

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:	Parcel ID #09C170000690551	Acreage	9.69 acres	
4	Site or Facility Name	YRC, Inc.			
5	Site Street Address	6125 Duquesne Drive			
6	Site City	Atlanta	County	Fulton	Zip 30336
7	Property Owner	YRC, Inc.			
8	Property Owner Mailing Address	10990 Roe Avenue			
9	Property Owner City	Overland Park	State	KS	Zip 66211
10	Property Owner Telephone No.	(913) 344-3615			
11	Site Contact Person	Steve Shinnors	Title	Senior Manager	
12	Site Contact Company Name	YRC Worldwide, Inc.			
13	Site Contact Mailing Address	10990 Roe Avenue			
14	Site Contact City	Overland Park	State	KS	Zip 66211
15	Site Contact Telephone No.	(913) 344-3615			
16	Facility Operator Contact Person	Steve Shinnors	Title	Senior Manager	
17	Facility Operator Company Name	YRC Worldwide, Inc.			
18	Facility Operator Mailing Address	10990 Roe Avenue			
19	Facility Operator City	Overland Park	State	KS	Zip 66211
20	Facility Operator Telephone No.	(913) 344-3615			

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.

NAME (Please type or print)
Steve Shinnors

 SIGNATURE

TITLE
SR. MGR - ENVIRO.
 DATE
3/26/12

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 source of the release is the oil/water separator located adjacent to the YRC Maintenance Center. Please see the attached copy of the GEOS Phase II ESA for details.

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).

In February 2012, GEOS Environmental (GEOS) advanced three temporary monitoring wells adjacent to the oil/water separator and VOCs and PAHs were detected immediately adjacent to the oil/water separator. In March 2012, Terracon advanced four temporary monitoring wells around the Maintenance Center to assess potential widespread impacts and VOCs and PAHs were not detected. The facility is currently out of service and no corrective action activities have been performed.

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 site is completely fenced with a locking gate.

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.

The site is completely covered with a concrete paved parking lot, which is approximately 2 inches thick.

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

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

Name: Residences

Address: Along Reynold Road to the east of the site.

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 miles
 Greater than 3 miles

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

Name: Sales and Shelley Anderson

Address: Unknown (see attached HSRA well survey map from 2008 on-site release notification). Terracon performed a one mile windshield survey as well as researched the USGS NWIS records and no wells were identified within a one mile radius.

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

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)
ethyl benzene	100-41-4			0.013 mg/kg
isopropyl benzene	98-82-8			0.0094 mg/kg
naphthalene	91-20-3			5.3 mg/kg
xylene	1330-20-7			1.2 mg/kg
pyrene	129-00-0			1.3 mg/kg

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 Registry Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
BENZENE	71-43-2	1.2 ug/L	
Cis-1,2-dichloro ethene	156-59-2	4.9 ug/L	
ethylbenzene	100-41-4	12 ug/L	
Iodomethane	74-88-4	7.7 ug/L	
isopropylbenzene	98-82-8	5.6 ug/L	
naphthalene	91-20-3	39 ug/L	
tetrachloroethene	127-18-4	1.2 ug/L	
trichloroethene	79-01-6	1.5 ug/L	
Xylenes	1330-20-7	15 ug/L	

YRC, Inc.
6125 Duquesne Drive
Atlanta, Fulton County, Georgia

Site Summary

The YRC, Inc. site is located at 6125 Duquesne Drive in Atlanta, Fulton County Georgia and consists of a 9.69 acre trucking terminal in a heavily industrialized area off Fulton Industrial Boulevard. The trucking terminal has a truck Maintenance Center with a diesel underground storage tank (UST) and an oil/water separator. The facility is currently unoccupied and is undergoing due diligence assessments as part of an ongoing real estate transaction. In February 2012, GEOS Environmental (GEOS) performed a Phase II Environmental Site Assessment (Phase II ESA) at the site for a potential purchaser to evaluate soil and groundwater conditions adjacent to the diesel UST system and the oil/water separator. A copy of the GEOS Phase II ESA is provided in Appendix F.

Oil/Water Separator

The GEOS Phase II ESA results indicated the presence of several volatile organic compounds (VOCs) and polyaromatic hydrocarbons (PAHs) in soil and groundwater adjacent to the oil/water separator. None of the VOCs or PAHs detected in soil exceeded the HSRA Notification Concentrations in Appendix I of Chapter 391-3-19.04(3)(b).

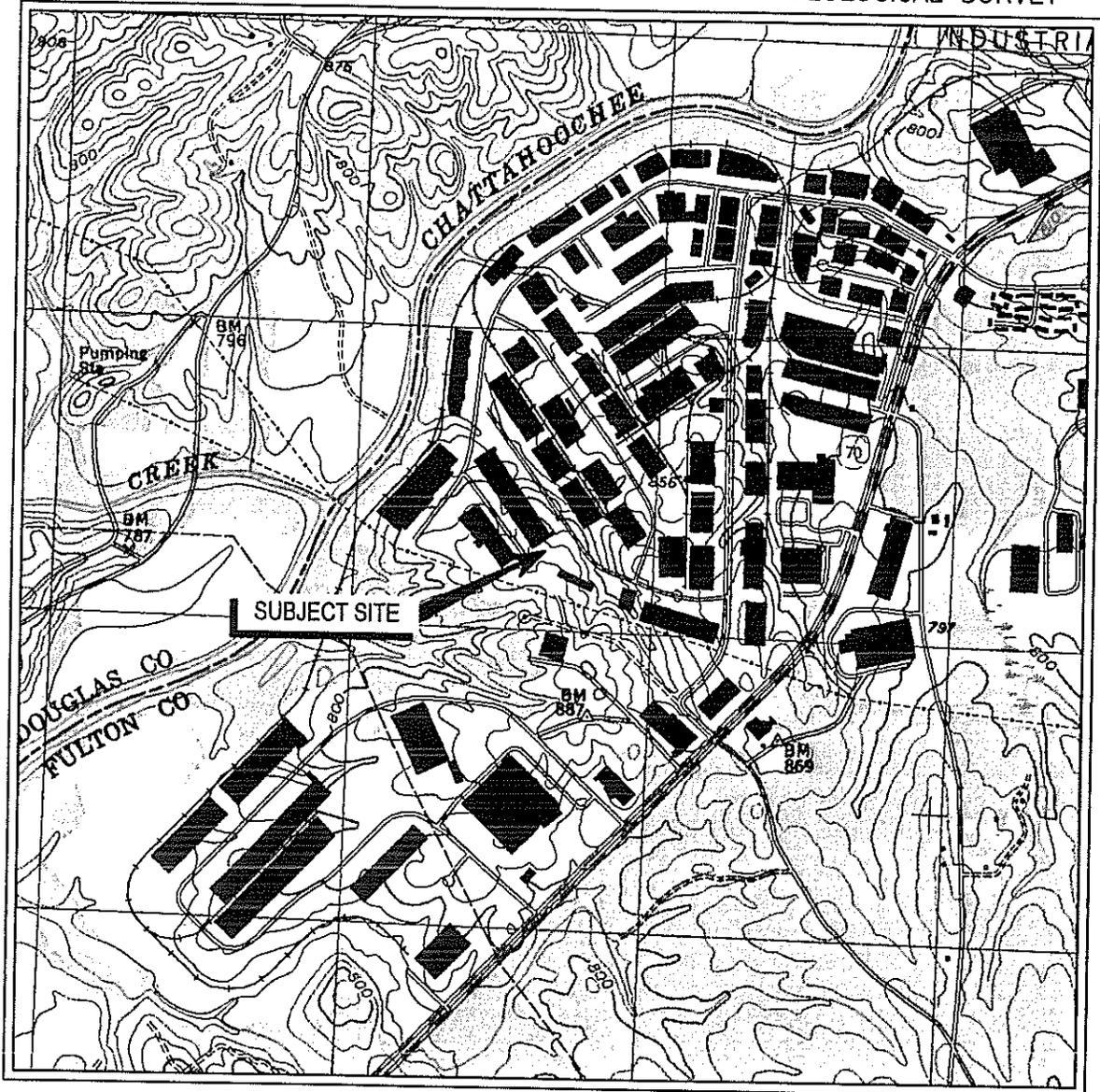
Diesel UST System

The GEOS Phase II ESA results indicated impacts to shallow soils (1 to 2 feet bgs) adjacent to the UST fuel dispenser line. VOCs or PAHs were not detected in soil or groundwater above the laboratory reporting limits adjacent to the UST with the exception of acetone detected in soil sample SB-3 (18 to 19 feet bgs) at a concentration of 0.030 mg/kg. Acetone is a common laboratory cross contaminant. The petroleum impacts identified adjacent to the UST fuel line are being reported to the Georgia Environmental Protection Division (GEPD) Underground Storage Tank Management Program (USTMP) at the same time as this HSRA Release Notification.

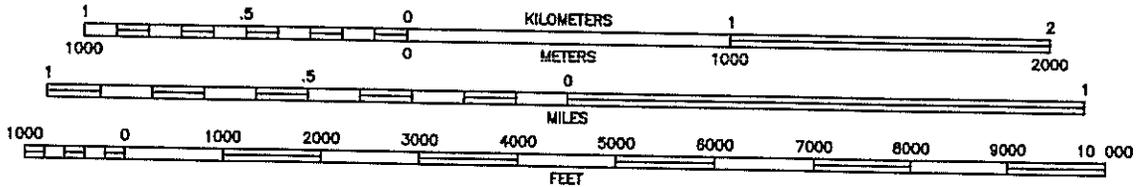
In March 2012, Terracon performed Additional Groundwater Sampling at the site to assess if widespread impacts were present in groundwater associated with the oil/water separator and UST system. During Terracon's Additional Groundwater Sampling event, four soil borings/temporary monitoring wells (W-2 through W-5) were advanced until groundwater or refusal was encountered. Four groundwater samples were collected for laboratory analysis of VOCs by EPA method 8260 and PAHs by EPA method 8270. VOCs and PAHs were not detected above laboratory detection limits in the groundwater samples collected from W-2 through W-5; therefore, it appears that the impacts at the site are isolated to the source areas. A copy of the Terracon Additional Groundwater Sampling report is provided in Appendix G.

The entire trucking terminal is fenced with a locking gate. Terracon performed a well survey as part of this HSRA Release Notification including a one mile windshield survey and review of the USGS NWIS and no potable drinking water wells were identified. Per review of the 2008 HSRA Release Notification for Yellow Transportation, drinking water wells were not identified within a two mile radius of the site. A copy of the 2008 HSRA Release Notification is provided in Appendix E. Terracon performed a preliminary RQSM scoring for the Groundwater Pathway using isopropylbenzene/cumene due to the toxicity value of 8, and based on the above information, it does not appear that a reportable quantity has been released. The On-site Pathway was not scored since the constituents of concern detected in soil did not exceed the Notification Concentrations. Please refer to Appendix I for a copy of the preliminary RQSM scoring.

UNITED STATES - DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY



SCALE 1:24 000



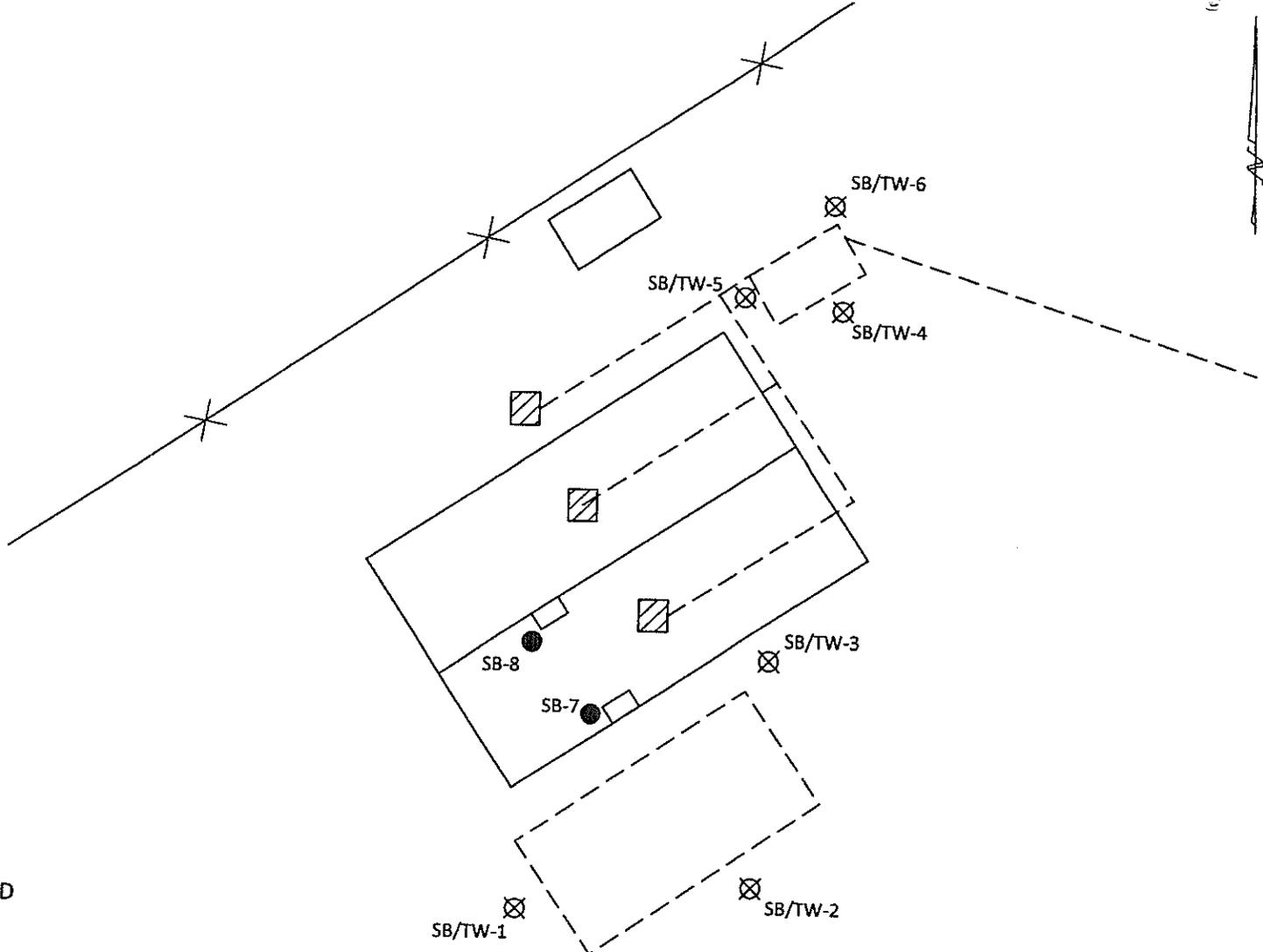
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE
BEN HILL, GA
1999

7.5 MINUTE SERIES (TOPOGRAPHIC)



Project Mgr: CD	Project No. 49127089	 2855 Premiers Parkway, Suite C Duluth, GA 30097 (770) 623-0755 (770) 623-0628	TOPOGRAPHIC VICINITY MAP	EXHIBIT 1
Drawn By: SEG	Scale: AS SHOWN		ADDITIONAL GROUNDWATER SAMPLING	
Checked By: MRF/CD	File No. AGS49127089-1		YRC WORLDWIDE	
Approved By: CD	Date: MARCH 2012		6125 DUQUESNE DR. ATIANTA GA	



LEGEND

- Soil Boring Location & ID
- ⊗ Soil Boring/Temporary Well Location & ID

Note: This diagram is for general purposes only. All locations are approximate



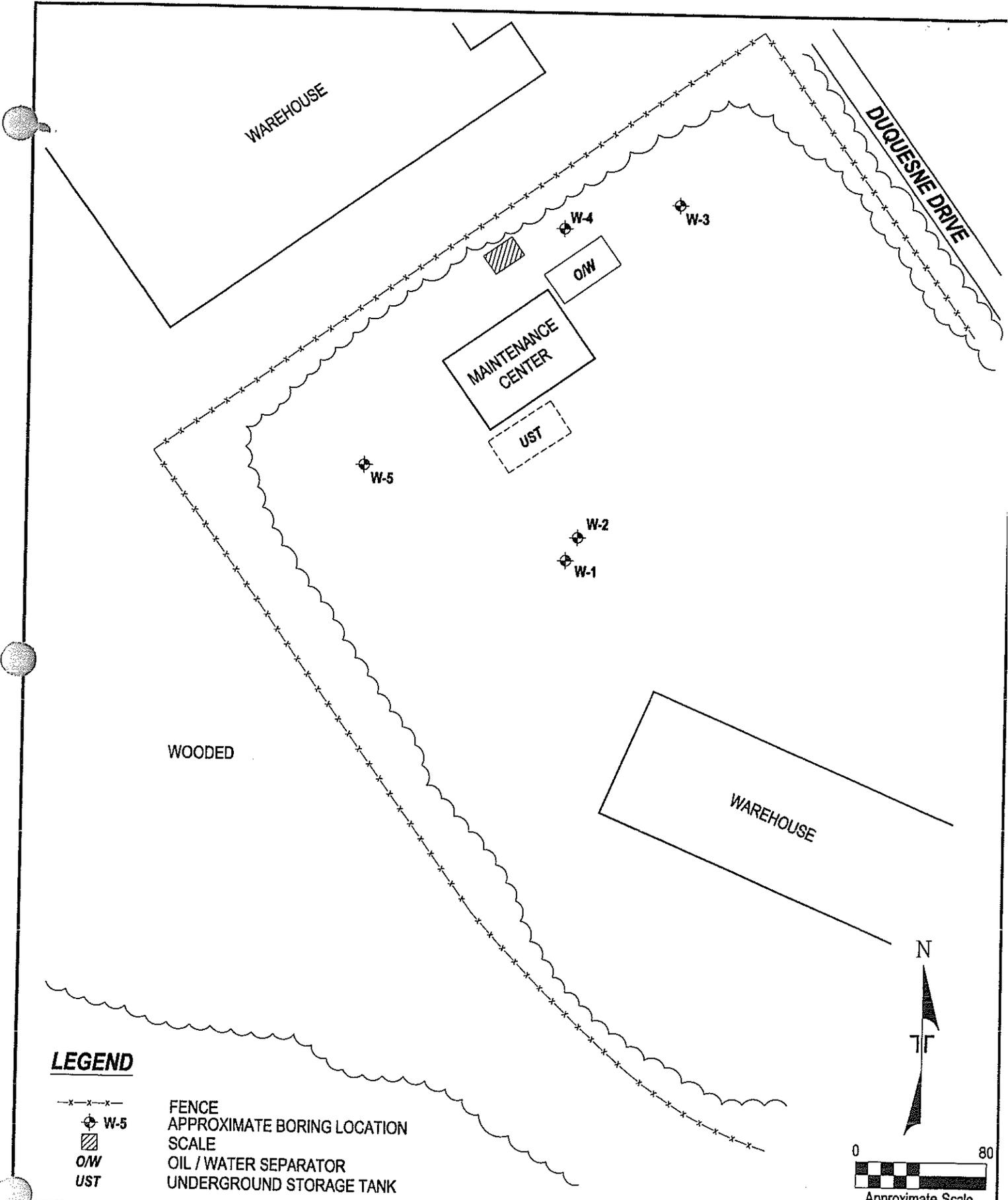
Prepared By:
 GEOS Environmental, Inc.
 13014 N. Dale Mabry Hwy. #117
 Tampa, FL 33618

Scale
 Not to scale

Design By: jmf	Checked By:	Approved By:
Wilson\ATL Duquesne\Detail Map		

Site Location:
 YRC Property
 6125 Duquesne Dr.
 Atlanta, GA

Figure 3.
 Site Detail
 Map



LEGEND

- x-x-x- FENCE
- ◆ W-5 APPROXIMATE BORING LOCATION
- ▨ SCALE
- O/W OIL / WATER SEPARATOR
- UST UNDERGROUND STORAGE TANK

THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mgr: CD	Project No. 49127089		BORING LOCATION DIAGRAM		EXHIBIT
Drawn By: SEG	Scale: AS SHOWN		ADDITIONAL GROUNDWATER SAMPLING		
Checked By: MRF/CD	File No. AGS49127089-2		YRC WORLDWIDE		
Approved By: CD	Date: MARCH 2012		6125 DUQUESNE DR. ATLANTA, GA		
		2855 Premiere Parkway, Suite C (770) 623-0755	Duluth, GA 30097 (770) 623-1298		

5956

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)	N/A			
3	Tax Map and Parcel ID Number:	15N06 022 and 21-1187-0031	Acreage	12.31 acres	
4	Site or Facility Name:	Cherokee Commons Shopping Center			
5	Site Street Address:	6199 Highway 92			
6	Site City	Acworth	County	Cherokee	Zip 30102
7	Property Owner:	IPF/Cherokee Limited Partnership, a Georgia limited liability partnership			
8	Property Owner Mailing Address:	(See below)			
9	Property Owner City:		State:		Zip:
10	Property Owner Telephone No.:				
11	Site Contact Person:	Turner Wisehart	Title:	Property Manager	
12	Site Contact Company Name:	Colliers Real Estate Management Services (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) 252-2288			
16	Facility Operator Contact Person:	Turner Wisehart	Title:	Property Manager	
17	Facility Operator Company Name:	Colliers Real Estate Management Services			
18	Facility Operator Mailing Address:	5871 Glenridge Drive, Suite 400			
19	Facility Operator City:	Atlanta	State:	GA	Zip 30328
20	Facility Operator Telephone No.:	(404) 252-2288			

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)

NAME (Please type or print)

TITLE

SIGNATURE

DATE

21. **CERTIFICATION** – I certify under penalty of law that I am the representative of the Receiver 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.

IPF/CHEROKEE LIMITED PARTNERSHIP, a Georgia limited partnership

By: Colliers International Management - Atlanta, LLC, a Georgia limited liability company, as receiver pursuant to that certain Consent Order Appointing Receiver dated June 17, 2011.

By: _____



Name: Charles Swain

Title: President

Date: March 26, 2012

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 automobile repair shop at 6165 Highway 92, (2) the existing on-site Royal Cleaners in Suite 100.

- 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.

Impacted soil is beneath the three inch concrete slab building foundation as well as exterior of the building beneath asphalt and soil cover.

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: Ms. Sandra K. Cain

Address: 5474 Tyson Drive Acworth, Georgia 30102

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: Mr. Don Gravley

Address: 5755 Bells Ferry Road Acwork Georgia 30102

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>.

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)
Acetone	67641	NA	NA	0.12 mg/kg
Benzene	71432	NA	NA	0.00095 mg/kg
Chloroform	67663	NA	NA	0.00094 mg/kg
cis 1,2-Dichloroethene	156592	NA	NA	0.0099 mg/kg
2-Butanone	78933	NA	NA	0.011 mg/kg
Tetrachloroethene	127184	NA	NA	7.6 mg/kg
Toluene	108883	NA	NA	0.0013 mg/kg
Trichloroethene	79016	NA	NA	0.034 mg/kg

NA Not Analyzed

ATTACHMENT A – SITE SUMMARY

Cherokee Commons Shopping Center is located at 6199 Highway 92, Acworth, Georgia on a two-parcel lot of approx. 12.31 acres. The Property is improved with 2 one-story buildings totaling approx. 103,736 sq. ft. The shopping center was developed in 1986 and features 21 leasable units, a Wendy's restaurant and is anchored by a Kroger store. Kroger operates a canopy-covered retail gas station completed in 2002 on the southern portion of the Property. The Kroger gas station has 2 double-walled fiberglass USTs including a 20,000 gal. and an 8,000-gal gasoline USTs. The station has three fuel pumps and six hoses.

The Royal Cleaners dry cleaners is located in the western building in Suite 100 near the southwestern corner of the Property. The shop is adjacent to an offsite Atlantic Brake and Muffler auto maintenance shop. A dry cleaning shop has been located in Suite 100 since 1986. Royal Cleaners has been in the shop since the early 1990s. Royal Cleaners is a listed RCRA Conditionally Exempt Small Quantity Generator with no listed violations according to the AEI Consultants (AEI) Phase I ESA completed in July 2011. AEI's July 2011 Phase I ESA and AEI's November 2011 Phase II ESA stated that there have been no known releases associated with the dry cleaners.

Consolidated Consulting Group (CCG) reviewed the AEI Phase II Site Investigation dated November 1, 2011. The AEI Phase II included 3 exterior (B-1, B-2 & B-3) and 2 interior (B-4 & B-5) soil borings. Soil samples from the borings were analyzed for VOC's. No groundwater was encountered during the investigation. Tetrachloroethene (PERC) was detected in three (3) of the ten (10) soil samples collected from the subject property; specifically from B1-12' (at 0.0379 mg/kg), B1-36' (at 0.0231 mg/kg), and B5-4' (at 0.8530 mg/kg). Only the sample from B5-4' (PERC) exceeded notification levels. Acetone was detected in B2-8' (at 0.0298 mg/Kg).

CCG's 2012 Phase II Site Investigation was performed to evaluate potential historical release and impacts to the soil and groundwater at the Property. The results confirmed the presence of various volatile organic compounds (VOCs) in the groundwater based on samples collected from four groundwater monitoring wells in February 2012. VOCs included PERC, cis-1,2-Dichloroethene, Chloroform, Methylene Chloride, Methyl Tert-Butyl Ether, p-Isopropyltoluene and Toluene. None of the detected VOCs exceeded its respective maximum contaminant level (MCL).

One soil sample collected during the CCG Phase II had a concentration of PERC that exceeded the HSRA Notification Concentration. PERC was detected in soil beneath the concrete slab foundation at 7.6 mg/kg collected from the 3-4 ft. interval below the slab using a hand auger sampler. Additional detections of VOCs in soil included, Acetone, Benzene, Chloroform, cis-1,2-Dichloroethene, Isopropylbenzene, p-Isopropyltoluene, 2-Butanone (MEK), PERC, Toluene and Trichloroethene were reported by the laboratory as estimated concentrations below the laboratory detection limits, or reported at levels well below the HSRA Notification concentrations. The only reportable concentration found in AEI's November 2011 Phase II ESA was PERC at 0.8530 mg/kg in soil beneath the concrete slab foundation.

Groundwater monitoring well data show that the groundwater flow direction is generally northeast on the western side of the building and to the south on the eastern side of the building. A water resource survey of the area indicated that there are no public water supply wells within a three mile radius of the Property.

There is one active residential drinking water well within ½-mile at the Mr. Don Gravley residence, 5755 Bells Ferry Road. The Gravley well does not appear to be affected by the identified onsite groundwater impacts because the values identified are less than the drinking water MCL and because it appears the Gravley well is on the opposite side of a topographic divide. The survey also identified six active residential drinking water wells within a one-mile radius of the Property.

A completed "Groundwater Pathway" calculation for the Property is attached yielding a score of 0.5, well below the 10 threshold. Because the Property is the subject of a "Prospective Purchaser Corrective Action Plan" seeking a limitation of liability letter under the Georgia Hazardous Site Reuse and Redevelopment Act, we request that any scoring of soils be deferred.

ATTACHMENT B
USGS TOPOGRAPHIC WITH WATER WELL SURVEY WELL MAP

ATTACHMENT C

SITE MAPS

Figure 2: Well and Boring Location Map



Legend: ⊕ = Soil Boring ⊡ = Monitoring Well

Drawing Not to Scale

Cherokee Commons Shopping Center
6199 Highway 92
Acworth, GA 30102



Date: March 2012
Project #: CCG-2785

Figure 3: Detected VOCs in Groundwater



Legend: ⊕ = Soil Boring △ = Monitoring Well

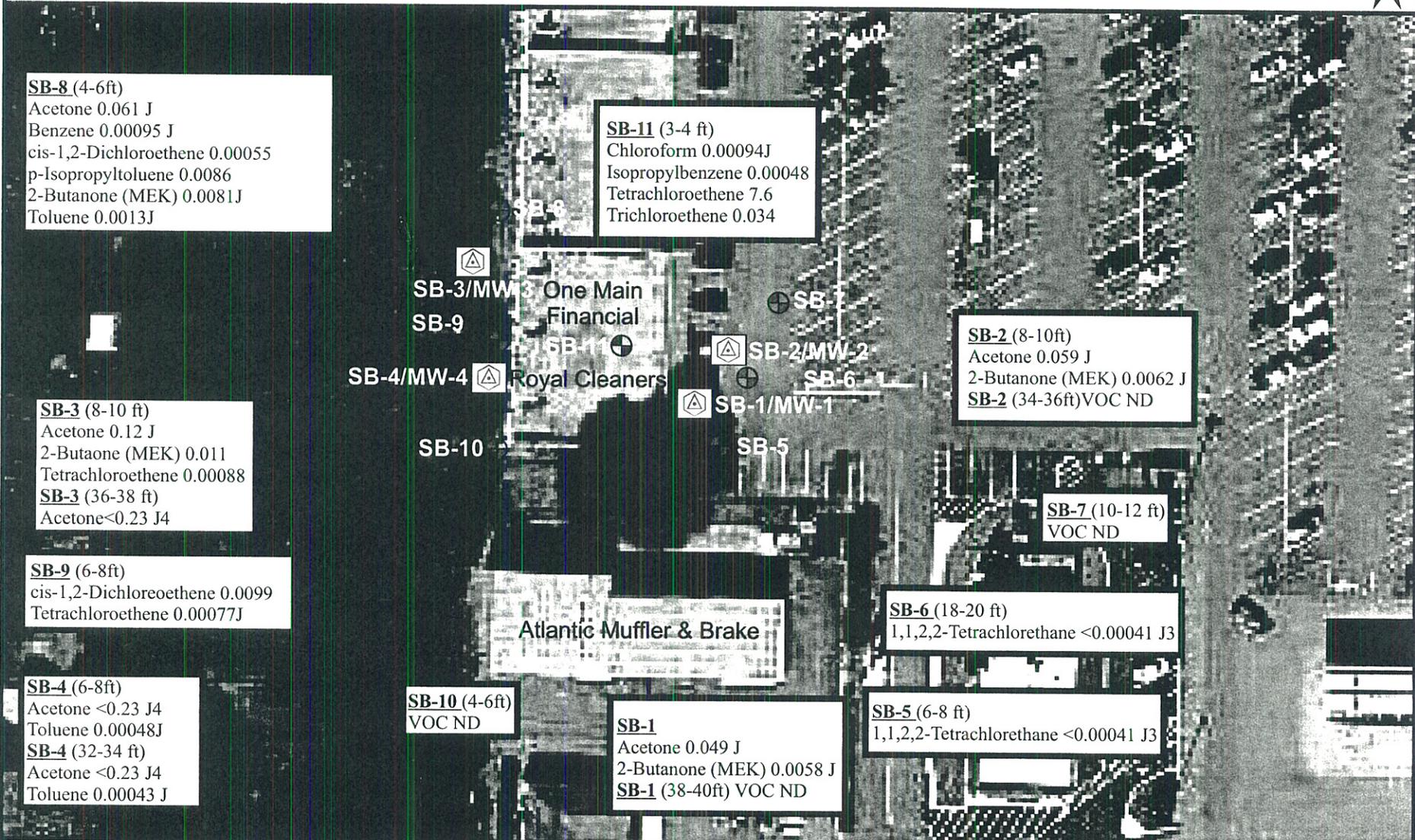
Drawing Not to Scale

Cherokee Commons Shopping Center
 6199 Highway 92
 Acworth, GA 30102



Date: March 2012
Project #: CCG-2785

Figure 4: Detected VOCs in Soil



Legend: ⊕ = Soil Boring △ = Monitoring Well

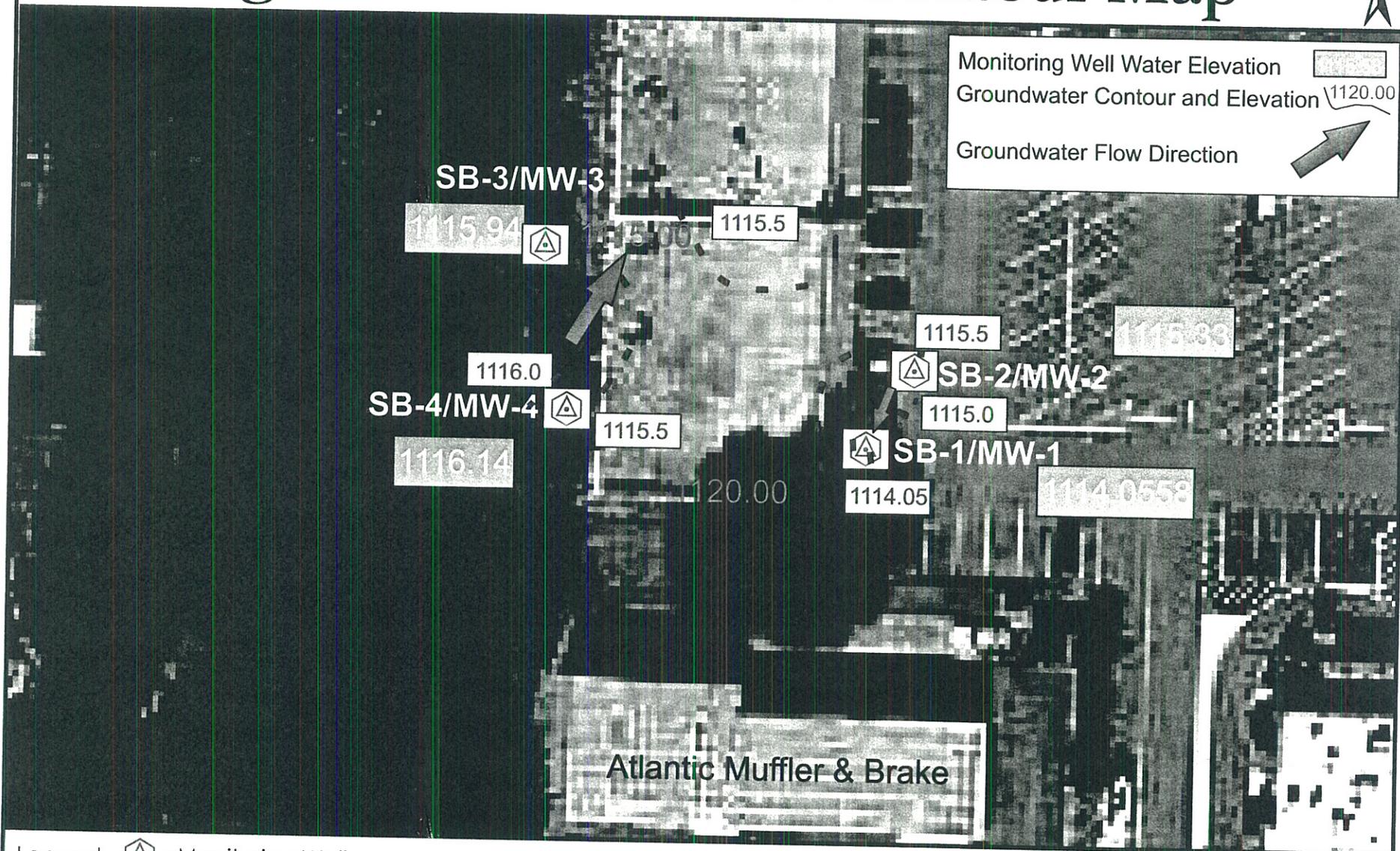
Drawing Not to Scale

Cherokee Commons Shopping Center
 6199 Highway 92
 Acworth, GA 30102



Date: March 2012
Project #: CCG-2785

Figure 5: Groundwater Contour Map



Legend:  =Monitoring Well

Drawing Not to Scale

Cherokee Commons Shopping Center
6199 Highway 92
Acworth, GA 30102



Date: March 2012
Project #: CCG-2785

29 March 2012

Georgia Department of Natural Resources
Environmental Protection Division
Hazardous Waste Management Branch
Hazardous Sites Response Program
2 Martin Luther King, Jr. Drive
Suite 1462 East
Atlanta, Georgia 30334

RECEIVED
Georgia EPD

APR 2 2012

Response and Remediation Program

Subject: **Initial Release Notification**
Commercial Property
468-472 Ponce De Leon Avenue
Atlanta, Fulton County, Georgia 30308
One Group Project #A2001.02

To Whom It May Concern:

One Consulting Group, Inc. is pleased to provide for your review the following Initial Release Notification prepared for the above-referenced property.

Upon request, the Environmental Site Assessment (ESA) prepared for the subject property can be provided under separate cover.

If you have questions or require further information, please feel free to call (404) 815.8005 x 104, or send an electronic mail to gregory@onecginc.com.

Thank you for the opportunity to be of service.

Sincerely,
One Consulting Group, Inc.



Gregory Allpow
Project Manager

CC: Brian Lane
Peter J. Bell

5955



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:	14 0048 000 709 09			
4	Site or Facility Name	COMMERCIAL PROPERTY			
5	Site Street Address	468 PONCE DE LEON AVENUE			
6	Site City	ATLANTA	County	FULTON	Zip 30308
7	Property Owner	Estate of Howard T. Lewis			
8	Property Owner Mailing Address *	2501 SKYLAND DRIVE			
9	Property Owner City	Birmingham	State	AL	Zip 35243
10	Property Owner Telephone No.	(205) 979-7614			
11	Site Contact Person	ROBERT BRAUNER	Title	CONSULTANT	
12	Company Name	ONE CONSULTING GROUP, INC.			
13	Site Contact Mailing Address	P.O. BOX 54382			
14	Site Contact City	ATLANTA	State	GA.	Zip 30308
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.

Peter J. Bell
 NAME (Please type or print) **ADMINISTRATOR of ESTATE, NOT PROPERTY OWNER* TITLE Administrator
 SIGNATURE *Peter J. Bell* DATE 3-27-2012

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, waste pile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:

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.):

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).

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: _____

Address: _____

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)
BENZENE	71-43-2	110 ppb	12'
TOLUENE	108-88-3	14 ppb	12'
ETHYL-BENZENE	100-41-4	10 ppb	12'
XYLENES	1330-20-7	8.2 ppb	12'
TETRACHLOROETHENE	127-18-4	68 ppb	13'
CIS-1,2-DICHLOROETHENE	156-59-2	8.1 ppb	13'
CHLOROMETHANE	74-87-3	99 ppb	13'
CYCLOHEXANE	110-82-7	57 ppb	12'
ISOPROPYLBENZENE	98-82-8	28 ppb	12'
METHYLCYCLOHEXANE	108-87-2	60 ppb	12'

March 6, 2012

Shane Investment property Group
100 North Point Center East, Suite 510
Alpharetta, Georgia 30022

Attention: **Brian Lane**

Subject: **Modified Phase II Subsurface Investigation
Commercial Property
468-472 Ponce De Leon Avenue
Atlanta, Fulton County, Georgia 30308
One Group Project #A2001.02**

Brian:

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 I of Appendix I.

BACKGROUND

The Site is an approximately 0.46-acre commercial parcel, currently a vacant strip center. It is developed with two adjacent, two-story buildings comprising approximately 5,840 square feet. The Site is accessible from the north side of Ponce De Leon Avenue across concrete and asphalt paving. According to information obtained during this investigation, the Site was first developed around 1911 as residences from vacant land. Around 1930, the Site was developed with two commercial buildings, and operated dry cleaners in two suites until approximately 1952.

The following recognized environmental conditions (RECs) were identified associated with the Site during an Environmental Site Assessment (ESA):

On-Site

468 Ponce De Leon Avenue and 476 Ponce De Leon Avenue, addresses associated with the Site, appear in the historical city directories between 1930 and 1952 listed as "Wood G Cleveland Clothing Cleaners," "Wong Hong Laundry," "Two Bit Cleaners" and "Sang Loo Laundry". Historical on-Site dry cleaning operations are a *recognized environmental condition* requiring further investigation as these activities may have impacted the Site's subsurface with *chlorinated solvents*.

Off-Site

Based on the environmental database review, historical directory review, and Sanborn maps, adjacent, adjoining, and nearby properties have the potential to impact the Site with *petroleum hydrocarbon constituents* and *chlorinated solvents*. Nearby historical and active, petroleum service stations and dry cleaners are considered a *recognized environmental condition* to the Site requiring further assessment.

One Group performed a Modified Phase II Subsurface Investigation to evaluate the Site for potential impact from on-Site and off-Site sources. A Site Plan is provided on Figure 2 of Appendix I.

POTENTIAL RECEPTOR SURVEY

The Site is located in a lower pollution susceptibility area, as defined by the Groundwater Pollution Susceptibility Map of Georgia, Georgia Geologic Survey Hydrologic Atlas 20.

Surface Water Bodies

According to the US Geological Survey (USGS) Topographic map, 7.5-Minute, Northwest Atlanta, Georgia Quadrangle dated 2011; the closest surface water feature is a tributary to Peachtree Creek approximately 3,800 feet to the north. The topographic map is presented as Figure 1 of Appendix I.

Drinking Water Receptors

Based on a review of available USGS water well records and a driving reconnaissance of the area surrounding the Site, active drinking water supplies were not identified within a one-mile radius. One drinking water well was listed on the receptor survey; however, this was determined to be inactive. A copy of the drinking water receptor survey is included in Appendix III.

GOVERNANCE

Reportable limits for regulated contaminant concentrations in the Site soil and groundwater are defined by EPD Rules: “Water Quality Control” Chapter 391-3-6 (authorized by OCGA 12-5-20 & 12-5-520); “Hazardous Site Response” Chapter 391-3-19 (authorized by OCGA 12-8-60, 12-8-90, & 12-8-200); and “Underground Storage Tank Management” Chapter 391-3-15 (authorized by OCGA 12-31-1).

SUBSURFACE INVESTIGATION

One Group personnel mobilized to the Site on February 17, 2012. This investigation was performed in general accordance with the published USEPA Region IV guidance documents “EISOPQAM” dated November 2007, and “SESD Field Branches Quality System and Technical Procedures”.

Soil

Six discreet soil samples, SS-1 through SS-6, were obtained from beneath the Site's buildings at depths of zero to one foot below ground surface (bgs.) Soil samples were obtained from exposed existing grade, as well as beneath cast concrete slabs. Soil samples were obtained using a hand auger and were field-screened within sterile sample bags for volatile organic vapors (VOAs) utilizing a photo-ionization detector. Organic vapor readings exceeding background concentrations, greater than five parts per million, were not observed in the field-screened soil samples. Once obtained, the soil samples were field preserved, placed on ice, and transported under standard chain of custody protocol for laboratory analysis.

Soil sample locations are depicted on Figure 2 of Appendix I.

Groundwater

Four soil borings, SB-1 through SB-4, were advanced to groundwater with a Geoprobe™ direct-push drill rig. The soil boring locations were selected to best represent shallow groundwater quality in areas suspected of impact from the documented on-Site and off-Site RECs. Groundwater was encountered in all four soil borings at depths ranging from 12 to 13 feet bgs.

Groundwater samples were obtained from the soil borings using disposable, polyethylene tubing and a peristaltic pump within a five-foot length of stainless-steel, slotted screen. The groundwater samples were field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols.

The groundwater sample locations are presented on Figure 3 of Appendix I.

ANALYTICAL METHODS

Soil

Soil samples SS-1 through SS-6 were analyzed for volatile organic compounds (VOCs) using USEPA Method SW8260B to assess for dry cleaning (chlorinated) solvent impact.

Groundwater

Groundwater samples SB-1 through SB-4 were analyzed for VOCs using USEPA Method SW8260B to assess for petroleum hydrocarbon and chlorinated solvent impact.

Analytical Environmental Services, Inc. (NELAP Certification #E87582) performed the analysis at their laboratory in Atlanta, Georgia.

ANALYTICAL RESULTS

Soil

Select chlorinated VOCs were not detected in the Site soil above laboratory detection limits in any of the soil samples analyzed. Soil sample locations are depicted on Figure 2 of Appendix I. The soil laboratory analytical reports are provided in their entirety in Appendix IV.

Groundwater

Chlorinated VOC constituents were detected in groundwater samples SB-1 and SB-4. Tetrachloroethene was detected in groundwater samples SB-1 and SB-4 at concentrations of 12 parts per billion (ppb) and 68 ppb, respectively. Cis-1,2-Dichloroethene was detected in groundwater sample SB-4 at a concentration of 8.1 ppb. Chloromethane was detected in groundwater samples SB-2 and SB-3 at concentrations of 78 ppb and 99 ppb respectively.

Petroleum hydrocarbon constituents were detected in groundwater samples SB-2, SB-3, and SB-4. Benzene, Toluene, Ethyl-benzene, and Xylenes (BTEX) were detected in groundwater sample SB-2 at concentrations of 110 ppb, 14 ppb, 10 ppb, and 8.2 ppb, respectively. Cyclohexane, Isopropylbenzene, and Methylcyclohexane were also detected in groundwater sample SB-2 at concentrations of 57 ppb, 28 ppb, and 60 ppb, respectively.

Remaining VOCs were not discovered above laboratory detection limits in any of the groundwater samples analyzed.

The groundwater analytical reports are provided in their entirety in Appendix IV.

CONCLUSIONS

The following are the project conclusions:

- Drinking water supplies were not identified within a one-mile radius of the Site;
- Surface water bodies were not identified within a 500-foot radius of the Site;
- A reportable release of VOCs was not discovered in the Site soil;
- A reportable release of chlorinated VOCs was discovered in the Site groundwater;
- Reportable concentrations of petroleum hydrocarbons have been detected in the Site groundwater. No history of underground storage tanks associated with the Site was discovered during this assessment, and it is not considered the source of the groundwater detections. The petroleum hydrocarbon constituents discovered in the Site groundwater are presumed to emanate from the reported, petroleum hydrocarbon release at the eastern-adjacent, petroleum service station.

RECOMMENDATIONS

By law, within 30 days of being informed of their discovery, the Site owner is required to remediate or report the VOC concentrations in the Site groundwater to the EPD's Hazardous Site Response Program in a properly certified Initial Release Notification.

It is recommended that the Site owner report the petroleum hydrocarbon constituent concentrations discovered in its groundwater to the EPD's UST Management Program. This documentation should be submitted to obtain a regulatory review and closure determination once the adjacent, petroleum hydrocarbon release is remediated and issued a *no further action* status.

A copy of the required groundwater professional certification is provided in Appendix V.

CLOSURE

Thank you for the opportunity to be of service on this project. If you have any further questions, please feel free to call.

Sincerely,

ONE CONSULTING GROUP, INC.



Gregory Allpow
Author/Project Manager



Robert Brawner, CHMM
Principal/Reviewer

Attachments

Appendix I
Appendix II
Appendix III
Appendix IV
Appendix V

Figures
Tables
Potential Receptor Survey
Laboratory Analytical Reports
Groundwater Professional Certification

APPENDIX I

FIGURES

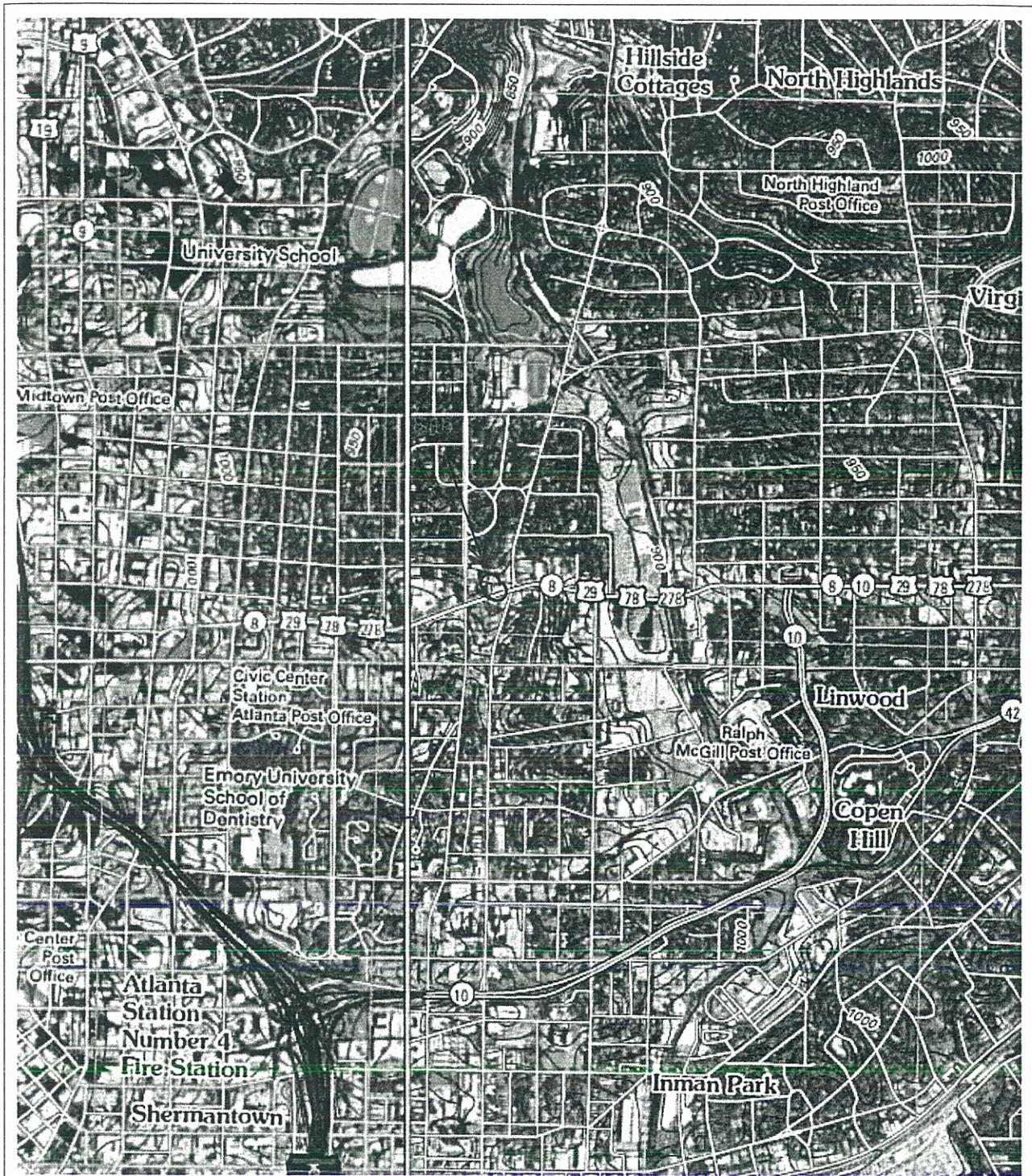
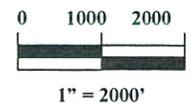


Figure 1 – Topographic Map

Map Dates: 2011

Commercial Property
 468-472 Ponce De Leon Avenue
 Atlanta, Fulton County, Georgia 30308

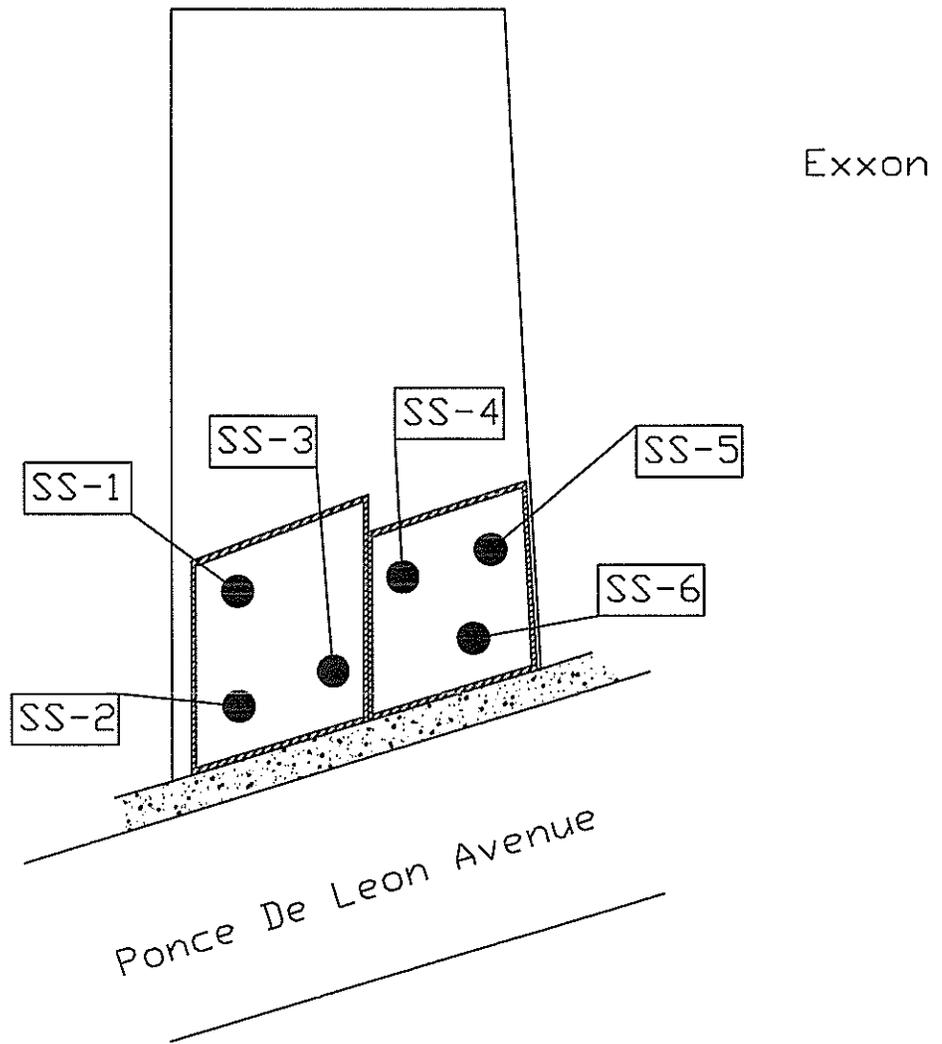
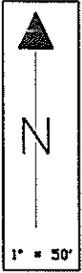


One Group Project#A2001

Source: USGS NE/NW Atlanta, GA Quad, 7.5-Minute, Topo

Figure 2
Soil Sample Locations (2.17.2012)

Commercial Property
468-472 Ponce De Leon Avenue
Atlanta, Fulton County, Georgia
Project #A2001.02
Source: Aerial photo (2011) and field notes

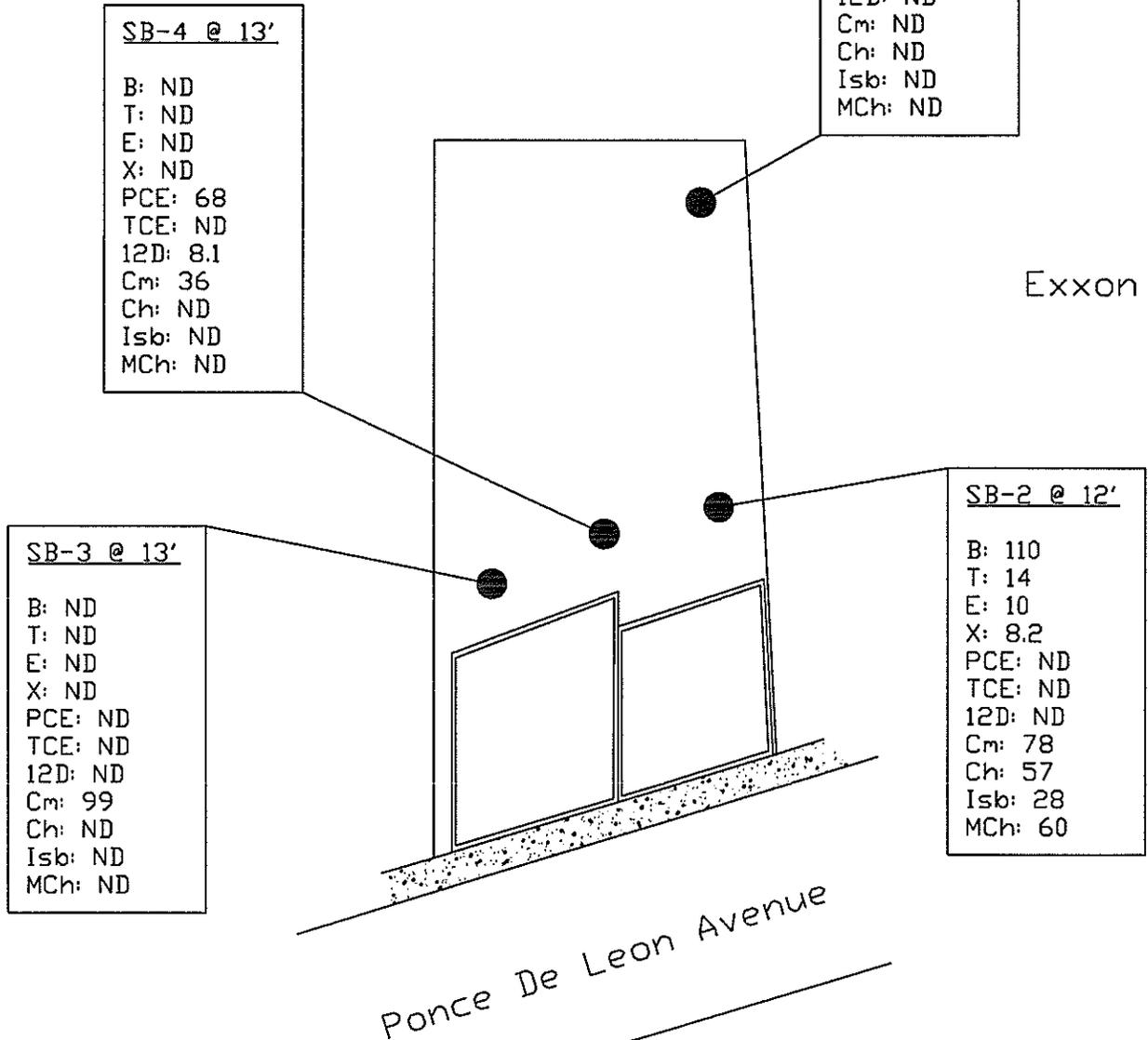
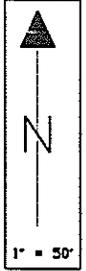


LEGEND

- Soil Sample Locations

Figure 3
Groundwater Analytical (2.17.2012)

Commercial Property
468-472 Ponce De Leon Avenue
Atlanta, Fulton County, Georgia
Project #A2001.02
Source: Aerial photo (2011) and field notes



LEGEND

● Soil boring ND: Below detection limits

B: Benzene
T: Toluene
E: Ethyl-benzene
X: Xylenes
PCE: Tetrachloroethylene
TCE: Trichloroethylene
12D: 1,2 Dichloroethene
Cm: Chloroethane
Ch: Cyclohexane
Isb: Isopropylbenzene
MCh: Methylcyclohexane

Groundwater results are in ug/L or ppb

APPENDIX II

TABLES

Commercial Property
 468-472 Ponce De Leon Avenue
 Atlanta, Fulton County, Georgia 30308
 One Group Project #A2001.02

TABLE 1: GROUNDWATER ANALYSIS RESULTS
 (Volatile Organic Compounds by US EPA Method 8260B)

Sample Location	Date Sampled	Depth	Results are in parts per billion or µg/L												
			Benzene	Isopropylbenzene	Toluene	Ethyl-benzene	Xylene	Tetrachloroethene	1,2-Dichloroethane	Trichloroethene	Chloromethane	Cyclohexane	Methylcyclohexane	Total VOCs	
SB-1	17-Feb-2012	13'	ND	ND	ND	ND	ND	12	ND	ND	ND	ND	ND	ND	12
SB-2	17-Feb-2012	12'	110	28	14	10	8.2	ND	ND	ND	78	57	60	365.2	
SB-3	17-Feb-2012	13'	ND	ND	ND	ND	ND	ND	ND	ND	99	ND	ND	99	
SB-4	17-Feb-2012	13'	ND	ND	ND	ND	ND	68	8.1	ND	36	ND	ND	112.1	
Applicable Standard			5	N/A	1,000	700	10,000	5	5	5	N/A	N/A	N/A	N/A	
Toxicity Value			4	8	2	2	2	4	4	4	N/A	N/A	N/A	N/A	

N/A - Not applicable, ND - Not detected above method detection limits, NT - not tested

APPENDIX III
POTENTIAL RECEPTOR SURVEY

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: sandy clay

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1,000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1,000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B4	USGS2312369	1/4 - 1/2 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
10	GA1210023	1/2 - 1 Mile SSW

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-----------------------------

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
B5	0000004640	1/4 - 1/2 Mile West

PHYSICAL SETTING SOURCE MAP - 3236059.2s



County Boundary

Major Roads

Contour Lines

Airports

Earthquake epicenter, Richter 5 or greater

Water Wells

Public Water Supply Wells

Cluster of Multiple Icons



Groundwater Flow Direction

(GI) Indeterminate Groundwater Flow at Location

(GV) Groundwater Flow Varies at Location

Wildlife Areas



SITE NAME: Commercial Property
 ADDRESS: 468-472 Ponce De Leon Avenue
 Atlanta GA 30308
 LAT/LONG: 33.7737 / 84.3716

CLIENT: One Consulting Group, Inc.
 CONTACT: Chelsea Curl
 INQUIRY #: 3236059.2s
 DATE: January 10, 2012 6:02 pm

5958

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

APR 3 2012

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)	Not Applicable				
3	Tax Map and Parcel ID Number:	16042100060, 16042100290, 1602100300, & 16042100310	Acreage	13.357		
4	Site or Facility Name	Blackwell Square Shopping Center				
5	Site Street Address	3344 Canton Road				
6	Site City	Marietta	County	Cobb	Zip 30144	
7	Property Owner	Group Blackwell LLC				
8	Property Owner Mailing Address	2300 NW Corporate Blvd Ste 141				
9	Property Owner City	Boca Raton	State	Fl	Zip 33431	
10	Property Owner Telephone No.					
11	Site Contact Person	Tracy Purser	Title	Property Owner Rep.		
12	Site Contact Company Name	Transwestern				
13	Site Contact Mailing Address	75 Fourteenth Street, Suite 100				
14	Site Contact City	Atlanta	State	Ga	Zip 30309	
15	Site Contact Telephone No.	404-870-4280				
16	Facility Operator Contact Person	SAME AS SITE CONTACT	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.

 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:

Based on the location and nature of constituents detected, the source of the of the release appears to be the former Texaco Service Station 21-480-38 south-southeast adjacent to the subject property.

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. A release of petroleum was reported by the adjacent Texaco station in 1993, and the site subsequently received an NFA letter from the GA EPD in September 2001. The service station facility at the subject site reportedly utilized oil-thinning solvents, which are liquids at room temperature.

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).

The release was discovered during a Phase II Environmental Site Assessment conducted in September 2011. The investigation included soil boring installation, soil and groundwater sampling, and analysis.

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: Ronald Sadler

Address: 826 Blackwell Road, Marietta, GA 30066

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: James Soloman

Address: 3462 Shaw Road, Marietta, GA 30066

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>.

SITE SUMMARY

Site Summary
Blackwell Square Shopping Center
Blackwell Road and Canton Road, Marietta, Cobb County, Georgia

KEMRON Environmental Services (KEMRON) conducted soil and groundwater sampling at the property as part of a pending real estate transaction. The subject site is currently developed with America's Thrift Store, a single story building that was constructed in 1976. A former Texaco service station (currently CBS Bank) is located adjacent to and southeast of the property. A Site Location Map and Site Map are included as Figures 1 and 2, respectively.

In September 2011, KEMRON conducted on-site sampling which included the installation of three (3) soil borings. The boring locations were determined based on the location of the former Texaco Service Station and the observed topographic gradient. The boring locations are illustrated in Figure 2. A total of three (3) soil samples and three (3) groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs) by EPA Method 8260. These borings were subsequently abandoned once the samples were collected. Boring logs for each soil boring location are included in Appendix A.

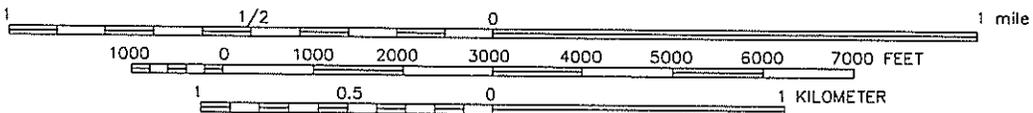
In November 2011, KEMRON personnel advanced three (3) additional soil borings at the subject site. A total of three (3) groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs) by EPA Method 8260. Based on the analytical results no oil thinning solvents were found in groundwater at the additional borings surrounding B-2.

Results of the laboratory analysis indicate that VOC concentrations were below the laboratory detection limits (BDL) in the soil samples at BH-1, BH-2, and BH-3. Low concentrations of petroleum and oil thinning solvents were detected in groundwater downgradient of the former Texaco station. This station experienced a documented petroleum release in 1993 and received NFA status from EPD in September 2001. Laboratory results for soil and groundwater samples are summarized in Table 1 and Table 2, respectively, and are included in Appendix B. A Groundwater Quality Map is included as Figure 3.

KEMRON conducted a water well survey by research of USGS and State of Georgia databases, in addition to conducting area reconnaissance using publically accessible streets within three (3) miles of the subject site. USGS records indicate that there are three (3) wells in the area, 09GG03, 09GG07 and 09GG08, all greater than 1 mile from the subject site. Well 09GG03 was identified as a domestic well on Ebenezer Road. Well 09GG07 was identified as a domestic well on Shaw Road. Well 09GG08 was identified as an irrigation well at Cobb County's Noonday Park. The area reconnaissance conducted as a part of the well survey identified no wells within one (1) mile of the subject site. Areas listed on the State of Georgia databases to contain wells were searched during the area reconnaissance. Other wells were confirmed including a well house at American Family Day Corp. on Liberty Hill Road, and a domestic well house at a residence located on Cedar Grove Drive. All wells visually confirmed were located outside of the one (1) mile search radius. Figure 5 illustrates the locations of the identified water wells with regard to the subject site. USGS database listing information is included as Appendix C.

Based on the location of the identified water wells and detected constituents in groundwater, the site is not expected to exceed a reportable quantity threshold based on the RQSM scoring.

FIGURES



7.5 minute U.S.G.S Topographic Quadrangle
KENNESAW, QUADRANGLE, GEORGIA

NOTES:
BASE MAP DEVELOPED FROM:
U.S.G.S.

NOTE: BUILDING & ROADS LOCATIONS ARE APPROXIMATE

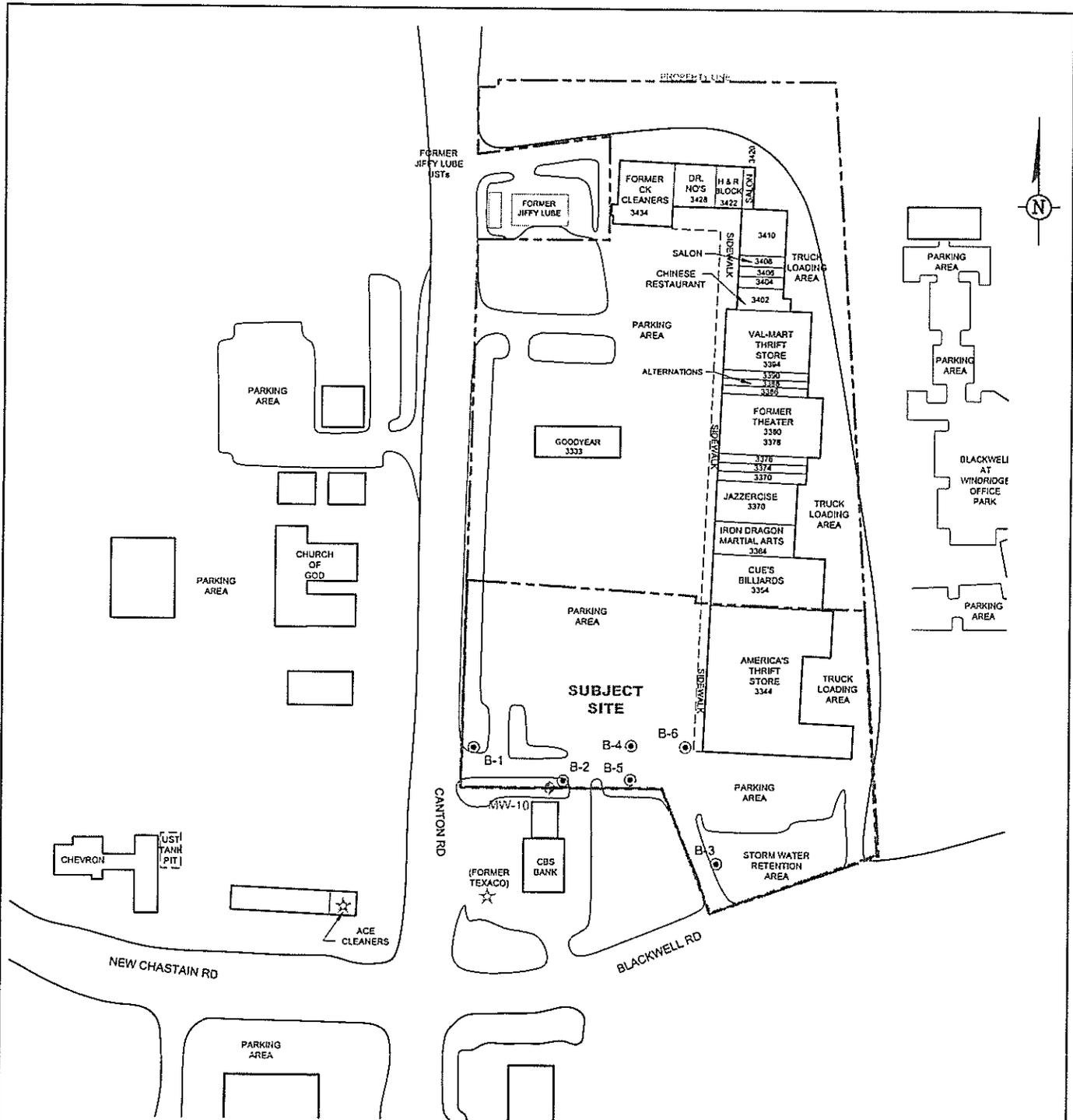
BASE MAP DEVELOPED BY: POLYGRAPHIC, INC.

KEMRON
ENVIRONMENTAL SERVICES

DRAWN BY:	DATE
KG	1 AUGUST 2011
REVIEWED: R	PROJECT NO.
DR	6 SE4715-002-001
APPROVED:	DWG. FILE NO.
	SITE MAP

FIGURE 1

SITE LOCATION MAP
BLACKWELL SQUARE
SHOPPING CENTER
3344 BLACKWELL ROAD
MARIETTA, GA 30066

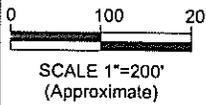


LEGEND

- REC IDENTIFIED IN PHASE I REPORT
- FORMER MONITORING WELL
- SOIL BORING LOCATION
- SUBJECT SITE
- APPROXIMATE PROPERTY PARCEL
- VEGETATION LINE

NOTE: BUILDING & ROADS LOCATIONS ARE APPROXIMATE

DATE: 8/1/2011 10:51 AM



DRAWN BY:	KG	DATE	1 AUGUST 2011
REVIEWED:	R	PROJECT NO.	SE4715-002-001
DR	6	DWG. FILE NO.	
APPROVED:		SITE MAP	

FIGURE 2

GROUNDWATER QUALITY MAP
 BLACKWELL SQUARE
 SHOPPING CENTER
 3344 BLACKWELL ROAD
 MARIETTA, GA 30066



RELEASE NOTIFICATION FORM

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

RECEIVED
Georgia EPD

APR 11 2012

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)	N/A			
3	Tax Map and Parcel ID Number:	0085-021			
4	Site or Facility Name	Old Ga. Clay Mining			
5	Site Street Address	Industrial St.			
6	Site City	Wrens	County	Jefferson	Zip
7	Property Owner	T. Coleman Hadden LLC			
8	Property Owner Mailing Address	P.O. Box 3621			
9	Property Owner City	Easton	State	GA	Zip 31024
10	Property Owner Telephone No.	706-473-3409			
11	Site Contact Person	NONE	Title		
12	Company Name				
13	Site Contact Mailing Address				
14	Site Contact City		State		Zip
15	Site Contact Telephone No.				
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.

T. Coleman Hadden

Owner

NAME (Please type or print)

TITLE

T. Cole Hadden

4-10-12

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:

NO SPILL KNOWN

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.):

NONE KNOWN

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).

WATER SAMPLE TAKEN

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.

N/A

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
 301 to 1000 feet

1001 to 3000 feet
 3001 to 5280 feet

Greater than 1 mile

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

Name: Braswell Residence

Address: Hoyt-Braswell Rd, Wrens, 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
 0.5 to 1 mile

1 to 2 miles
 2 to 3 miles

Greater than 3 miles

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

Name: Wynn Residence

Address: Hoyt-Braswell Rd, Wrens, GA.

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.

N/A

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
	<i>None Known</i>			

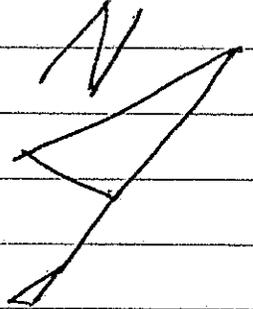
Specify Units for Concentrations

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)
<i>None Known</i>			

Cl. S. Hwy. 1



App. 800 yds

Lamb Brothers

Old Oil Processing Facility

Abandoned

MW-11

Private Drive

T. Coleman Added
G.C. L.L.C.

No Buildings

April 16, 2012

APR 17 2012

Georgia Environmental Protection Division
Hazardous Sites Response Program
Floyd Towers East, Suite #1462
2 Martin Luther King Jr. Drive, S.E.
Atlanta, Georgia 30334-9000

Response and Remediation Program

Re: Release Notification
5370 Frontage Road
Forest Park, Clayton County, GA 30297

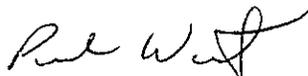
To Whom it May Concern:

Professional Service Industries, Inc. (PSI) is forwarding the attached Release Notification/Reporting Form completed for the above referenced site on behalf of our client, RSX Properties LLC.

If the GAEPD has any questions regarding the information contained herein, or if PSI can be of additional service, please contact the undersigned at (770) 424-6200.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.



Paul Wachsmuth, P.E.
Project Manager/
Principal Consultant
GA State Reg. #034777

cc: Ms. Andrea Rimer
Mr. Jeff Finkel

5960

1 of 3

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

APR 17 2012

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:	13076CD002	Acreage	8.084	
4	Site or Facility Name	5370 Frontage Road			
5	Site Street Address	5370 Frontage Road			
6	Site City	Forest Park	County	Clayton	Zip 30050
7	Property Owner	RSX Properties LLC			
8	Property Owner Mailing Address	400 Perimeter Center Terrace, Suite 800			
9	Property Owner City	Atlanta	State	Georgia	Zip 30346
10	Property Owner Telephone No.	678-475-0499			
11	Site Contact Person	Jeff Finkel	Title	Vice President	
12	Site Contact Company Name	RSX Properties LLC			
13	Site Contact Mailing Address	400 Perimeter Center Terrace, Suite 800			
14	Site Contact City	Atlanta	State	Georgia	Zip 30346
15	Site Contact Telephone No.	678-475-0499			
16	Facility Operator Contact Person	Garrett Blazek	Title	Southeast Region Maint. Mng.	
17	Facility Operator Company Name	RTG Furniture Corp. of Georgia			
18	Facility Operator Mailing Address	5730 Frontage Road			
19	Facility Operator City	Forest Park	State	Georgia	Zip 30346
20	Facility Operator Telephone No.	980-722-0551			

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.

Jeffrey H. Finkel

NAME (Please type or print)

Vice President

TITLE

Jeffrey H. Finkel

SIGNATURE

4/16/2012

DATE

PART II -- RELEASE INFORMATION

Page 2 of 8

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:

Groundwater at the property appears to be impacted by an unknown upgradient source. An adjacent, upgradient property to the north reported detection of VOCs in groundwater, including 1,1-DCA and 1,1-DCE, which resulted in a no listing determination from EPD on 9/21/07. The notification for that adjacent property indicates the apparent source of groundwater impacts to be a DOT facility located approximately 250 feet to the north of the subject property.

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).

Four groundwater samples were collected along the north and east property boundaries to investigate migration onto the property from a potential off-site source.

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 eastern and southern portions of the property are enclosed within a chain link fence.

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

NOT APPLICABLE

- 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 8

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.

UNKNOWN.

Less than 300 feet
 301 to 1000 feet

1001 to 3000 feet
 3001 to 5280 feet

Greater than 1 mile

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

Name: N/A

Address: N/A

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

UNKNOWN

Less than 0.5 miles
 0.5 to 1 mile

1 to 2 miles
 2 to 3 miles

Greater than 3 miles

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

Name: N/A

Address: N/A

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>.

SUMMARY

The Property is located at 5370 Frontage Road, Atlanta, Georgia and consists of approximately 8.084 acres of land improved with one warehouse structure, asphalt parking areas and driveways, a Georgia Power Company easement, and grassed areas. The structure encompasses approximately 110,000 square feet of interior space (per Clayton County Tax Assessor records) and consists of offices, showroom, restrooms, electrical closets, service areas, break room and storage rooms. The property is bounded to the north by Kennedy Drive, to the west by Frontage Road, to the south by Penney road and to the east by a multi-tenant building. Refer to Figure 1 for site location.

A Non-Hazardous Site Inventory (Non-HSI) facility is located at 5300 Frontage Road, up-gradient and adjacent to the northern boundary of the subject property. According to a Georgia Environmental Protection Division (GAEPD) Hazardous Site Response Act (HSRA) Notification dated August 3, 2007, seven (7) regulated volatile organic compound (VOC) constituents were detected in groundwater samples collected from this facility, including 1,1-dichloroethane and 1,1-dichloroethene concentrations of 22 micrograms per liter ($\mu\text{g/L}$) and 810 $\mu\text{g/L}$, respectively. The source of the VOC contamination is not known; however the site summary contained within the HSRA notification identifies a Georgia Department of Transportation (GDOT) facility located to the northwest as a potential source. On September 21, 2007, EPD issued a "no listing" determination for the 5300 Frontage Road property.

A total of four (4) soil borings (SB-1 through SB-4) were advanced along the north and east property boundaries of the subject site using direct push drilling techniques. Refer to Figure 2 for soil boring locations. One (1) groundwater sample was collected from each soil boring for laboratory analysis for VOCs by Environmental Protection Agency (EPA) Method 8260. Each soil boring was converted to a temporary monitoring well and used to collect groundwater samples GW-1 through GW-4, respectively.

Laboratory analysis of the collected groundwater samples reported the presence of 1,1-dichloroethene in groundwater samples GW-1 through GW-4 at concentrations of 24 micrograms per liter ($\mu\text{g/L}$), 31 $\mu\text{g/L}$, 81 $\mu\text{g/L}$, and 47 $\mu\text{g/L}$, respectively. Laboratory analysis of the collected groundwater samples reported the presence of chloromethane (methyl chloride) in groundwater sample GW-4 at a concentration of 10 $\mu\text{g/L}$. Laboratory analysis of the collected groundwater samples reported the presence of 1,1-dichloroethane in groundwater samples GW-3 and GW-4 at concentrations of 9.4 $\mu\text{g/L}$ and 6.1 $\mu\text{g/L}$ respectively.

There is no evidence that the regulated substances listed above were ever stored, used or handled on the Property and no evidence of an on-site release. Given the low concentrations detected in groundwater and previous notification by an adjacent upgradient property, the subject property does not appear to be the source of the detected release.

5961
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

APR 17 2012

1. The information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	P2-11A	Acreage	0.17	
4	Site or Facility Name	Former Star Cleaners			
5	Site Street Address	1109 Macon Street			
6	Site City	Perry	County	Houston	Zip 31069
7	Property Owner	R.E. Stanley Furniture & Appliance Company, Inc.			
8	Property Owner Mailing Address	P.O. Box 31			
9	Property Owner City	Perry	State	GA	Zip 31069
10	Property Owner Telephone No.	478-987-2504			
11	Site Contact Person	Perry Stanley	Title	Agent	
12	Site Contact Company Name	R.E. Stanley Furniture & Appliance Company, Inc.			
13	Site Contact Mailing Address	P.O. Box 31			
14	Site Contact City	Perry	State	GA	Zip 31069
15	Site Contact Telephone No.	478-987-2504			
16	Facility Operator Contact Person	Perry Stanley	Title	Agent	
17	Facility Operator Company Name	R.E. Stanley Furniture & Appliance Company, Inc.			
18	Facility Operator Mailing Address	P.O. Box 31			
19	Facility Operator City	Perry	State	GA	Zip 31069
20	Facility Operator Telephone No.	478-987-2504			

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.

Perry Stanley
 NAME (Please type or print)

 SIGNATURE

Agent
 TITLE
 4-16-2012
 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 source of the release is believed to be from surface spillage within and outside of the former drycleaner that operated on the property. It is believed that the solvents used in the drycleaning process (tetrachloroethene and acetone) seeped into the surrounding soil after years of drycleaning operations. No signs of chemicals or spills were observed during the site reconnaissance. Drycleaning operations have not been conducted on the property since approximately the 1980s.

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.):

The soil contamination was detected in soil samples collected during a phase II environmental site assessment conducted November 17, 2011. Soil contamination was observed beneath the concrete slab of the building located on the property in samples taken from two shallow hand auger samples. Tetrachloroethene was detected in one hand auger boring at a level above HSRA notification concentrations but was not detected above notification concentrations in the other hand auger boring. Soil contamination was also observed in one probe hole in the paved parking lot located adjacent to the building to the north. The contamination beneath the parking lot contained tetrachloroethene above Georgia HSRA notification concentrations at a depth of 6" to 1'. An additional sample was collected at 51 to 52 feet, and tetrachloroethene was not detected above HSRA notifications at that depth. Acetone was also detected in each sample but was not above notification limits in any of the samples collected. Based on the amount of contamination found at the site, the quantity of the material released is believed to be from seepage from surface spillage and is believed to be less than 10 cubic yards.

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).

Two hand-auger borings and one probe hole were advanced into the subsurface at the subject property. The hand auger borings were installed beneath the concrete slab of the subject building, and the probe hole was advanced beneath the paved parking lot to the north of the building. Soil sampling was continuously sampled utilizing both the hand auger and the GeoProbe rig. Groundwater was not detected in any of the borings/probe holes at the site. Please see attached pages for site layout, sampling locations, and detection results.

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 contaminated soils are located beneath the building slab of the former drycleaner and beneath the paved parking lot located adjacent to the building. The structure is locked after 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.

The contaminated soil is covered by a four-inch thick layer of concrete under the building. The site is also paved outside the building with 2-inch thick asphalt.

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: Janet M. Buzzell

Address: 1017 Northside Drive, Perry, GA 31069

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: Tri-Line, Inc.

Address: 1002 Marion Street, Perry, GA 31069

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>.

ON-SITE EXPOSURE PATHWAY

			SCORE:	
ACCESS TO THE SITE: Inaccessible (0) Limited Access (2) Unlimited Access (4)			A.	2
HAS THERE BEEN A RELEASE? Yes (25) Suspected(15) No Release (0)			B.	25
CONTAINMENT: Soil Releases Very Good (0) (1) (2) (3) (4) (5) Poor Aboveground Releases (0) (1) (2) (3)			C.	2
REGULATED SUBSTANCE:	CAS # 127184	NAME Tetrachloroethene	1D.	
TOXICITY: None (0) Low(1) (2) (3) (4) (8) (16) High			2D.	4
QUANTITY: Threshold (1) (2) (3) (4) (5) (6) (7) (8) Very Large			3D.	3
DISTANCE TO NEAREST RESIDENT INDIVIDUAL: <300 (8) 301-1000 (6) 1001 - 3000 (4) 3001 - 1 mile (2) > 1 mile (1)			1E.	8
IS THERE AN ON-SITE SENSITIVE ENVIRONMENT? Yes (1) No (0)			2E.	0
ON-SITE EXPOSURE PATHWAY SCORE:				
THRESHOLD: 20			11.66666667	

$$S_o = A \times (B + C) \times (2D + 3D) + (1E + 2E) / 259.2$$

If A = 45 or B = 0, then $S_o = 0$

If 2D is unknown, then 2D = 4

If 3D is unknown, then 3D = 4

Note: The denominator of 259.2 normalized the groundwater pathway score to a value between 0 and 100

APPENDICES

APPENDIX I



GEOTECHNICAL
&
ENVIRONMENTAL
CONSULTANTS, INC

RECEIVED
Georgia EPD

APR 17 2012

Response and Remediation Program

April 10, 2012

Georgia Environmental Protection Division
Hazardous Site Response Program
Suite 1462, Floyd Tower East
2 Martin Luther King Jr. Drive, SE
Atlanta, Georgia 30334

SUBJECT: Release Notification
Former Star Cleaners
1109 Macon Street
Perry, Houston County, Georgia
GEC Job No. 120053.210

To Whom It May Concern:

Geotechnical & Environmental Consultants, Inc. (GEC) has prepared this release notification for the above-referenced site as a result of a phase II environmental site assessment conducted at the site in November 2011. Soil contamination was found above notification limits in two locations.

However, based on our calculations, the On-Site Exposure Pathway Score for the site is 11.67, which is well below the threshold score of 20. Please find the attached Release Notification/Reporting Form, On-Site Exposure Pathway scoring calculations, site summary, and laboratory data, and pertinent information, signed by the property owner. Based on our calculations, we have determined that the site does not need to be placed on the Hazardous Site Inventory.

If you have any questions concerning this report, or if we can be of further assistance, please feel free to contact our office.

Sincerely,
GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS, INC.

Chip Brooks, P.E.
Project Engineer
Georgia Reg. No. 35020

attachments

**RELEASE NOTIFICATION
SITE SUMMARY
FORMER STAR CLEANERS
1109 MACON STREET
PERRY, HOUSTON COUNTY, GEORGIA**

The subject site is located at 1109 Macon Street south of its intersection with Northside Drive in Perry, Houston County, Georgia. The area immediately to the east of the site is occupied by City-owned property. To the north is a vacant building owned by the City of Perry. To the south of the site is Stanley Furniture, and to the east of the site is a Flash Foods gas station and a shopping plaza, which includes an auto parts store and a fitness club. The site is located in an area of average susceptibility to contamination based on the *Ground-water Pollution Susceptibility Map* published by the Georgia Department of Natural Resources. The site is currently used for a furniture showroom. There are no floor drains in the subject property building, which is slab-on-grade, and the remainder of the site has paved parking.

GEC performed a local water resource survey and found that the nearest well is a public supply well located approximately 0.43 miles to the west of the subject property. The nearest resident is located approximately 180 feet from the subject property. However, there does not appear to be an immediate threat to human health as the site is paved with a structure with a concrete slab being positioned in the southern part of the property. The subject property is located in the center of the City of Perry, and all city residents are on city water.

In order to specifically address the concerns posed by the drycleaning operations on the property, two hand auger borings were advanced through the concrete slab of the subject property building in the location of the former drycleaning operations. Also, one probe hole was advanced in the paved parking of the subject property, located on the northern side of the building. Figure 2 in Appendix I shows the approximate locations of the sampling points. The sampling was performed on November 17, 2011 by Environmental Consulting & Technology, Inc. (ECT). A GeoProbe rig, which utilized hydraulic pressure/pneumatic vibration, was used to advance the probe hole in the parking lot. This system permits continual sampling of soils throughout the entirety of the advancement of the probe-hole.

The soil samples were taken from the probe-hole location at a depth of approximately 6" to 1 foot below the ground surface and also at approximately 51 to 52 feet below the ground surface. Groundwater was not encountered at the site during the investigation. The samples from the hand augers were taken from just beneath the concrete slab, which was approximately 4 inches thick.

Samples collected from the probe holes and hand auger borings were analyzed for volatile organic compounds (VOCs) utilizing EPA method 8260B.

Acetone and tetrachloroethene was detected in each sample collected from the hand auger borings as well as both samples collected from the probe hole in the parking lot. Tetrachloroethene was detected above concentrations that trigger notification requirements (NC), as required by the Georgia Department of Natural Resources Environmental Protection Division (GaEPD) in hand auger boring HA-1 and in GP-3. In hand auger boring HA-1, tetrachloroethene was detected at a level of 3.79 mg/kg and in probe hole GP-3, tetrachloroethene was detected at 6" to 1' at a level of 97.5 mg/kg. Tetrachloroethene was detected in hand auger boring HA-2 at a level of 0.115 mg/kg and in probe hole GP-3 at 51 to 52 feet at a level of 0.0198 mg/kg, both of which are below NCs.

The laboratory analysis indicated that tetrachloroethene contamination is present above its respective NC within the shallow soil in the area around probe-hole GP-3 at a level of 97.5 mg/kg, and in the shallow soil around hand auger boring HA-1 at a level of 3.79 mg/kg. No other compounds were detected above their respective NCs at the site or in any other samples.

No groundwater samples were collected as groundwater was not encountered at the site during the phase II. It has been GEC's experience that groundwater in the Houston and Peach County areas can be at depths ranging between 70 to 100 feet below the ground surface. The deepest sample obtained at the site was collected at 51 to 52 feet, which did not contain contamination above NCs for Georgia.

April 16, 2012

APR 17 2012

Georgia Environmental Protection Division
Hazardous Sites Response Program
Floyd Towers East, Suite 1462
205 Butler Street, S.E.
Atlanta, Georgia 30334

Response and Remediation Program

Re: Release Notification, 832 North Highland Avenue, Atlanta, Fulton County, Georgia

To Whom It May Concern:

Enclosed, please find a release notification for the property located at 832 North Highland Avenue in Atlanta, Fulton County, Georgia.

Environmental investigations that have been conducted on this property determined that groundwater samples have been found to have detectable concentrations of Trichloroethene and Tetrachloroethene. The enclosed notification package provides additional information regarding the environmental investigations.

Please note that this property has been accepted into the Georgia EPD – Brownfield's Program. Therefore, no information has been provided regarding a release to soils. Corrective actions have been completed and a Prospective Purchaser Compliance Status Report is being prepared.

Please call me at (770) 888-8181 if you have any questions regarding the information provided.

Sincerely,
ENVIRONMENTAL TECHNOLOGY RESOURCES, INC.



Thomas R. Harper
Technical Director

Attachments

Cc. Mr. Rich Chey

11-007.203

5962

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

APR 17 2012

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

PART I -- PROPERTY INFORMATION Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	14-0016-0005-089-1	Acreage	0.2743 acres	
4	Site or Facility Name	832 North Highland Avenue			
5	Site Street Address	832 North Highland Avenue			
6	Site City	Atlanta	County	Fulton	Zip 30306
7	Property Owner	Homegrown Restaurant Concepts, LLC			
8	Property Owner Mailing Address	619 Sherwood Road			
9	Property Owner City	Atlanta	State	GA	Zip 30324
10	Property Owner Telephone No.	404-822-6807			
11	Site Contact Person	Mr. Rich Chey	Title		
12	Site Contact Company Name	Homegrown Restaurant Concepts, LLC			
13	Site Contact Mailing Address	619 Sherwood Road			
14	Site Contact City	Atlanta	State	GA	Zip 30324
15	Site Contact Telephone No.	404-822-6807			
16	Facility Operator Contact Person	Same as Site 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.

RICH CHEY
NAME (Please type or print)

OWNER
TITLE

4/11/12
DATE

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 suspected source of the release is from a former dry cleaners which was operational in the building from the early 1960's until at least the mid-1970's.

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.):
Release dates - Unknown, Physical State of Material - Liquid

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).

Groundwater and soil sampling and analyses performed.

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.
3 inches of asphalt pavement

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: Apartment Building

Address: 1040 Greenwood Avenue, Atlanta, 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: _____

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://ggsstore.dnr.state.ga.us>.

Site Summary
832 North Highland Avenue
Atlanta, Fulton County, Georgia

In 2011, Environmental Technology Resources, Inc (ETRI) completed a Phase I / Phase II Environmental Site Assessment of the property located at 832 North Highland Avenue in Atlanta, Fulton County, Georgia (“subject property”). The location of the subject property is shown in Figure 1.

The subject property is developed with an approximate 5,225 square feet building that is currently used by Osteria Restaurant. Historical research determined that the property was used for residential purposes from 1911 until the early 1960’s. The existing building was constructed in 1963 or 1964. From the early 1960’s until 1975, Dave Sims Sunshine Center Laundry and Clothes Cleaners operated a coin laundry and possibly a dry cleaning operation in the building. In 1975, Embassy Cleaners and Dave Sims Sunshine Center were the occupants of the building. By the mid-1980’s, the occupant was listed as the Sunshine Center. Around 2000, Caribou Coffee and Highland Bagel began operating a coffee house and bagel restaurant in the building. Osteria began operating a pasta and pizza restaurant in the building in 2003 and has occupied the building since that time.

The results of the Phase II ESA determined that soils had been impacted with Tetrachloroethene and Trichloroethene above the HSRA Notification Concentrations. Additional investigations were completed to further define the extent of soil contamination.

One June 2, 2011, the prospective purchaser of the property, Homegrown Restaurant Concepts, LLC filed a Prospective Purchaser Corrective Action Plan (PPCAP) with the Georgia EPD – Brownfield’s Group. The PPCAP was approved and a provisional limit of liability letter was issued on June 24, 2011.

In August 2011, groundwater investigations were completed to determine whether groundwater had been impacted by the release. Two groundwater monitoring wells were installed on the subject property. Each monitoring well was installed to a depth of 25 feet below ground surface. The depth to groundwater was determined to be 19.55 feet in MW-1 and 19.47 feet in MW-2. After developing each of the monitoring wells, groundwater samples were collected for analyses. The groundwater samples were placed in 40-mL vials containing hydrochloric acid as a preservative. Groundwater samples were analyzed for the presence of volatile organic compounds using Method SW 8260B. The results of the analyses are summarized below:

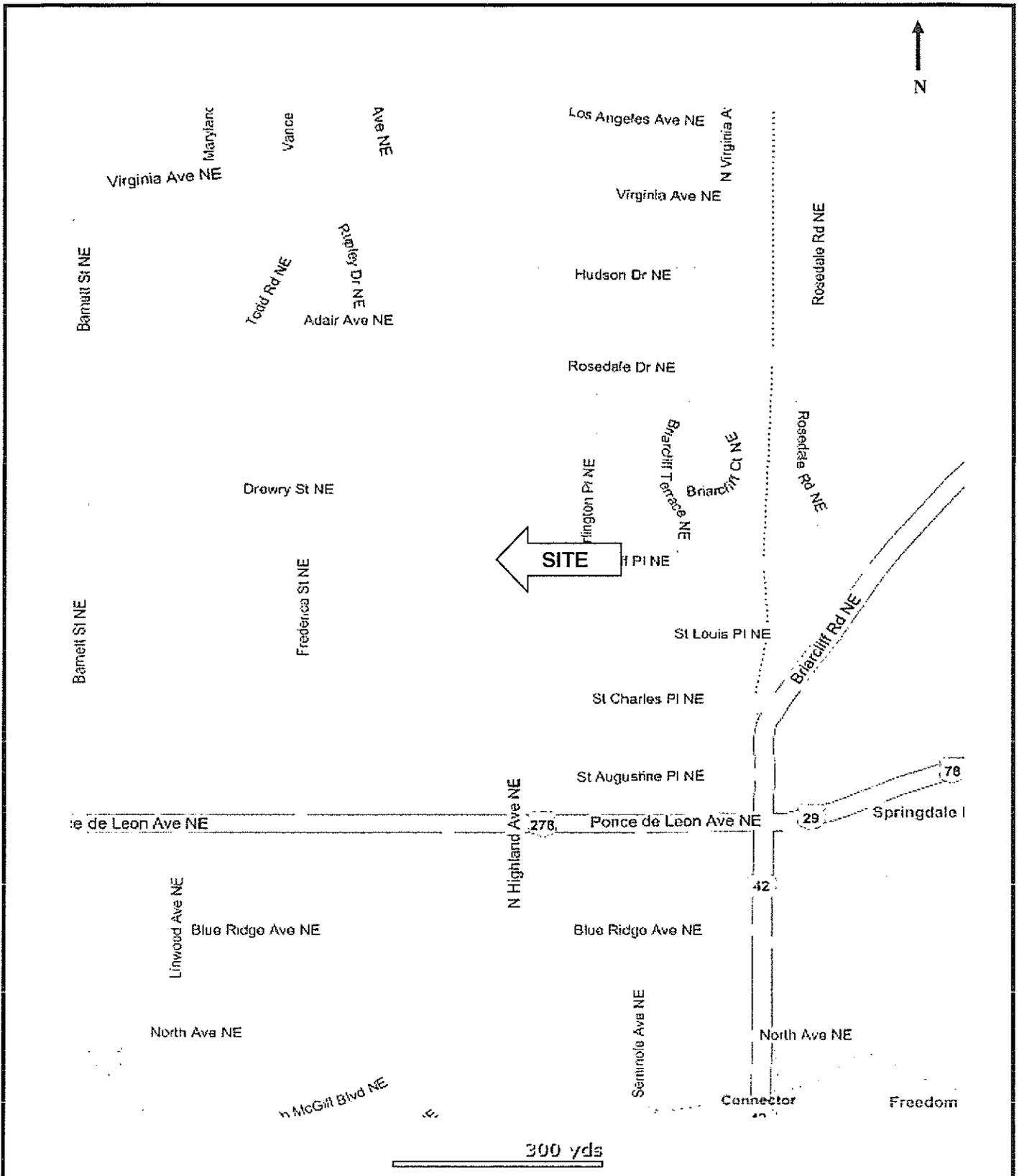
Groundwater Sample Analyses
832 North Highland Avenue
Atlanta, Fulton County, Georgia

Parameter	MW-1	MW-2	HSRA Notification Concentration
Tetrachloroethene	330 ug/L	280 ug/L	Background
Trichloroethene	BRL	6.2 ug/L	Background

Notes: BRL – Below Reporting Limit.

A copy of the groundwater analytical report is included as Attachment B.

Soils on the property which were found to exceed the notification concentration were excavated and disposed off-site in February 2012. A Prospective Purchaser Compliance Status Report is being prepared for the Georgia EPD – Brownfield’s Group to summarize the corrective actions and soil and groundwater investigations that were completed on the property.



Source: Freshlogicstudios.com

ETRI
 Environmental Technology Resources, Inc.
 4780 Ashford Dunwoody Rd.
 Suite A-456
 Atlanta, Georgia 30338
 Scale: Noted

FIGURE 1
SITE LOCATION MAP
 832 North Highland Avenue
 Atlanta, Georgia
 Project Number 11-007

Attachment A – Provisional Limit of Liability Letter

Georgia Department of Natural Resources

2 Martin Luther King Jr. Dr., SE, Suite 1154 East, Atlanta, Georgia 30334

Mark Williams, Commissioner

Environmental Protection Division

F. Allen Barnes, Director

Land Protection Branch

Mark Smith, Branch Chief

Phone 404/656-7802 FAX 404/651-9425

June 24, 2011

Mr. Rich Chey
HomeGrown Restaurant Concepts, LLC
619 Sherwood Road
Atlanta, GA 30324

RE: 832 North Highland Avenue, Atlanta, Fulton County, Georgia

Dear Mr. Chey:

The Georgia Environmental Protection Division (EPD) was pleased to have received your June 2, 2011 application for a limitation of liability pursuant to Article 9 of Chapter 8 of Title 12, the Georgia Hazardous Site Reuse and Redevelopment Act (Act). The application consists of a prospective purchaser corrective action plan (CAP) and a non-refundable \$3,000 application review fee, for which this letter will serve as receipt. Although EPD anticipates that the \$3,000 will be adequate to cover the cost of the review, the Director is empowered to invoice applicants for any review costs which exceed the initial fee.

The subject property is located at 832 North Highland Avenue, Atlanta Fulton County, Georgia. The property is described as "All that tract of parcel of land lying and being in the city of Atlanta in land lot 16 of the 14th district of Fulton county Georgia..." A complete legal description of the property is provided as an attachment to this letter. EPD confirms that the property has met the Brownfields qualifying criteria established under sections 12-8-205 and 12-8-206 of the Act. The review of the CAP has been completed by EPD, and the CAP is hereby approved.

Under section 12-8-207(a) of the Act, approval of the CAP confers a provisional limitation of liability upon the prospective purchaser, contingent upon timely implementation of the approved CAP and certification of compliance with the risk reduction standards for soil and source material in accordance with the approved schedule. Should unanticipated events or site conditions warrant changes in the CAP or the approved schedule in order to achieve compliance, the prospective purchaser must notify the Director and obtain approval of the proposed modifications.

While the property is undergoing corrective action, it should be maintained in a manner that protects humans from exposure to hazardous constituents. If you have questions, or need further assistance, please contact Stephanie Horwitz at 404/656-7802 or Nikki Haborak at 912/323-2956.

Sincerely,



Madeleine Kellam
Brownfields Coordinator

Attachment

File: 832 North Highland/CAP Approval.doc

Attachment B – Laboratory Analytical Report

5968

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

APR 24 2012

1. The information provided in this form is for:

- Initial Release Notification
 Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

Response and Remediation Program

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	Parcel ID R6140 001 / alternate ID 853208	Acreage	1.16	
4	Site or Facility Name	Tucker Express			
5	Site Street Address	6310 Lawrenceville Highway			
6	Site City	Tucker	County	Gwinnett	Zip 30084
7	Property Owner	Sonia Trading Inc.			
8	Property Owner Mailing Address	6310 Lawrenceville Highway			
9	Property Owner City	Tucker	State	GA	Zip 30084
10	Property Owner Telephone No.	770-939-0527			
11	Site Contact Person	Ramzan Qassamali	Title	Owner/Manager	
12	Site Contact Company Name	Sonia Trading Inc.			
13	Site Contact Mailing Address	6310 Lawrenceville Highway			
14	Site Contact City	Tucker	State	GA	Zip 30084
15	Site Contact Telephone No.	770-939-0527			
16	Facility Operator Contact Person	same as above	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.

Ramzan Qassamali

Site Owner

NAME (Please type or print)

TITLE

SIGNATURE

DATE

4-11-2012

Revised May 2008

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 site is an active gasoline station located at 6310 Lawrenceville Highway in Tucker, Gwinnett County, Georgia (see Figures 1-3 for site location, topography, and surrounding properties). In 1994, the site received a Non-HSI listing after bis(2)ethylhexyl phthalate was detected in the groundwater at 22 parts per billion (ppb). A Limited Phase II Environmental Site Assessment (ESA) was conducted by AEI Consultants (AEI) in December 2011 which detected the presence of petroleum related compounds (reported to the USTMP Branch), chlorinated VOCs, ketones, and metals (chromium, copper, and zinc). The three constituents detected in the groundwater which are the subject of this notification are: 1,2-Dichloroethene (1,2-DCE), 4-methyl-2-pentanone, and cis-1,2-Dichloroethene (cis-1,2-DCE), as shown in the Part IV table. The dissolved metals detections are below Maximum Contaminant Levels (MCLs) and are assumed to be naturally occurring.

The source of the release appears to be from an off-site source, presumably the up-gradient Crymes Landfill (HSI #10292). Based on a review of EPD files, chlorinated solvents and other VOCs, heavy metals, petroleum products, and PCBs have been detected at Crymes Landfill in the soil and/or groundwater. In addition, the portion of the landfill bordering Lawrenceville Highway has had documented methane explosions due to the lateral migration of methane from landfill debris. It is assumed that methane gas is acting as a "carrier" of chlorinated VOCs, allowing movement from filled areas within Crymes Landfill to areas where dissolution of VOCs into the water table has occurred (reference- Prosser and Janachek, 1995).

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.):

The release date, quantity, and physical state is unknown. 1,2-DCE was detected at 16.6 micrograms per liter (ug/L) in TW-2, 4-methyl-2-pentanone was detected at 25.5 ug/L in UST-3, and cis-1,2-DCE was detected at 9.31 ug/L in TW-1, at 16.6 ug/L in TW-2, and at 7.65 ug/L in TW-3.

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).

The Limited Phase II ESA conducted in December 2011 included the advancement of eleven soil borings, including the construction of three temporary wells which were subsequently sampled. No cleanup activities have taken place, and no free product has been detected on site.

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.

N/A

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.

A majority of the site is covered by asphalt paving. It is estimated that three to five feet of compacted fill is present beneath the pavement where contamination was detected in the groundwater.

PART II -- RELEASE INFORMATION

(Continued)

Page _____ of 1

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

301 to 1000 feet

1001 to 3000 feet

Greater than 1 mile

3001 to 5280 feet

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

Name: Somerset Apartments

Address: 100 Summerwalk Parkway (adjacent to the east)

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 miles

Greater than 3 miles

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

Name: Wells were searched using the USGS online database followed by a detailed drive-by survey. No wells were found within 2 miles of the site (see attached Water Resources Survey).

Address: N/A

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.

N/A

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>.

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)
N/A				

REQUIRED ATTACHMENTS

9. Site Summary

A. The site is located at 6310 Lawrenceville Highway in Tucker, Gwinnett County, Georgia in a commercial area on the southeast corner of Lawrenceville Highway (Highway 29/8) and Leeshire Road. The site consists of approximately 1.16 acres and is currently operating as Tucker Express with two additional retail units (a Mexican restaurant named Taqueria Oaxaquena and Coin Laundry). Sonia Trading Incorporated purchased the site in 1996, and the tax parcel ID is R6140001 (see Figure 1).

The site is bound to the north by Lawrenceville Highway Right-of-Way followed by Crymes Landfill (HSI #10292, CERCLIS, ERNS and RCRA) and to the northeast by Tucker Hub Ford (RCRA SQG). The site is bound to the east by Horizon Learning Center followed by Somerset Apartments (Non-HSI). The site is bound to the south by Arrow Exterminators followed by apartment buildings. The site is bound to the west by Leeshire Road Right-of-Way followed by Boulevard Walk Shopping Center (containing Lee's Cleaners, a Non-HSI site).

In 1994 the site received a Non-HSI listing after bis(2)ethylhexyl phthalate was detected in the groundwater at 22 parts per billion (ppb). A Limited Phase II ESA was conducted by AEI in December 2011 which detected the presence of petroleum related compounds (reported to the USTMP Branch), chlorinated VOCs, ketones, and metals (chromium, copper, and zinc). The three constituents detected in the groundwater which are the subject of this notification are: 1,2-Dichloroethene (1,2-DCE), 4-methyl-2-pentanone (methyl-isobutyl-ketone), and cis-1,2-Dichloroethene (cis-1,2-DCE). 2-Hexanone was also detected at 33.9 µg/L in UST-3; however, this constituent has no applicable standard. Chromium, copper, and zinc were detected well below the Maximum Contaminant Levels (MCLs) and are assumed to be naturally occurring.

1,2-DCE was detected at 16.6 µg/L in TW-2, 4-methyl-2-pentanone was detected at 25.5 µg/L in UST-3, and cis-1,2-DCE was detected at 9.31 µg/L in TW-1, at 16.6 µg/L in TW-2, and at 7.65 µg/L in TW-3. Soil samples collected at the site were not analyzed for VOCs; however, they were analyzed for petroleum products and were below the applicable Soil Threshold levels. In addition, soil gas samples detected the presence of benzene, acetone, toluene, xylenes, and methane. Benzene exceeded the OSWER level in two samples (VW-2 and VW-3). All other detections were below applicable standards. Figure 3 displays data for the site and surrounding properties.

Based on the known use of the property, a contaminant source for 1,2-DCE, 4-methyl-2-pentanone, and cis-1,2-DCE has not been identified. The source of the release appears to be off-site, presumably Crymes Landfill (HSI #10292) based on its up-gradient location and documented releases. Based on a review of EPD files, chlorinated solvents and other VOCs, heavy metals, petroleum products, and PCBs have been detected at Crymes Landfill in the soil and/or groundwater. In addition, methane gas has been detected along Lawrenceville Highway, the northern border of the site. Methane gas has been described as a "carrier" of VOCs, allowing movement from filled area (ie: Crymes Landfill) to areas where dissolution of VOCs into the water table can occur (Prosser and Janachek, 1995).

Based on a lack of a known on-site source, predicted groundwater flow direction, and a review of methane gas levels, it is assumed that the methane gas is acting as a “carrier” of chlorinated VOCs, allowing movement from filled areas within Crymes Landfill to areas where dissolution of VOCs into the water table has occurred.

B. A site map (Figure 3) has been attached that displays sampling data for the site and surrounding properties. The source of contamination is presumed to be Crymes Landfill located up-gradient to the north.

The On-Site Pathway Score and Groundwater Pathway Scores for the constituents were calculated as follows:

Constituent	On-Site Pathway Score (threshold 20)	Groundwater Pathway Score (threshold 10)
1,2-Dichloroethene	11	4
4-methyl-2-pentanone	8	3
cis-1,2-Dichloroethene	11	4

EnviroRisk recommends the site be *excluded* from the HSI inventory.

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

A 1:24000 scale USGS Topographic Map was obtained online from <http://store.usgs.gov> and used to create Figure 2. The site is located approximately 1,040 feet above mean sea level, with lower elevations to the south-southeast. The nearest down gradient potential receptor is a tributary of Camp Creek about 1,000 feet south of the subject site. Figure 3 has been prepared to show the predicted groundwater flow for the site and also for surrounding properties based on EPD file information for Crymes Landfill, Lee’s Cleaners, and Somerset Apartments.

** Applicable standards for groundwater taken from the Hazardous Site Response Act Type I Risk Reduction Standards from Appendix III, Media Target Concentrations and Standard Exposure Assumptions, Table 1 of the Rules for Hazardous Site Response, Chapter 391-3-19.*



April 26, 2012

RECEIVED
Georgia EPD

APR 26 2012

Mr. David Brownlee
Acting Program Manager
Georgia Environmental Protection Division
Hazardous Site Response and Remediation Program
Suite 1462, East Tower
2 Martin Luther King, Jr. Drive SE
Atlanta, Georgia 30334

Response and Remediation Program

Subject: Notification of Release to Groundwater
Springfield Park
665 Duluth Highway/State Route 120
Lawrenceville, Gwinnett County, Georgia

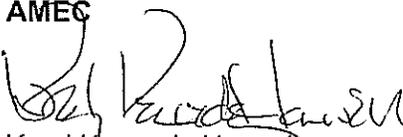
Dear Mr. Brownlee:

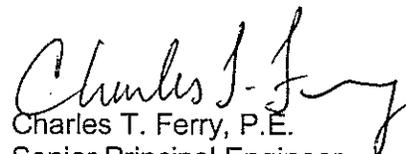
On behalf of Gwinnett Hospital Authority, AMEC Environment & Infrastructure, Inc. (AMEC) respectfully submits this Notification Form and supporting documentation for the site located at 665 Duluth Highway in Lawrenceville, Georgia. The release notification is based on a recent soil and groundwater sampling and analysis program to evaluate subsurface environmental conditions at the property prior to purchase.

If you have any questions regarding this notification or the attached information, please do not hesitate to contact Chuck Ferry at 404-817-0107 or chuck.ferry@amec.com.

Sincerely,

AMEC


Karyl Kennedy Harwell
Project Geologist


Charles T. Ferry, P.E.
Senior Principal Engineer

cc: J. Thomas Shepherd, Gwinnett Hospital Authority

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 source of the release is believed to be leakage from the municipal water and/or sewer system which served the site, both of which are located in proximity to the location of the detected 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.):

Release dates are unknown. The quantity of the 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. Soil samples were obtained and field screened from six locations and one sample was submitted for analysis. Two groundwater samples were obtained from two monitoring wells and submitted for analysis. 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.

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.

N/A

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.

N/A

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

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

Name: Audobon Way Apartments

Address: 370 Hurricane Shoals Road, Lawrenceville, Georgia 30080

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 miles
- Greater than 3 miles

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

Name: The nearest is unknown. No drinking water sources were identified within 0.5 mile of the site.

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)
Chloroform	67663	0.02 mg/l	23.20

SITE SUMMARY
Springfield Park Shopping Center
665 Duluth Highway
Lawrenceville, Gwinnett County, Georgia

The site consists of an approximate 10.8-acre tract which was recently acquired by Gwinnett Hospital Authority. The site is developed with a strip shopping center and a free-standing building adjacent to Duluth Highway. The strip shopping center is currently occupied by retail businesses and restaurants. The free standing building is occupied by two chain restaurants. The site is accessed via entrance drives along Duluth Highway and Hurricane Shoals Road.

Based on historical sources reviewed, a former dry cleaners occupied a portion of the free standing building from at least 1994 through 2009 and used halogenated solvents on-site in its operation.

Pre-purchase soil and groundwater testing were conducted in March 2012. The assessment included advancement of 6 borings and installation of 2 groundwater monitoring wells. One soil sample and two groundwater samples were tested for VOCs (EPA Method 8260B).

VOCs were not detected above laboratory reporting limits in the soil sample. Chloroform was detected at a concentration of 20 micrograms per liter in one groundwater sample. This sample location is situated adjacent to municipal water and sewer lines which service the building. The chloroform is believed to be the result of leakage of municipally treated water from the water/sewer lines. VOCs were not detected above laboratory reporting limits in the other groundwater sample.

Water well database records in publically accessible regulatory files at the EPD were reviewed for nearby facilities to check for drinking water sources in the vicinity of the site. No drinking water wells were identified within a 0.5-mile radius of the site. No surface water intakes were identified within a 3-mile radius of the site.

The presence of chloroform in groundwater at low concentrations in the vicinity of municipal water lines is a common condition which is not hazardous to human health or the environment. This site does not qualify for listing on the Hazardous Site Inventory.

Table 1
Soil Analytical Data
Springfield Park
(Reported in milligrams per kilogram)

Sample ID	HSRA NC	B-1
Date		3/5/2012
Depth		2 ft
VOCs	NA	ND

HSRA NC Georgia Hazardous Sites Response Act
Notification Concentrations
VOCs Volatile Organic Compounds
NA Not Applicable
ND Not detected above laboratory reporting limits
ft Feet

Table 2
 Soil Analytical Data
 Springfield Park
 (Reported in micrograms per liter)

Sample ID	Comparison Standard*	MW-1	MW-2
Date		3/5/2012	3/5/2012
VOCs			
Chloroform	80	20	<5.0

VOCs Volatile Organic Compounds
 * Maximum Contaminant Level
 for Drinking Water

Table 3
Groundwater Elevation Data
Springfield Park
(Reported in feet)

Well ID	Well Casing Elevation*	Measured Depth to Groundwater	Water Table Elevation
MW-1	99.20	23.20	76.00
MW-2	98.34	22.31	76.03
MW-3	96.75	19.00**	Dry @ 77.75
MW-3A	96.22	17.00**	Dry @ 79.22
MW-3B	96.60	21.00**	Dry @ 75.6

* Relative to an arbitrary benchmark established on the concrete surface on the north side of the support column at the northwest corner of the building

** Approximate depth of boring refusal

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

APR 30 2012

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:	Multiple - See Attached Narrative	Acreage	≈ 1.5	
4	Site or Facility Name	Former Kinnett Dairy			
5	Site Street Address	1220, 1222, 1224, 1230 and 1236 5 th Avenue			
6	Site City	Columbus	County	Muscogee	Zip
7	Property Owner	Milkland LLC			
8	Property Owner Mailing Address	2520 Wynnton Rd			
9	Property Owner City	Columbus	State	GA	Zip 31906
10	Property Owner Telephone No.	706-327-1990			
11	Site Contact Person	N/A	Title		
12	Site Contact Company Name				
13	Site Contact Mailing Address				
14	Site Contact City		State		Zip
15	Site Contact Telephone No.				
16	Facility Operator Contact Person	N/A	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.

J. Edgar Chandler
 NAME (Please type or print)

Plant Manager
 TITLE

J. Edgar Chandler
 SIGNATURE

4/24/12
 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:

The source of the release is currently unknown, but is presumed to have originated from offsite.

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.):

The release was discovered during a Phase II ESA. The impacted media was groundwater. The source of the release is currently unknown, but is presumed to have originated from offsite. Release dates and quantities are 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 actions have been taken to address the 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.

Access to the site is limited by fencing or structures on the west, south and east. A structure partially blocks access from the north. The fencing on the south and east is not entirely on the subject site, but is in part on the adjacent property, but still limits access to the site by the general public.

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. No soil release identified.

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: Apartment Complex

Address: 1231 5th Avenue, Columbus, 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: _____

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://gqsstore.dnr.state.ga.us>.

PART IV – GROUNDWATER RELEASE INFORMATION

Please provide the following information for EACH regulated substance release 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 Registry Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (Feet)
Trichlorofluoromethane	75-69-4	12 µg/l	≈ 32.4

9.A. SITE SUMMARY

The subject property, which is comprised of tax parcels 018-010-007, 018-010-007A, 018-010-008, 018-010-009, 018-010-010 and 018-010-011, is located on the east side of 5th Avenue, just south of its intersection with 13th Street, in Columbus, Muscogee County, Georgia. Addresses, on 5th Avenue, currently associated with this site include the following: 1220, 1222, 1224, 1230 and 1236. The property totals approximately 1.5 acres. A single structure is currently located on the site. Based on information reviewed during a Phase I ESA performed for the site by OMI, Inc. (dated January 27, 2012), the site was formerly occupied by Kinnett Dairies. According to the report, the subject property and surrounding area was historically (late 1800s to early 1900s) residential in nature, while Kinnett Dairies was located on the site (at least in part) and/or adjoining property from the 1920s through the 1990s. The Phase I ESA report identified twenty-two LUST sites, five additional historic or current UST sites, dry cleaning facilities, a rail yard and several auto repair/sales/servicing facilities within close proximity to the subject site. All of these were deemed to be RECs, in the Phase I ESA report. The site is currently occupied by a single vacant building, however the vestiges of the former dairy (slabs, parking areas, etc.) are still present.

The area around the site is primarily commercial in nature, with some residential mixed in. Historically, the site was primarily residential. The site is bordered on the north, south and east by portions of the former Kinnett Dairy, of which the subject site was a part. The site is bordered on the west by 5th Avenue, across which is a Burger King, a small apartment building and a former Chinese restaurant. A former gas station/dry cleaners is located to the south of the subject site, across 6th Avenue.

The release was identified during a Phase II ESA (the report of which is dated February 29, 2011, misprint should have been 2012) performed at the site, to address potential offsite concerns (as noted above). Four borings and one temporary monitoring well (installed in one of the borings) were installed into the subsurface at the subject site. The boring/temporary monitoring well locations are illustrated on the Site Plan included in Attachment 2. Soil samples were collected from each boring, at approximate five foot intervals, and screened with a PID. The field screening of soil samples (with an OVA/PID) did not indicate any potentially elevated levels of contaminants. Four soil samples (one from each boring) were submitted for laboratory analysis for VOCs and SVOCs. A single groundwater sample was retrieved from the single temporary monitoring well and submitted for laboratory analysis for VOCs and SVOCs. Copies of the analytical reports for the soil and groundwater samples are included in Attachment 3. The soil lab report indicates that none of the soil samples tested exhibited analyte concentrations in excess of the laboratory detection limit. The results of the groundwater laboratory analyses indicated that a release, to groundwater, of the following regulated substance had occurred: Trichlorofluoromethane. While the contaminants in the groundwater samples are presumed to have originated from offsite, there is currently no physical evidence (groundwater contour map, etc.) to prove this assertion.

No additional work has been performed to investigate, clean up, or otherwise remediate the property.