents* and/or *hazardous materials*. Therefore, the historic use of the area surrounding the Site is a *recognized environmental condition* that required further assessment.

The Site is identified on the SPILLS database as “Abandoned Drums.” This listing is reportedly due to an USEPA Environmental Response Team emergency response action on March 28, 1995. No information was available regarding this database listing. However, the response action was most likely performed to resolve abandoned or unmarked drums identified on the Site. Abandoned drums found on the Site would likely be automotive in nature, presumably used oil, antifreeze, and/or transmission fluid. No history of underground storage tanks has been identified on the Site during this assessment. Therefore, the identified environmental database listing is considered a *de minimis* condition as it did not result in further assessment and/or corrective action by the applicable regulatory agency.

One type II monitoring well has been installed on the Site. According to an interview with a previous Site owner, this monitoring well was installed in 2000 by others during a due-diligence investigation. Previous groundwater analytical results of samples obtained from this monitoring well were not available, nor were any details documenting its construction. A groundwater sample (MW-1) was obtained from the existing monitoring well on August 19, 2011 from a depth of approximately 8 feet below ground surface, after the monitoring well was purged of three well volumes. The groundwater sample was field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols. It was analyzed for volatile organic compounds (VOCs) USEPA Method SW8260B to assess for petroleum hydrocarbon and industrial solvent impact. Analytical Environmental Services, Inc. (NELAP Certification #E87582) performed the analysis at their laboratory in Atlanta, Georgia. No soil samples were obtained from the Site.

Trichloroethene was detected in the Site groundwater at a concentration of 17 (parts per billion) ppb. Remaining VOCs were not discovered above laboratory detection limits in the groundwater sample analyzed. Groundwater laboratory analytical results are depicted on Figure 2 and are summarized on Table 1.

Trichloroethene has been reported in the western, adjacent property (631 8th Street) groundwater at a concentration of 18 ppb in this facility’s groundwater. After governmental review of this condition, this property was not listed on the Hazardous Site Inventory.

No additional assessment and/or corrective actions has been performed at the Site.

At the time of the notification, the source of the trichloroethene concentrations in the Site groundwater is unknown.

SEP 6 2011



RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
(Please type or print legibly)

Response and Remediation Program

1. The information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:	C01E - 44A				
4	Site or Facility Name	FORMER COATS TALON PLANT				
5	Site Street Address	8216 MAIN STREET				
6	Site City	CLEVELAND	County	WHITE	Zip	30528
7	Property Owner	COMMUNITY BANK & TRUST				
8	Property Owner Mailing Address	129 NORTH MAIN STREET				
9	Property Owner City	CLEVELAND	State	GEORGIA	Zip	30528
10	Property Owner Telephone No.	706-776-5107				
11	Site Contact Person	MR. MARK GRAVITT	Title	VICE PRESIDENT		
12	Company Name	COMMUNITY BANK & TRUST				
13	Site Contact Mailing Address	129 NORTH MAIN STREET				
14	Site Contact City	CLEVELAND	State	GEORGIA	ZIP	30528
15	Site Contact Telephone No.	706-776-5107				
16	Facility Operator	MR. MARK GRAVITT	Title	VICE PRESIDENT		
17	Company Name	COMMUNITY BANK & TRUST				
18	Facility Operator Mailing Address	129 NORTH MAIN STREET				
19	Facility Operator City	CLEVELAND	State	GEORGIA	ZIP	30528
20	Facility Operator Telephone No.	706-776-5107				

21. CERTIFICATION – I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

MR. MARK GRAVITT

VICE PRESIDENT

NAME (Please type or print)

TITLE

SIGNATURE

DATE

PART II -- RELEASE INFORMATION

Please Provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The specific source of the release is not certain, but is presumed to be historical storage of solvents, discharge of blow down water from a former incinerator at the property and accumulation of storm water in the affected area of the site.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, sludge) and the quantity of the material released (lbs, cubic yards, etc.)

The release date and quantity are unknown. The physical state of the material is also unknown, but solvents are presumed to be liquid. A black sludge was found in soils.

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

The investigation during which this contamination was identified is described in the attached narrative. No steps have been taken to remediate this release.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

5. For soil releases, indicate the type of material covering the release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other _____

Describe the type and thickness of the material covering the contaminated soil or wastes.

The area of impacted soils is covered by a reddish-brown silty clay, ranging in thickness from 3 to 12 feet.

PART II -- RELEASE INFORMATION

(Continued)

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

- Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet Unknown

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Residence

Address: 47 Campbell Road, Cleveland, GA

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

- Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: USGS #15L102, The City of Cleveland Public Supply Well

Address: Cemetery Street

Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

- Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the location of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g. parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original USGS topographic map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

PART III -- SOIL RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the soil at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Concentration Detected Between 0-6 Inches	Highest Concentration Detected Between 6-24 Inches	Highest Concentration Detected Greater Than 24 Inches
Copper	7440-50-8			156,000 mg/Kg
Lead	7439-92-1			1,350 mg/Kg
Zinc	7440-66-6			42,000 mg/Kg
1,1-Dichloroethane	75-34-3			390 ug/Kg
tetrachloroethene	127-18-4			770 ug/Kg
chloroethane	75-00-3			210 ug/Kg

Specify Units for Concentrations

8216 MAIN STREET, CLEVELAND
HSRA Initial Release Notification
Site Summary

The subject site is located on the south side of the City of Cleveland, near the south corner of the intersection of Campbell Street and Main Street. The site supported a former Coats Talon zipper factory that had been built in the 1950s and was expanded in the 1960s and again in the 1990s. The plant closed in the late 1990s and has been mostly abandoned since that time. The 60,000-square-foot manufacturing building and associated parking lots were located on the north half of the site. The south portion of the property was wooded.

Groundwater impacts were previously identified at the site during a Phase II investigation by Nova Engineering and Environmental, Inc. (NOVA) in 2008. At this time, 1,1-Dichloroethane and 1,1,1-Trichloroethane were identified below their maximum contaminant levels (MCLs.) NOVA later installed three groundwater monitoring wells on the property, solely for the purpose of determining the direction of groundwater flow. These wells were not sampled at this time. MoJo Properties, LLC, the owner of the site in 2008, notified the Georgia EPD of this contamination in February 2008. The EPD responded on July 17, 2008, by declining to list the site on the Hazardous Sites Inventory.

In 2010, LOGIC Environmental, Inc. (LOGIC) conducted a Phase I/Phase II investigation at the property. Over the course of LOGIC's investigation, multiple soil and groundwater samples were collected from an area of the site west of the former factory building, in the general vicinity of the previously identified groundwater contamination. This area was known to have been used for storage of solvent drums, as a storm water accumulation point and as a discharge area for blow down water from a former on-site incinerator. Two rounds of soil sampling were conducted in this area. All soil samples were collected using a direct-push probe and analyzed for volatile organic compounds and a suite of six metals: cadmium, chromium, copper, lead, nickel and zinc. Analysis was performed by Analytical Environmental Services in Atlanta. Sample locations are illustrated by Figures 3 and 4.

Two groundwater samples were collected from the temporary groundwater wells installed during NOVA's 2008 investigation. TMW-1 and TMW-2 were both sampled. TMW-3 could not be found at this time. 1,1,1-Trichloroethane and 1,1-Dichloroethane were again found in the site's groundwater. 1,1-Dichloroethene was also found in both samples collected during LOGIC's investigation, at or above its MCL. In soils, copper, lead, zinc, tetrachloroethylene, chloroethane, and 1,1-dichloroethane were found above their respective notification concentrations in one or more of the following locations: SB-3, 4-6 feet below ground surface (bgs,) SB-6, 4-6 feet bgs and SB-9, 10-12 bgs.

A well survey was not performed in the course of LOGIC's investigation. However, a well survey had previously been conducted by NOVA in 2008. This survey indicates that no drinking water wells were identified within one-half mile of the site. This well survey was verified in a trip report by Fred Rowe of the Georgia EPD on April 1, 2008. Accordingly, LOGIC has assumed a radius of 0.5-1 mile for purposes of release notification. No surface water receptors were identified in the immediate area. No corrective action has been performed in response to this release and no imminent health threat is apparent.

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

RECEIVED
Georgia EPD

SEP 9 2011

1. The information provided in this form is for:

Initial Release Notification

Supplemental Notification

Response and Remediation Program

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	17-0089-008-193-3 and 17-0089-008-110-7	Acreage	14.14 acres	
4	Site or Facility Name	City Walk Shopping Center			
5	Site Street Address	227 Sandy Springs Place NE			
6	Site City	Sandy Springs	County	Fulton	Zip 30328
7	Property Owner	CK City Walk Owner, LLC.			
8	Property Owner Mailing Address	5008 Buford Highway, Suite B			
9	Property Owner City	Chamblee	State	GA	Zip 30341
10	Property Owner Telephone No.	(678) 6657518			
11	Site Contact Person	Mr. Scott Hunter	Title	Property Manager	
12	Site Contact Company Name	Colliers International Management - Atlanta, LLC (as receiver)			
13	Site Contact Mailing Address	5871 Glenridge Drive, Suite 400			
14	Site Contact City	Atlanta	State	GA	Zip 30328
15	Site Contact Telephone No.	404-574-1053			
16	Facility Operator Contact Person	Ming Hsien Chu	Title	Principal	
17	Facility Operator Company Name	CK City Walk Owner, LLC			
18	Facility Operator Mailing Address	5008 Buford Highway, Suite B			
19	Facility Operator City	Chamblee	State	GA	Zip 30341
20	Facility Operator Telephone No.	(678) 665-7518			

21. CERTIFICATION —I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

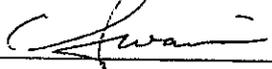
See attached Certification Page

NAME (Please type or print)	TITLE
SIGNATURE	DATE

21. **CERTIFICATION** – I certify under penalty of law that, pursuant to the Order Appointing Receiver entered by the Superior Court of Dekalb County in Civil Action File No. 10 CV 12417-7 on October 29, 2010, I am the representative of the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Owner: CK City Walk Owner, LLC

By: Colliers International Management Atlanta, LLC, as Receiver

Name: 

Title: President - Colliers International Management - ATLANTA, LLC

Date: September 7, 2011

PART II -- RELEASE INFORMATION

Page 1 of 2

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The suspected sources include (1) an upgradient offsite historical and existing dry cleaner shop (European Cleaners) at 6055 Sandy Springs Circle, (2) the existing on-site Urich Dry cleaner at 230 Hammond Drive, Suite 518 and; (3) possibly from the historical operations at the facility.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The release date is unknown.

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

No remedial actions are known to have occurred at Property.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

NA

PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 2

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Condominiums at 6021 City Walk Lane NE adjoining/adjacent

Address: 6021 City Walk Lane NE Sandy Springs, Georgia 30328

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: Anne Goldthwaite

Address: Anne Goldthwaite 5950 Mitchell Road Sandy Springs, Fulton County 30328
(33.918058°N, 84.390926°W)

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you **MUST** submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://ggsstore.dnr.state.ga.us>.

ATTACHMENT A - SITE SUMMARY

City Walk Shopping Center is at 227 Sandy Springs Place, Sandy Springs, Georgia on approximately 14.14 acres. The Property is improved with seven buildings anchored by a Kroger grocery store and a retail gasoline station. The Urich dry cleaners is located in Bldg. 500 on the north side of the property, and an offsite dry cleaners shop, Executive European Cleaners, is on adjoining property to the west at 6055 Sandy Springs Circle. Historically the Property was a high school which was razed in 1995. From 1995 through 2003, the Property operated as the Sandy Springs Village Shopping Center with a Bruno's store and other shops including a dry cleaner between the store and Hammond Drive. In 2003, the Property was redeveloped and renamed City Walk Shopping Center. The Kroger gasoline station installed in 2005 has six fuel pumps, two double-walled fiberglass, gasoline underground storage tanks (USTs), including one 20,000-gallon UST and one 8,000-gallon UST. No releases have been reported at this facility.

Previous Phase I and Phase II ESA's were conducted at the Property and on the adjacent properties resulting in a HSRA notification being filed in September 1997. The HSRA notification reported the detection of acetone, cis 1,2 dichloroethene, methyl tertiary butyl ether (MTBE) and tetrachloroethene in groundwater monitoring wells installed on the western portion the Sandy Springs Shopping Center property. A "No-Listing" letter was issued by EPD on January 28, 1998. Copies of the notification, the EPD Trip Report, and the no-listing letter are attached as Attachment E.

Limited Phase II ESAs conducted in February 2011 and the May 2011 evaluated the potential impacts at the Property from the gasoline station, offsite dry cleaner (the reported suspected source of the 1997 Non-HSI constituents of concern), the historical and existing on-site dry cleaners. Four temporary groundwater monitoring wells were installed in February 2011. After consultation with EPD's Brownfield group, five permanent monitoring wells and additional soil borings were installed in May 2011.

The Phase II work confirms that there is no detected area of soil contamination acting as "source material" contributing to groundwater contamination. **In fact, no reportable concentrations of any regulated substance were found in the soil sampling.** The Phase II confirmed the presence of previously identified VOCs and polycyclic aromatic hydrocarbons (PAHs). **The only compound detected in groundwater sampling above its Appendix III Media Target Concentration was tetrachloroethene at 0.024 mg/l.** Lead was observed only in unfiltered samples with the single exception of sample MW-14-GW (0.002 J, P1 mg/L which is below the HSRA Media Target Concentrations and the MCL of 0.015 mg/L). Lead was not detected in any other filtered samples and therefore *Dissolved* lead does not have a significant presence in the groundwater. The lead detected in the unfiltered samples represents *Total* lead resulting from turbidity in the samples. Accordingly, the detected lead appears to be naturally-occurring and not the result of a release.

A Well Survey indicates no drinking water wells down gradient or hydraulically connected to the groundwater at the Property and therefore, there is no evidence to suggest that the VOCs and PAHs have the potential to impact drinking water sources. The only active drinking water well within 1 mile of the Property is the Anne Goldthwaite well at 5950 Mitchell Drive, approximately 0.45 miles west/southwest. Groundwater flow directions established during the Phase II ESA are south toward Long Island Creek. The drinking water well is located on a ridge west of two intercepting stream basins between the Property and the well, strongly suggesting that affected groundwater at the City Walk Shopping Center is not hydraulically connected to the well. (See Attachment B showing the two intercepting stream basins.)

A suggested RQSM scoring is attached. Due to the facts that (i) there are no downgradient drinking water wells within 1 mile of the site, and (ii) the nearest drinking water well is on the far side of 2 intercepting groundwater divides (stream basins), we have used the value of 4 for the 2E variable resulting in a Groundwater Pathway score of 6.5.

A second RQSM scoring also is attached. As stated above, sampling revealed exceedingly low levels of PCE in soils on the Property. In fact, soil samples were taken and analyzed from 21 borings across the Property. Of those 21 borings, one sample (B-6) contained 0.010 mg/kg of PCE, one sample (B-5) contained 0.00051 J mg/kg of PCE (above laboratory MDL but below laboratory reporting limit so estimated) and the remaining 19 were below detection limits. Due to these very low levels, we believe that a lower value than the default value of 4 should be used for the "Quantity" variable in the RQSM model at 3D. Accordingly, the second RQSM scoring uses a value of 1 for "Quantity". Even if a value of 9 is used for 2E variable (distance to well) (which ignores the cross-gradient, hydraulically disconnected nature of the Property and the well) the resulting Groundwater Pathway score is 6.6.

Thus, if either (i) the value of 4 is used for 2E (recognizing the cross-gradient, hydraulically disconnected nature of the well and the Property) or (ii) the value of 1 is used for 3D (recognizing the almost non-existent levels of PCE in soil at the Property), the Groundwater Pathway score is below the threshold value of 10.



RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 (Please type or print legibly)

1. The information provided in this form is for:

Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	Unassigned			
3	Tax Map and Parcel ID Number	17-0224-LL-037-7, 17-0224-LL-038-5, 17-0224-0004-031-5, 17-0224-LL-036-9 & 17-0224-0004-032-3			
4	Site or Facility Name	Former Dixie Driveline & Spring Company			
5	Site Street Address	1611 Perry Boulevard NW			
6	Site City	Atlanta	County	Fulton	Zip 30318
7	Property Owner	Applied Asbestos Technology, Inc./Hudgins & Co Inc.			
8	Property Owner Mailing Address	640 North Avenue NW			
9	Property Owner City	Atlanta	State	GA	Zip 30318
10	Property Owner Telephone No.	(404)523-5002			
11	Site Contact Person	Chelsea Curl	Title	Project Manager	
12	Company Name	One Consulting			
13	Site Contact Mailing Address	P.O. Box 54382			
14	Site Contact City	Atlanta	State	GA	Zip 30318
15	Site Contact Telephone No.	(404) 815-8005			
16	Facility Operator	Not applicable	Title		
17	Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

21. CERTIFICATION — I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

JD HUDGINS CEO
 NAME (Please type or print) TITLE
JD Hudgins 9-12-11
 SIGNATURE DATE

PART II -- RELEASE INFORMATION

Page 2 of 5

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

Unknown- see attached

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

Unknown- see attached

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled):

Unknown- see attached

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
 Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
 Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
 An engineered and maintained earthen material or compacted fill or a high density synthetic material
 Loose earthen fill or native soil
 No cover
 Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Gwendolyn Elaine Samples

Address: 1618 Perry Blvd Atlanta, GA 30318

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: _____

Address: _____

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you **MUST** submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

PART III -- SOIL RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the soil at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Concentration Detected Between 0-6 Inches	Highest Concentration Detected Between 6-24 Inches	Highest Concentration Detected Greater Than 24 Inches
Acetone	67641			0.28 ppm
Lead	7439921	158 ppm		
Fluoranthene	206440	2.8 ppm		
Pyrene	129000	2.7 ppm		
Benzene	71432	0.0012 ppm		
Toluene	108883	0.0011 ppm		0.0085 ppm

Specify Units for Concentrations

PART IV -- GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the groundwater at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
4-Methyl-2-pentanone	108101	150 ppb	6.26'
Ethyl-Benzene	100414	8.8 ppb	6.26'
Xylenes	1330207	83 ppb	6.26'
Toluene	108883	12 ppb	6.26'

Friday, August 26, 2011

The Astra Group, Inc.
300 Churchill Court
Woodstock, Georgia 30188

Attention: **Andrew Lindsay**

Subject: **Modified Phase II Subsurface Investigation
Commercial Property
1611 Perry Boulevard
Atlanta, Fulton County, Georgia 30318
One Group Project #A0067**

Andrew:

One Consulting Group, Inc. (One Group) is pleased to provide this report of the Modified Phase II Subsurface Investigation performed for the above-referenced property (Site). This scope of work was performed using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process", Designation: E 1903-97 (2002) as a guide.

The Site location is presented on Figure 1 of Appendix I.

BACKGROUND

The Site is an approximately 2.4-acre assemblage of five commercial parcels. It is developed with an approximately 5,348 square foot, one-story service building, which is currently vacant. The parcels surrounding the Site building are heavily wooded. Inman rail yard and a tributary to Proctor Creek lie adjacent to the north. According to information obtained during this investigation, the Site was first developed with single family residences in approximately 1955 from vacant land. Following this, the Site was developed with the current improvements in 1968. The following recognized environmental conditions (RECs) were identified associated with the Site during an Environmental Site Assessment (ESA):

On-Site

The Site was identified on the proprietary historical auto stations database as "Dixie Drive Line and Spring Co Donald W Williams P." Based on information obtained during the ESA's historic review, the Site operated as an automotive repair shop from approximately 1983 to 2010. Due to the nature and length of operation, the historic property use as an automotive repair shop has the potential to impact Site soil and groundwater with *petroleum hydrocarbon constituents* and *industrial solvents*, and is considered a *recognized environmental condition*.

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

RECEIVED
 Georgia EPD

SEP 14 2011

1. The information provided in this form is for: <input checked="" type="checkbox"/> Initial Release Notification <input type="checkbox"/> Supplemental Notification

Response and Remediation Program

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:	13049B-D010	Acreage	0.547		
4	Site or Facility Name	Forest Park Plaza				
5	Site Street Address	4894 Jonesboro Road				
6	Site City	Forest Park	County	Clayton	Zip 30297	
7	Property Owner	Forest Park Plaza LLC				
8	Property Owner Mailing Address	300 Galleria Pkwy, Suite 700				
9	Property Owner City	Atlanta	State	Georgia	Zip 30339	
10	Property Owner Telephone No.	404-394-5163				
11	Site Contact Person	Denis Pellerin	Title			
12	Site Contact Company Name	Forest Park Plaza LLC				
13	Site Contact Mailing Address	300 Galleria Pkwy				
14	Site Contact City	Atlanta	State	Georgia	Zip 30339	
15	Site Contact Telephone No.	404-394-5163				
16	Facility Operator Contact Person	Paul Capozzoli	Title	Manager		
17	Facility Operator Company Name	Tire Alley				
18	Facility Operator Mailing Address	4894 Jonesboro Road				
19	Facility Operator City	Forest park	State	Georgia	Zip 30297	
20	Facility Operator Telephone No.	678-463-0442				

21. CERTIFICATION --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Denis Pellerin President P+S Realty Mgrs as Manager

NAME (Please type or print)

TITLE

Denis Pellerin

9.13.11

SIGNATURE

DATE

PART II -- RELEASE INFORMATION

Page 2 of 41

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

unknown

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

unknown

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

see site summary

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

not applicable

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 41

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Arismel Macedo

Address: 4980 Bartlett Road, Forest Park, Georgia 30297

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: >1 mile; see site summary for drinking water well information

Address: _____

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://qgsstore.dnr.state.ga.us>.

Attachment A –Site Summary

The Forest Park Plaza property (the “Property”) is located at 4894 Jonesboro Road in Forest Park, Georgia. The Property consists of 0.547 acres which is developed with one commercial structure. The Property structure contains two vacant suites and Tire Alley. According to available information, the Property was historically an auto dealership, auto repair shop and automobile body shop from 1970 to 1997. The areas surrounding the Property were historically developed with commercial properties which began to appear in the vicinity in the mid 1950s.

In April 2011, as part of potential foreclosure activities, Phase II soil and groundwater samples were collected from the Property. The Phase II activities included the installation of three direct push borings (DP-1, DP-2, and DP-3A). Soil field screening did not indicate the presence of organic vapors. Groundwater samples collected at these locations indicated the presence of tetrachloroethene (PCE) at concentrations of 14 micrograms per liter (ug/L), 15 ug/L and 8.1 ug/L, respectively. Based on its historical operations, and the lack of organic vapors in soils, the Forest Park Plaza is not the source of the PCE in groundwater samples collected from the Property.

A review of EPD files indicated the presence of a nearby PCE impacted property. The Rainbow Muffler property is located at 4832 Jonesboro Road, approximately 350 feet north of the Forest Park Plaza property. EPD’s non-HSI file for the Rainbow Muffler property documents the initial notification in February 2000 for PCE in groundwater (at a concentration of 16 ug/L) and an initial RQSM scoring which exceeded the groundwater threshold value of 20 based on the presence of potable wells and a surface water intake within 1 mile of the property. According to file documents, EPD conducted a reconnaissance to confirm the use of the wells identified in the notification. EPD confirmed that the wells and surface water intake were not used for potable water; therefore, there are no drinking water wells within a 1-mile radius. Based on this information, the Rainbow Muffler property was classified as non-HSI with a revised RQSM score of 6.5 for groundwater in 2002. EPD’s documentation for the well survey is provided in Attachment A1.

Based on its historical operations, Rainbow Muffler is also not the source of the PCE in groundwater. Additionally, during their 2002 reconnaissance, EPD determined that a nearby Coin Laundry/Cleaners facility did not conduct on-site dry cleaning operations and is likely not the source of the PCE. However, the U.S. Army-Fort Gillem-North Landfill Area, HSI Site No. 10009, which has a known release of numerous chlorinated compounds including PCE in groundwater, is located approximately 1,500 feet east of the Forest Park Plaza property. Given the low levels of PCE detected in groundwater at the Property and the nearby Rainbow Muffler property, it is likely that they have been impacted by Fort Gillem’s HSI Site.



RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 (Please type or print legibly)

RECEIVED
 Georgia EPD

SEP 20 2011

1. The information provided in this form is for:

Initial Release Notification
 Supplemental Notification

Response and Remediation Program

PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:	17-0150-0010-019 0 tax map in Appendix A				
4	Site or Facility Name	Elalba Associates LLC Property of				
5	Site Street Address	691 14th Street				
6	Site City	Atlanta	County	Fullon	Zip	30318
7	Property Owner	Elalba Associates LLC				
8	Property Owner Mailing Address	1708 Peachtree Street, Suite 208				
9	Property Owner City	Atlanta	State	Georgia	Zip	30309
10	Property Owner Telephone No.	404-873-2784				
11	Site Contact Person	Stuart Meddin	Title	Principal		
12	Company Name	The Meddin Company				
13	Site Contact Mailing Address	1708 Peachtree Street Suite 208				
14	Site Contact City	Atlanta	State	Georgia	Zip	30309
15	Site Contact Telephone No.	404-872-2828				
16	Facility Operator	None	Title			
17	Company Name					
18	Facility Operator Mailing Address					
19	Facility Operator City		State		Zip	
20	Facility Operator Telephone No.					

21. CERTIFICATION -- I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

ELALBA Associates, LLC
 NAME (Please type or print)

Alvin A. Bakst

Manager
 TITLE

SIGNATURE

DATE
 9/15/11

PART II -- RELEASE INFORMATION

Page 2 of 6

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The property directly across 14th Street to the south is listed on the Hazardous Site Inventory as Welcome Years HSI #10637. Soil and groundwater contamination has been documented at this property, most recently in a CAP submitted to EPD dated April 15, 2011. A PCE groundwater plume has been identified migrating from Welcome Years to the northeast toward the subject Site. Based on the absence of suspect historical activities on the subject Site and the fact that no PCE was detected in Site soils, the PCE in groundwater on the subject Site likely originated from Welcome Years HSI #10637.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

Release dates are unknown. The quantity of any release is unknown.

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

A soil and groundwater sampling and analysis program was recently performed. A total of 44 soil samples were obtained from 30 locations and 3 groundwater samples were obtained from three monitoring wells. See site summary and appendices.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
 Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
 Unlimited Access: No surveillance, and no barrier or fence.

Although the Site is currently completely fenced and inaccessible, the Site should be scored for future unlimited access.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

Controlled access - one main road entering the property is locked by gate 24-hours per day. The perimeter of the Site is fenced and the on-Site building is kept locked.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
 An engineered and maintained earthen material or compacted fill or a high density synthetic material
 Loose earthen fill or native soil
 No cover
 Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Portions of the Site containing notifiable soil conditions are covered by asphalt with an average thickness of 3 inches or the on-Site building slab with an average thickness of approximately 6-inches.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 6

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: White Provision Residences

Address: 1100 Howell Mill Road, Atlanta, Georgia 30318

From the residential structure nearest the site to the closest barium impacted soil location is 648 feet, see Figure 2.

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site). *NA - SEE BELOW*

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: Not Applicable

Address: _____

**Not Applicable* - No drinking water sources were identified within the flow path of groundwater migrating from the subject property.*

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

- Surface waters are subject to seepage of ammonia.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

Revised 5/4/00

PART IV -- GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the groundwater at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
Tetrachloroethene	127184	0.130 mg/l	14.72

SITE SUMMARY
691 14th Street, Atlanta, Fulton County, Georgia

The Site consists of an approximate 1.67-acre tract which is currently owned by Elalba Associates, LLC. The Site is developed with a one story building encompassing approximately 17,000 square feet situated in the northeastern corner of the Site and an asphalt paved area. The building is currently vacant. A small shed is located near the central southern boundary. An asphalt driveway extends from 14th Street into the southeastern corner of the Site to asphalt paved parking and loading dock areas. The western portion of the Site is a heavily vegetated hillside that slopes up to Howell Mill Road and grassed land extends along 14th Street. The Site is completely fenced and inaccessible except through a locked gate. However, following the anticipated Brownfield soil remediation and subsequent redevelopment, the fence and gate will be removed. Accordingly, the Site should be scored as having unlimited access.

Based on the historical sources available, the site was undeveloped from at least 1938 until the construction of a meat processing plant in 1963-1964 by White Hotel Supply Company (a division of the Swift Company). By 1991, the Site was purchased by Supream Foods, Inc. and used for a bakery business. By 2002, the Site was leased to two separate businesses, Retro Modern, a furniture warehouse, and Metrotainment Bakery. These businesses remained on the Site until 2005 and 2007, respectively. The building has been vacant since that time.

Two underground storage tanks (USTs), one 6,000-gallon diesel tank and one 2,000-gallon petroleum tank, were removed from the property on September 26, 1989. Soil testing at the time did not identify regulated conditions.

As part of a potential real estate transaction, a soil and groundwater assessment was completed at the Site in June and July 2011. The assessment included the advancement of 30 soil borings, the excavation of 6 test pits and the installation of 3 groundwater monitoring wells. A total of 44 soil samples were analyzed for VOCs (EPA Method 8260B), PAHs (EPA Method 8270C) and/or RCRA Metals (EPA Methods 6010C and 7471B). Three groundwater samples were analyzed for VOCs, PAHs and total and dissolved RCRA Metals. Soil and groundwater testing results are summarized on the attached tables and figures, along with the complete laboratory reports.

The only organic constituents detected in soil were very low levels of acetone in one sample and flouranthene and pyrene in another sample. The metals arsenic, barium, chromium, lead and mercury were detected in various soil samples. Barium exceeded the HSRA notification concentration of 500 mg/kg in three samples. Barium was the only substance detected in soil above a notification concentration.

Barium (total and dissolved) was detected at concentrations ranging from 27 to 53 µg/l in the groundwater samples tested. No other metals were detected in the groundwater. These barium concentrations are consistent with a naturally occurring condition and are not considered to represent a notifiable condition. Tetrachloroethene (PCE) was detected in groundwater from the two wells in the southeast corner of the property at concentrations of 87 and 130 µg/L, which represents a notifiable condition under HSRA. PCE was not detected in the third well, which was located in the northwest portion of the property. No PAHs or other VOCs were detected in groundwater.

Using GIS, the distance was measured from the nearest resident individual to the edge of the area where barium has been detected in soil above the HSRA notification concentration. The nearest resident individual is located at the White Provision Residences (the "Residences"), which are located southwest of the property at 1110 Howell Mill Road as shown on Figure 2 – Aerial Photograph. GP-17 is the soil sample closest to the residences where barium was detected above the NC. The distance

SITE SUMMARY (continued)
691 14th Street, Atlanta, Fulton County, Georgia

from the Residences to GP-17 is 648 feet. GP-15 is the next closest sample outside of the area where barium has been detected above the NC. The distance from GP-15 to the residences is 586 feet.

The Site is bounded to the north by Southern Railroad tracks, to the east by the City of Atlanta water works property, to the south by 14th Street and to the west by Howell Mill Road. The property directly across 14th Street to the south is listed on the Hazardous Site Inventory as Welcome Years HSI #10637. Soil and groundwater contamination has been documented at this property most recently in a Corrective Action Plan submitted to EPD dated April 15, 2011. Figure 4 from that document (which is attached hereto) illustrates a PCE groundwater plume migrating from Welcome Years to the northeast toward the southeast corner of the subject Site. In addition, the interpreted potentiometric surface (refer to attached Figure 6) using recent data from both the subject Site and the Welcome Years site confirms groundwater flow to the east-northeast from Welcome Years. As such, and based on the absence of suspect historical activities on the subject Site and the fact that no PCE was detected in Site soils, the PCE in groundwater on the subject Site likely originated from a release on the Welcome Years site.

Water well database records contained in publically accessible regulatory files at EPD were reviewed for nearby facilities to check for drinking water sources within a 3-mile radius of the Site. No wells in use as a drinking water supply were identified and no surface water intakes for a public water supply were identified within three miles of the Site.

Constituents exceeding notification requirements have been identified in soil and groundwater at the Site. However, based on the toxicity of barium detected in the soil, as well as the impermeable cover and distance to the nearest residence, a release to soil exceeding a reportable quantity has not occurred. Also, based on the absence of groundwater or surface water sources within three miles, a release to groundwater exceeding a reportable quantity has not occurred.

On August 8, 2011, Westbridge Partners as a prospective purchaser submitted an Application for Limitation of Liability and Corrective Action Plan. In the CAP, which was approved by EPD in a letter dated September 1, 2011, Westbridge Partners committed to remediating Site soils to residential Risk Reduction Standards (i.e., Type 1 or 2 standards).



RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 (Please type or print legibly)

RECEIVED
 Georgia EPD

SEP 21 2011

1. The information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

Response and Remediation Program

PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:	14 0084 0007 107 6				
4	Site or Facility Name	NORTHSIDE PLAZA APARTMENTS				
5	Site Street Address	440 MARKHAM STREET				
6	Site City	ATLANTA	County	FULTON	Zip	30313
7	Property Owner	NORTHSIDE PLAZA GROUP LTD				
8	Property Owner Mailing Address	105 WEST MAIN STREET				
C9	Property Owner City	CARTERSVILLE	State	GEORGIA	Zip	30120
10	Property Owner Telephone No.	770-386-3313				
11	Site Contact Person	MR. CHAD MASRI	Title	OWNER		
12	Company Name	NORTHSIDE PLAZA GROUP LTD				
13	Site Contact Mailing Address	105 WEST MAIN STREET				
14	Site Contact City	CARTERSVILLE	State	GEORGIA	ZIP	30120
15	Site Contact Telephone No.	770-386-3313				
16	Facility Operator	MR. JOHN JORDAN	Title	PROPERTY MANAGER		
17	Company Name	NORTHSIDE PLAZA APARTMENTS				
18	Facility Operator Mailing Address	440 MARKHAM STREET SW				
19	Facility Operator City	ATLANTA	State	GEORGIA	ZIP	30313
20	Facility Operator Telephone No.	404-688-9019				

21. CERTIFICATION – I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Chad Masri
 NAME (Please type or print)

Owner
 TITLE

SIGNATURE

September 14, 2011
 DATE Revised 5/4/00

PART II -- RELEASE INFORMATION

PART II -- RELEASE INFORMATION

Please Provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

The release appears to have originated from historical spillage of Trichloroethene and possibly other chlorinated solvents from a historical, adjacent dry cleaners. The dry cleaners operated during the 1950s through the early 1980s on the adjacent property at the northeast corner of the site. The adjoining property has been vacant since the 1980s. Additional adjoining properties have been identified as Non-HSI notifiers for solvents and other contaminants.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, sludge) and the quantity of the material released (lbs, cubic yards, etc.)

The release date and quantity are unknown. The physical state of the material is also unknown, but is presumed to be liquid.

3. Describe those actions that have been taken to investigate, clean up or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

The investigation during which this contamination was identified is described in the attached narrative. No steps have been taken to remediate this release.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

5. For soil releases, indicate the type of material covering the release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other _____

Describe the type and thickness of the material covering the contaminated soil or wastes.

Only groundwater impacts subject to notification were identified.

PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 4

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

- Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet Unknown

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: NORTHSIDE PLAZE APARTMENTS

Address: 440 MARKHAM STREET

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

- Less than 0.5 miles 0.5 to 1 mile 1 to 2 miles
 2 to 3 mile Greater than 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: No wells identified within 3 miles

Address: _____

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

- Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the location of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g. parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. TOPOGRAPHIC MAP

Along with this form, you MUST submit an original USGS topographic map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

Revised 5/4/00

PART III -- SOIL RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the soil at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Number	Highest Concentration Detected Between 0-6 Inches	Highest Concentration Detected Between 6-24 Inches	Highest Concentration Detected Greater Than 24 Inches
	No soil contamination exceeding notification concentrations.			
	No soil contamination exceeding notification concentrations.			

Specify Units for Concentrations

NORTHSIDE PLAZA APARTMENTS
440 MARKHAM STREET SW, ATLANTA, GEORGIA
HSRA Initial Release Notification
Site Summary

The subject site is a 3.6-acre property located in Atlanta, in Central Fulton County. (See Figures 1 & 2.) The property includes six tax parcels. The Main Tract of the site occupies one city-block between Northside Drive, Haynes Street, Mitchell Street and Markham Street. The Main Tract supports three apartment buildings as part of Northside Plaza Apartments. Northside Grocery and Café, also part of the site, is located on the northwest corner at Mitchell Street and Northside Drive. The apartment office is located south of the main apartments on the opposite side of Markham Street along with the pool and gym. A separate apartment building is located to the southeast, on the southeast corner of Markham Street and Haynes Street (Southeast Tract).

Historical research indicates the apartments, office, and grocery building were all constructed between 1992 and 1994. Prior to the current development, the property supported a mixture of homes and small shops at least as early as 1900. Types of businesses located on the three tracts included small groceries, beauty supply shops, barbers, billiards hall, Bible school buildings, churches, liquor store, self-service laundry, restaurants and two gas stations. No dry cleaners were identified as being located on any portion of the subject site.

The site is located in an area characterized by mixed residential (multiple apartment complexes) and commercial development. At the time of LOGIC's investigation in July 2011, adjoining properties included a church, two apartment complexes, a gas station, and several vacant parcels. Historically, the area has included several industrial businesses and dry cleaners.

According to historical records, a dry cleaners was previously located on Markham Street adjacent to the Southeast Tract. According to city directories, the dry cleaners operated at this location between the 1950s and 1980s. Also, adjacent to the south, at the intersection of Chapel Street and Haynes Street, is an apartment complex identified as a Non-HSI listing. The property is identified as having a release of volatile and semi-volatile organic compounds to groundwater. The property to the south and southeast (Unpaint Corp.) of the Southeast Tract was also identified as a HSRA Notifier listing. Unpaint Corp. previously conducted paint stripping, metal conditioning and chemical blending. Tetrachloroethene (PCE) has been detected in groundwater beneath this property. North, and adjacent to the Southeast Tract (west of the Main Tract), is a vacant city block identified as a Non-HSI listing for a methylene chloride release to soil and groundwater.

On October 22, 2010, AEI Consultants completed a Phase II investigation of the site. This investigation included the collection of two soil samples and five groundwater samples (B7-B11) from the northeast corner of the main tract. Also on the Main Tract, one groundwater sample was collected from the southeast corner (B6) and one from the southwest corner (B5). One groundwater sample was collected from north of the offices on the south side of Markham Street (B4). On the Southeast Tract, two groundwater samples were collected along the south boundary (near Chapel Street) (B1 and B3) and one sample was collected from the northeast corner (B2). All samples were analyzed for volatile organic compounds (EPA Method 8260) based upon the known releases of solvents and other contaminants in the area.

Both soil samples collected were below laboratory detection limits for all contaminants. Groundwater contamination was identified in five groundwater samples (B2, B5, B7, B10 and B11). Petroleum fractions were found in sample B10 and were attributed to previous operations of an on-site gas station. Trichloroethene was identified in samples B7 and B2 at 1.2 µg/L and 6.7 µg/L, respectively. Cis-1,1 Dichloroethene was identified in sample B2 at 1.8 µg/L. Chloroform was identified in samples B11 and B5 at 3.8 µg/L and 2.0 µg/L, respectively. Complete analytical results and chain-of-custody documentation are attached.

No survey was performed for potential drinking water receptors in the area. However, it has been well documented in other HSRA investigations that no drinking water receptors are located within a three-mile radius. No corrective action has been taken in response to this release and no imminent health threat is apparent.

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

RECEIVED
Georgia EPD

SEP 22 2011

1. The information provided in this form is for:
 Initial Release Notification
 Supplemental Notification

Response and Remediation Program

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	14 0098 0006347	Acreage	0.1433	
4	Site or Facility Name	750 Virginia Avenue			
5	Site Street Address	750 Virginia Avenue			
6	Site City	Hapeville	County	Fulton	Zip 30354
7	Property Owner	Virginia 800, LLC			
8	Property Owner Mailing Address	1001 Virginia Avenue, Suite 201			
9	Property Owner City	Atlanta	State	GA	Zip 30354
10	Property Owner Telephone No.	(404) 762-8001			
11	Site Contact Person	Vicki Johnson	Title	Property Manager	
12	Site Contact Company Name	Southeast Management and Leasing Corp.			
13	Site Contact Mailing Address	1001 Virginia Avenue, Suite 201			
14	Site Contact City	Atlanta	State	GA	Zip 30354
15	Site Contact Telephone No.	(404) 762-8001			
16	Facility Operator Contact Person	Vicki Johnson	Title	Property Manager	
17	Facility Operator Company Name	Southeast Management and Leasing Corp.			
18	Facility Operator Mailing Address	1001 Virginia Avenue, Suite 201			
19	Facility Operator City	Atlanta	State	GA	Zip 30354
20	Facility Operator Telephone No.	(404) 762-8001			

21. CERTIFICATION --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Virginia 800, LLC, a Georgia limited liability company

By: JAN M. SMITH
 NAME (Please type or print)

 SIGNATURE

AUTHORIZED AGENT
 TITLE
9/21/2011
 DATE

PART II -- RELEASE INFORMATION

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

Available information regarding the property indicates that it was previously occupied by a private residence so there is no known existing or historical activities involving hazardous substances or petroleum products. A former gasoline and automotive service station (Virginia Avenue Service Station) located at 748 Virginia Avenue occupies the adjoining property north of the property. This adjoining site is topographically upgradient from the property. Based on the laboratory results and topography the adjoining gasoline and service station site north of the property is the suspected source of the release.

2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

The release date is not known. The north adjoining property has been occupied by a gasoline and automotive service station since at least the 1950s.

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

A Limited Subsurface Investigation was performed on the property by Vertex Environmental Services, Inc. The investigation included three (3) direct push borings performed along the property border nearest to the north adjoining gasoline/service station. The borings were completed as temporary groundwater monitoring wells TW-1, TW-2, and TW-3.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
 Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
 Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

Not applicable.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
 An engineered and maintained earthen material or compacted fill or a high density synthetic material
 Loose earthen fill or native soil
 No cover
 Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Not applicable

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: April Tomlin (residence) – Tax Parcel 14 009800130132

Address: 3369 Myrtle Street, Hapeville, Georgia

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: BFG Investments LLC (USGS Well 10DD01 – 33.6786 / -84.4389)

Address: 1514 Cleveland Avenue

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

Not applicable

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://ggsstore.dnr.state.ga.us>.

Site Summary
750 Virginia Avenue
Hapeville, Fulton County, Georgia

The subject property is located at 750 Virginia Avenue in Hapeville, Fulton County, Georgia. The property consists of approximately 0.1433 acres and is identified as Fulton County Tax Parcel 14 0098 0006347. The property is an undeveloped tract of land which is adjoining to the existing Concourse Health Center property located at 800 Virginia Avenue. The available historical information indicates the property was formerly occupied by a single family residence and has been vacant since around the mid-1960s. A Site Map is attached.

The Site is accessible via a driveway from Virginia Avenue to the west. The Site contains no drinking water wells and is not fenced. The Site is surrounded by commercial properties including a former gasoline and automotive repair facility (Virginia Avenue Service Station) to the north; the Concourse Health Center to the south; a funeral business to the east; and a retail/restaurant development to the west. The nearest residential home is located approximately 0.1 mile north of the property at 3369 Myrtle Street (Tax Parcel 14 009800130132). A review of readily available USGS information indicates the nearest water well (USGS Well 10DD01) is located approximately 1.87 miles northwest of the property at 1514 Cleveland Avenue. The USGS information identified other wells in the area which are believed to be no longer in service. A water well report for Well 10DD01 is attached.

A Limited Subsurface Investigation was previously performed by Vertex Engineering Services, Inc. (Vertex). The objective of the Vertex investigation was to evaluate potential impacts to the subject property due to activities at the north adjoining Virginia Avenue Service Station property. As part of the subsurface investigation, soil and groundwater samples were collected from the Site using direct-push sampling techniques. Soil samples were collected from three borings (Borings B-1 through B-3) located along the property boundary nearest to the adjoining Virginia Avenue Service Station facility. Soil samples were screened in the field using a photoionization detector (PID). The results of the PID screening did not reveal the presence of volatile organic vapors, chemical odors, or obvious staining so no laboratory analysis of soil samples was performed.

Each boring was completed as a temporary groundwater monitoring well (Wells TW-1 through TW-3). Groundwater was encountered in the wells at depths ranging from 13 to 17 feet below land surface (BLS). Groundwater samples were collected from each well and analyzed to determine concentrations of total petroleum hydrocarbons (TPH) gasoline range organics (GRO); TPH diesel range organics (DRO); and volatile organic compounds (VOCs) using EPA methods 8015B (modified) and 8260B. The results of the laboratory testing identified detectable concentrations of Methyl tert-butyl ether (MTBE) in the sample collected from TW-1 with a concentration of 0.003 milligrams per liter (mg/L). Detectable concentrations of benzene (0.002 mg/L); MTBE (0.0005 mg/L); and 1,2-dichloroethane (0.001 mg/L) were present in the groundwater sample collected from TW-2. The detected concentrations of benzene and 1,2-dichloroethane in groundwater are less than the maximum contaminant levels (MCL) for these compounds of 0.005 mg/L. There is no established MCL for MTBE. No detectable concentrations of VOCs were present in the groundwater sample collected from TW-3. The results of the Vertex investigation including a sample location map are attached.

Benzene and MTBE are components of gasoline and 1,2-dichloroethane is a common solvent was also sometimes used as a gasoline additive to remove lead. Based on the laboratory results and topography the adjoining gasoline and service station site north of the property is the suspected source of the release.

RELEASE NOTIFICATION/REPORTING FORM



Mail to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION
 Hazardous Sites Response Program
 Suite 1462, Floyd Tower East
 2 Martin Luther King Jr. Drive, SE
 Atlanta, Georgia 30334-9000

1. The information provided in this form is for:
- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	14-0018-0005-080-8	Acreage	0.15	
4	Site or Facility Name	Dallas Street Tract			
5	Site Street Address	623 Dallas Street			
6	Site City	Atlanta	County	Fulton	Zip 30308
7	Property Owner	Dallas-Rankin LLC a Georgia limited liability company			
8	Property Owner Mailing Address	651 Dallas Street, Suite A			
9	Property Owner City	Atlanta	State	GA	Zip 30308
10	Property Owner Telephone No.				
11	Site Contact Person	Richard Munger	Title		
12	Site Contact Company Name	North American Properties			
13	Site Contact Mailing Address	264 19th Street NW Suite 2200			
14	Site Contact City	Atlanta	State	GA	Zip 30363
15	Site Contact Telephone No.	(404) 309-3727			
16	Facility Operator Contact Person		Title		
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

21. CERTIFICATION --I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

See Attached Certification Page

NAME (Please type or print)

TITLE

SIGNATURE

DATE

PART II -- RELEASE INFORMATION

Page ____ of ____

Please provide the following information for EACH release at the site. If additional space is needed to answer any of the following questions, attach additional pages, as necessary.

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

Offsite source, National Linen Service Facility, a existing non-Hazardous Site Inventory (non-HSI), Leaking Underground Storage Tank (LUST), and Brownfield facility located to the north of the Project Site.

2. Release dates(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, liquid/gas, sludge) and the quantity of material released (lbs, cubic yards, etc.):

Unknown

3. Describe those actions that have been taken to investigate, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled). Due diligence activities were conducted as part of a potential real estate transaction. Impacts were detected. The prospective purchaser has enter this property into the Brownfield Program.

4. Access to the area affected by the release. Check the appropriate box:

- Inaccessible: A 24-hour surveillance system, or a completely closed barrier or fence to prevent entry.
- Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.
- Unlimited Access: No surveillance, and no barrier or fence.

If the site is inaccessible or has limited access, then describe site surveillance systems, fences, security personnel or other barriers that would restrict access to the release.

The Property is entirely surrounded by a fence that is locked and gated. Some opening are present in the fencing in some areas.

5. For soil releases, indicate the type of material covering this release, by checking the appropriate box below.

- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
- An engineered and maintained earthen material or compacted fill or a high density synthetic material
- Loose earthen fill or native soil
- No cover
- Other

Describe the type and thickness of the material covering the contaminated soil or wastes.

Not Applicable

PART II -- RELEASE INFORMATION

(Continued)

Page _____ of _____

6. Indicate the approximate distance from the edge of the area affected by the release to the nearest residence, playground, day care, school or nursing home.

Less than 300 feet 1001 to 3000 feet Greater than 1 mile
 301 to 1000 feet 3001 to 5280 feet

Provide the name and address of the nearest residence, playground, day care, school or nursing home.

Name: Amili Old 4th Ward Apartments

Address: 525 Glen Iris Drive

7. Indicate the distance between the area affected by the release and the nearest drinking water well (including wells located on the site).

Less than 0.5 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Provide the name of the property owner and address of the location of the closest drinking water well.

Name: _____

Address: _____

8. Is there any evidence to suspect that a person or a sensitive environment has been exposed to this release?

Yes No

If yes, provide details on the potentially affected humans or sensitive environments.

REQUIRED ATTACHMENTS

9. SITE SUMMARY

A. Attach a summary (no longer than one page) that gives a general description of the property, the areas affected by the release both within and beyond the property boundaries, and any actions taken to investigate, clean up or otherwise remediate the property. The summary shall include a description of the property boundaries of the site and adjacent properties as well as a detailed description of the nature and known or estimated extent of the area of contamination. Describe any additional relevant information concerning the nature of the release. In addition to the one page summary, other information concerning the property may also be attached.

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map.

10. U.S.G.S. Topographic Map

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. U.S.G.S. topographic maps are available for purchase on-line at <http://qgsstore.dnr.state.qa.us>.

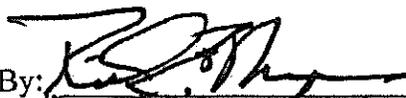
PART III -- SOIL RELEASE INFORMATION

Please provide the following information for EACH regulated substance released to the soil at the site and submit the laboratory analytical sheets for all samples analyzed from the site. Use additional sheets if necessary.

Regulated Substance	CAS Registry Number	Highest Concentration Detected Between 0-6 Inches (Specify Units)	Highest Concentration Detected Between 6-24 Inches (Specify Units)	Highest Concentration Detected Greater Than 24 Inches (Specify Units)

21. **CERTIFICATION** – I certify under penalty of law that I am the representative of the Prospective Purchaser of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Prospective Purchaser: North American Properties - Atlanta, LTD., an Ohio limited liability company

By: 

Name: Richard E. Munger

Title: V.P.

Date: September 23, 2011

ATTACHMENT 9A: Site Summary

The Project Site consists of a 0.15-acre tract of land, which was located off of Dallas Street, near the intersections of Dallas Street and Wilmer Street, in Atlanta, Fulton County, Georgia. The Project Site was referenced as Parcel ID 14-0018-0005-080-8, in Land Lot 18, of the 14th District of the City of Atlanta, Fulton County. The Project Site is currently undeveloped grassed land. The Project Site was historically developed with residential structures dating back to at least the early 1930s. The general location of the Project Site is illustrated on Figure 9B1.

Due to a potential real estate transaction, due diligence testing was performed on the Project Site and surrounding properties in July and August 2011. Generally the testing included advancing six deep direct push borings to facilitate soil and groundwater sampling across a larger tract of land which included the Project Site. Three deep borings were converted into one-inch temporary monitoring wells designated TMW-1, TMW-2, and TMW-4. Additionally, numerous shallow (0 to 5 foot) soil borings were advanced across the larger tract to facilitate soil sampling. Groundwater samples collected from the temporary monitoring wells were submitted for various analyses including: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), and semi volatile organic compounds (SVOCs). Soil samples collected from the Project Site were submitted for various analyses including: VOCs, PAHs, SVOCs, RCRA metals, and polychlorinated biphenols (PCBs). Temporary monitoring well TMW-2 was the only boring/well located on the Project Site itself.

Analytical testing indicated the presence of tetrachloroethene and chloroform in the groundwater sample collected from temporary monitoring well TMW-2 at concentrations of 5.1 micrograms per liter (ug/L) and 8.1 ug/L, respectively. Please note that the Project Site is going through the Georgia Brownfield process under the direction of the Brownfield Program as part of a larger tract referred to as the Glen Iris Tract. The Prospective Purchaser Corrective Action Plan (PPCAP) has been submitted and accepted, acceptance letter dated August 25, 2011. Soil impacts above the applicable Risk Reduction Standards will be remediated in accordance with the approved PPCAP.

Based on United Consulting's experience in the area, along with a review of a well map from the National Linen Service Non-HSI file obtained from the EPD and other information from EPD files, no drinking water wells are located within 3 miles of the Project Site.

RQSM Groundwater Pathway calculations were performed for the chemicals detected in the groundwater that are regulated under the HSRP Rules. Scoring justifications, which were all conservative, are included with the RQSM Calculations in Attachment D. Based on these conservative scoring calculations, the Groundwater Pathway scores were 0 for chloroform and 3.25 for tetrachloroethene, which are below the threshold of 10.

With this above documented site conditions and data and the properties Brownfield status, United Consulting does not believe that the Project Site should be listed on the Hazardous Site Inventory (HSI).