

# RELEASE NOTIFICATION/REPORTING FORM



Mall to: GEORGIA ENVIRONMENTAL PROTECTION DIVISION  
 Hazardous Sites Response Program  
 Suite 1462, Floyd Tower East  
 2 Martin Luther King Jr. Drive, SE  
 Atlanta, Georgia 30334-8000

**RECEIVED**  
 Georgia EPD

OCT - 1 2012

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

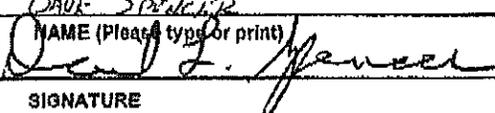
Response and Remediation Program

## PART I -- PROPERTY INFORMATION

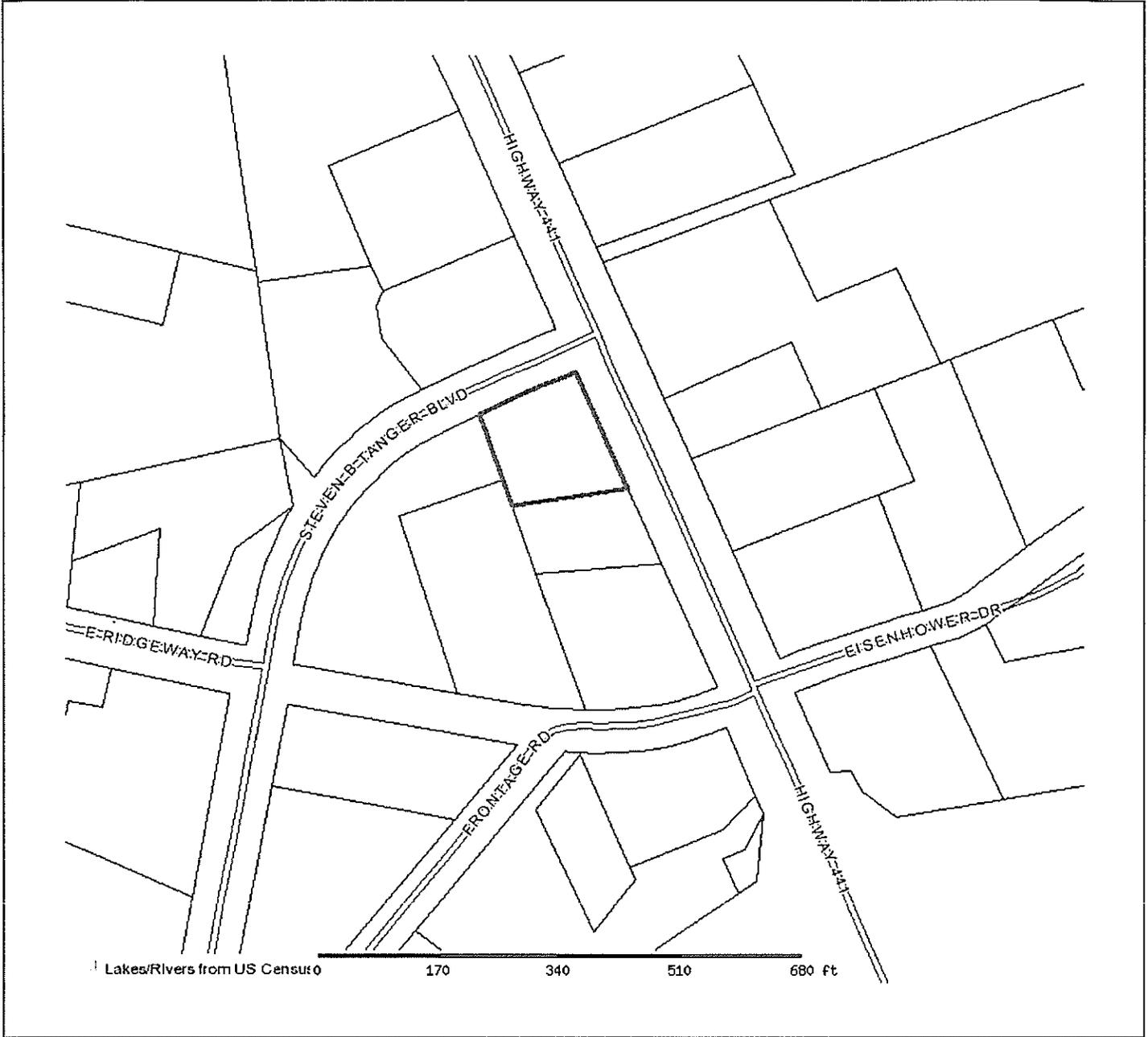
(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	B54D055	Acreage	0.66	
4	Site or Facility Name	GMD 208 Formerly KFC			
5	Site Street Address	30548 US Highway 441 South			
6	Site City	Commerce	County	Banks	Zip 30529
7	Property Owner	Commerce 30548 LLC			
8	Property Owner Mailing Address	3547 West Lake Drive			
9	Property Owner City	Augusta	State	GA	Zip 30907
10	Property Owner Telephone No.	None			
11	Site Contact Person	Jason Wilson	Title	Site Ops. Manager	
12	Site Contact Company Name	Groundwater and Environmental Services, INC			
13	Site Contact Mailing Address	6655 Peachtree Dunwoody Road			
14	Site Contact City	Atlanta	State	GA	Zip 30328
15	Site Contact Telephone No.	866-435-4424 x 4214			
16	Facility Operator Contact Person	NA	Title		
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

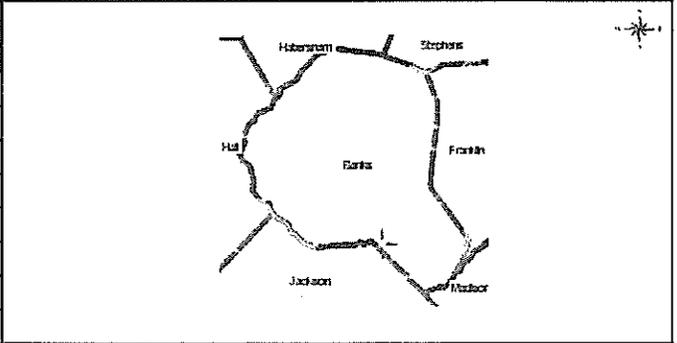
21. CERTIFICATION -- I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure 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.

DAVE SPENCER  
 NAME (Please type or print)  
  
 SIGNATURE

MARINA COBER  
 TITLE  
 9/27/12  
 DATE



Banks County Assessor			
Parcel: B54D055 Acres: 0.66			
Name	COMMERCE 30548 LLC	Land Value	\$431,240.00
Site	30548 U S HWY 441 S	Building Value	\$236,509.00
Site	\$0 on 11-2011 Reason=CI Qual=U	Misc Value	\$18,919.00
MAIL	3547 WEST LAKE DR AUGUSTA, GA 30907	Total Value	\$686,668.00



The Banks County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER BANKS COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 08/28/12 : 13:30:24



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[Recent Sales In Area](#)

[Previous Parcel](#)

[Next Parcel](#)

[Field Definitions](#)

[Return to Main Search Page](#)

[Banks Home](#)

**Owner and Parcel Information**

Owner Name	COMMERCE 30548 LLC	Today's Date	August 28, 2012
Mailing Address	3547 WEST LAKE DR	Parcel Number	B54D055
	AUGUSTA, GA 30907	Tax District	County (District 00)
Location Address	30548 U S HWY 441 S	2009 Millage Rate	22.548
Legal Description	GMD 208 FORMERLY KFC	Acres	0.66
Property Class(NOTE: Not Zoning Info)	C3-Commercial	Neighborhood	00250-BANKS CROSSING 100000
Zoning	C2	Homestead Exemption	No (S0)
		Parcel Map	<a href="#">Show Parcel Map</a>

**2012 Preliminary Value Information**

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 431,240	\$ 236,509	\$ 18,919	\$ 686,668	\$ 686,668

**Land Information**

Type	Description	Calculation Method	Square Footage	Acres	Photo
COM	00250 -0722-SF : 0722 10.0 (182)	Square Feet	28749		NA

[Soil Analysis](#)

**Improvement Information**

Description	Value	Actual Year Built	Effective Year Built	Square Feet	Wall Height	Wall Frames	Exterior Wall
Roof Cover	\$ 236,509	1978	1995	2,352	12	MASONRY	FACE BRICK
BUILT UP TAR & GRVL		Floor Construction	Floor Finish	Ceiling Finish	Lighting	Heating	Sketch
DRYWALL/SHEETROCK		SLAB ON GRADE	QUARRY OR HARD TILE				<a href="#">Sketch Building 1</a>
				26			

**Accessory Information**

Description	Year Built	Dimensions/Units	Value
ASP PAVING	1997	0x0 21150	\$ 15,863
BRICK WALL	1988	0x0 13	\$ 82
CON PAVING	1988	0x0 4164	\$ 1,405
PATIO	1988	0x0 1000	\$ 413
	1980	0x0 670	\$ 1,156

**Sale Information**

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
11-21-2011	369	148	\$ 0	CI-\$1.00 OR LESS IN EXCISE (REVENUE) STAMPS	BITTERROOT LLC	COMMERCE 30548 CCL
04-01-2007	00304 0695		\$ 815,000	LI-AFFILIATED COMPANIES, CORPS, ETC		
08-01-2005	00266 0560		\$ 0	XI-MH, CHANGE IN USE, MULTIPLE PCLS		
09-01-2000	00176 0240		\$ 0	XI-MH, CHANGE IN USE, MULTIPLE PCLS		
09-01-1995	00100 0535		\$ 0	XI-MH, CHANGE IN USE, MULTIPLE PCLS		
05-01-1986	00038 0120		\$ 430,000	LM-Land Market - Vacant		DAVID L SPENCER ENTERPRISES

**Permit Information**



## 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: *Unknown*

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

*Unknown*

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

*Limited Phase I/II Environmental Site Assessment*

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 *NA*

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

*NA*

## PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 2

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

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

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

Name: World of Kids Academy  
Address: 5780 Mount Olive Rd Commerce, GA 30529

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       unknown

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

Name: Unknown  
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>.

The Property is referenced as the Commerce KFC, and consists of a 0.66 acre parcel of land with one building. The building on the Property is 2,352 square feet and is currently vacant. The building formerly operated as a Kentucky Fried Chicken restaurant. The Property is located at the southwest intersection of Steven B. Tanger Boulevard and U.S. Highway 441 S in Commerce, Georgia. The approximate geographical coordinates for the Property are 34 degrees, 15 minutes, 25 seconds North (Latitude) by 83 degrees, 27 minutes, 25 seconds West (Longitude). The approximate ground surface elevation is about 735 feet above mean sea level (AMSL).

The immediately adjoining properties are summarized as follows:

- The Property is bordered to the north by Steven B. Tanger Boulevard and then a Pizza Hut restaurant.
- The Property is bordered to the south by a Checkers restaurant.
- The Property is bordered to the east by U.S. Highway 441 South and then a Holiday Inn Express, a Mexican restaurant, and a Chick-Fil-A restaurant.
- The Property is bordered to the west by an undeveloped lot and Motel 6.

Based on the results of the evaluation of the identified RECs, the groundwater sample collected from SB-1 had chemicals of concern detected that exceeded the MCLs. GES reviewed files at the GEPD for the adjacent properties with former and current cases. All sites are located to the southeast of the Property. The anticipated groundwater flow, shown in **Figure 6** for the Harold Corn Texaco – 66 Food Mart (currently the Valero Gas Station), is to the southeast. It does not appear that the contamination is a result of the 66 Food Mart case. GES recommends that all exceedances in the groundwater sample from SB-1 be reported to the Georgia Department of Natural Resources.



## 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)
Lead	7439-92-1	0.0543	20'
1-Methylnaphthalene	90-12-0	51.0	20'
2-Methylnaphthalene	91-57-6	97.6	20'
Naphthalene	91-20-3	269	20'
4-Methyl-2-pentanone (MIBK)	108-10-1	10.7	20'
Acetone	67-64-1	23.3	20'
Chloroform	67-66-3	2.23	20'
Ethylbenzene	100-41-4	4/8	20'
Isopropylbenzene	98-82-8	22.0	20'
m,p-Xylenes	179601-23-1	1250	20'
o-Xylene	95-47-6	131	20'
Toluene	108-88-3	1.37	20'
TPH - Diesel Range Organics	68334-80-5	17	20'
TPH - Gasoline Range Organics	8000-01-9	4.7	20'

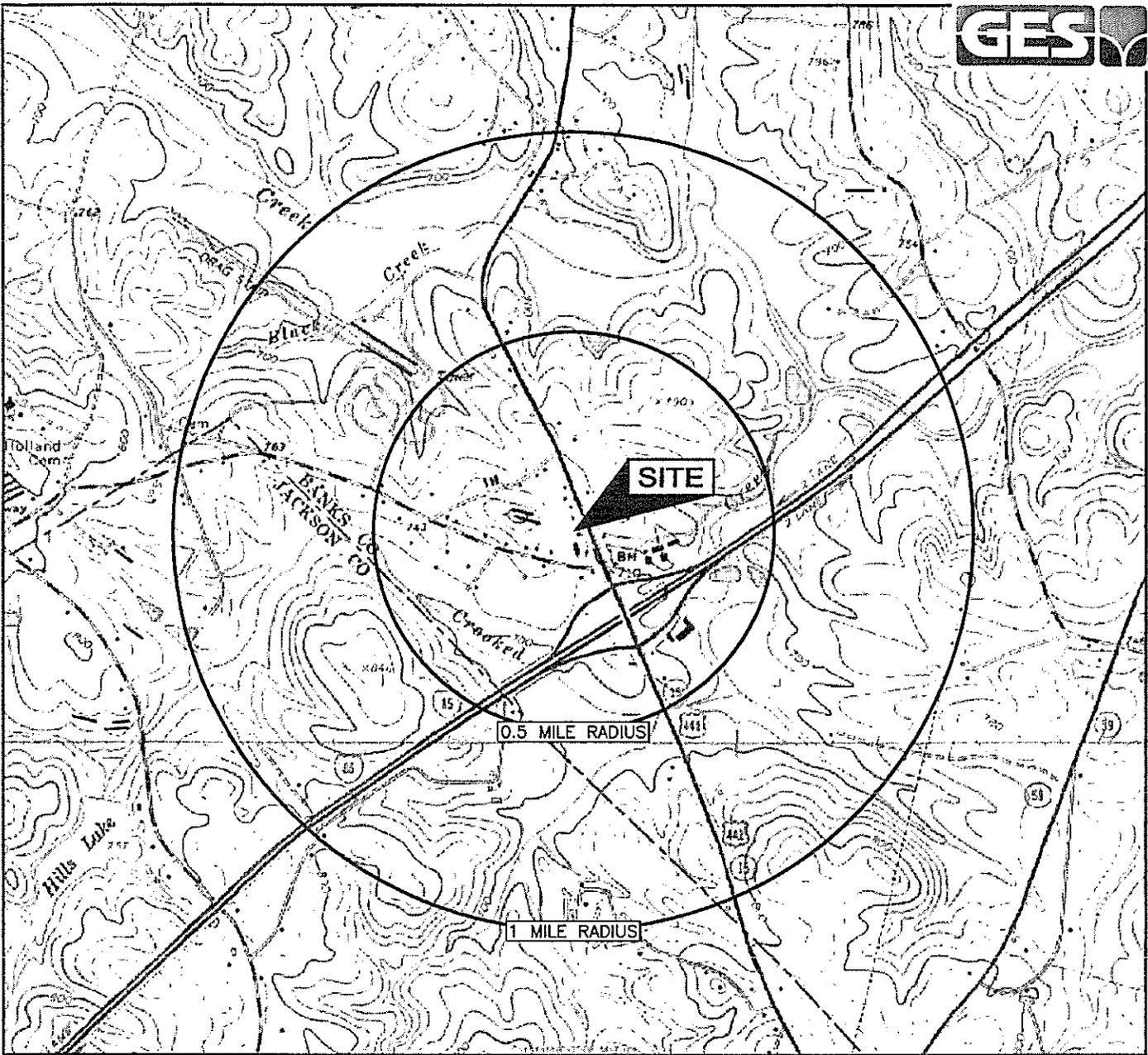
TABLE 2

GROUNDWATER QUALITY ANALYTICAL DATA SUMMARY

Former KFC  
30548 US Highway 441  
Commerce, Georgia

Sample ID	Maximum Contaminant Levels (MCLs)	SB-1	SB-2	SB-3
Sample Collection Date		08/24/12	08/24/12	08/24/12
<b>Volatile Organic Compounds (VOCs)</b>				
<i>Method SH8260B</i> ug/L				
Acetone	-	23.3	<1.0	<1.0
Benzene	5	<1.0	<1.0	<1.0
Ethylbenzene	700	418	<1.0	<1.0
Toluene	10,000	1.37	<1.0	<1.0
Chloroform	80	2.23	<1.0	1.3
4-Methyl-2-pentanone (MIBK)	-	10.7	<1.0	<1.0
Isopropylbenzene	-	22.0	<1.0	<1.0
Xylenes Total	1,000	1381	<1.0	<1.0
Total VOCs	-	1858.6	<RL	1.3
<b>Polynuclear Aromatic Hydrocarbons (PAHs)</b>				
<i>Method SH8270D</i> ug/L				
Acenaphthene	-	<1.0	<1.0	<1.0
Acenaphthylene	-	<1.0	<1.0	<1.0
Anthracene	-	<1.0	<1.0	<1.0
Benz(a)anthracene	-	<1.0	<1.0	<1.0
Benzo(a)pyrene	0.2	<1.0	<1.0	<1.0
Benzo(b)fluoranthene	-	<1.0	<1.0	<1.0
Benzo(g,h,i)perylene	-	<1.0	<1.0	<1.0
Benzo(k)fluoranthene	-	<1.0	<1.0	<1.0
Chrysene	-	<1.0	<1.0	<1.0
Dibenz(a,h)anthracene	-	<1.0	<1.0	<1.0
Fluoranthene	-	<1.0	<1.0	<1.0
Fluorene	-	<1.0	<1.0	<1.0
Indeno(1,2,3-cd)pyrene	-	<1.0	<1.0	<1.0
1-Methylnaphthalene	-	51	<1.0	<1.0
2-Methylnaphthalene	-	97.6	<1.0	<1.0
Naphthalene	-	269	<1.0	<1.0
Phenanthrene	-	<1.0	<1.0	<1.0
Pyrene	-	<1.0	<1.0	<1.0
<b>Lead</b>				
<i>Method SH6010C</i> (mg/L)				
Lead	0.015	0.0543	<0.0100	<0.0100
<b>Total Petroleum Hydrocarbons (TPH)</b>				
<i>Method SH8015C</i> (mg/L)				
TPH - Gasoline Range Organics	-	4.7	<0.10	<0.10
TPH - Diesel Range Organics	-	17	<0.0003	<0.0003

Notes: <RL = less than reportable limit  
- = not available or not applicable



SOURCE: USGS 7.5 MINUTE SERIES  
 TOPOGRAPHIC QUADRANGLE 1985  
 HOMER, GEORGIA  
 CONTOUR INTERVAL = 20'



QUADRANGLE LOCATION  
 LAT. 034° 15' 29.37" N  
 LONG. 083° 27' 55.37" W  
 (APPROXIMATE SITE COORDINATES)

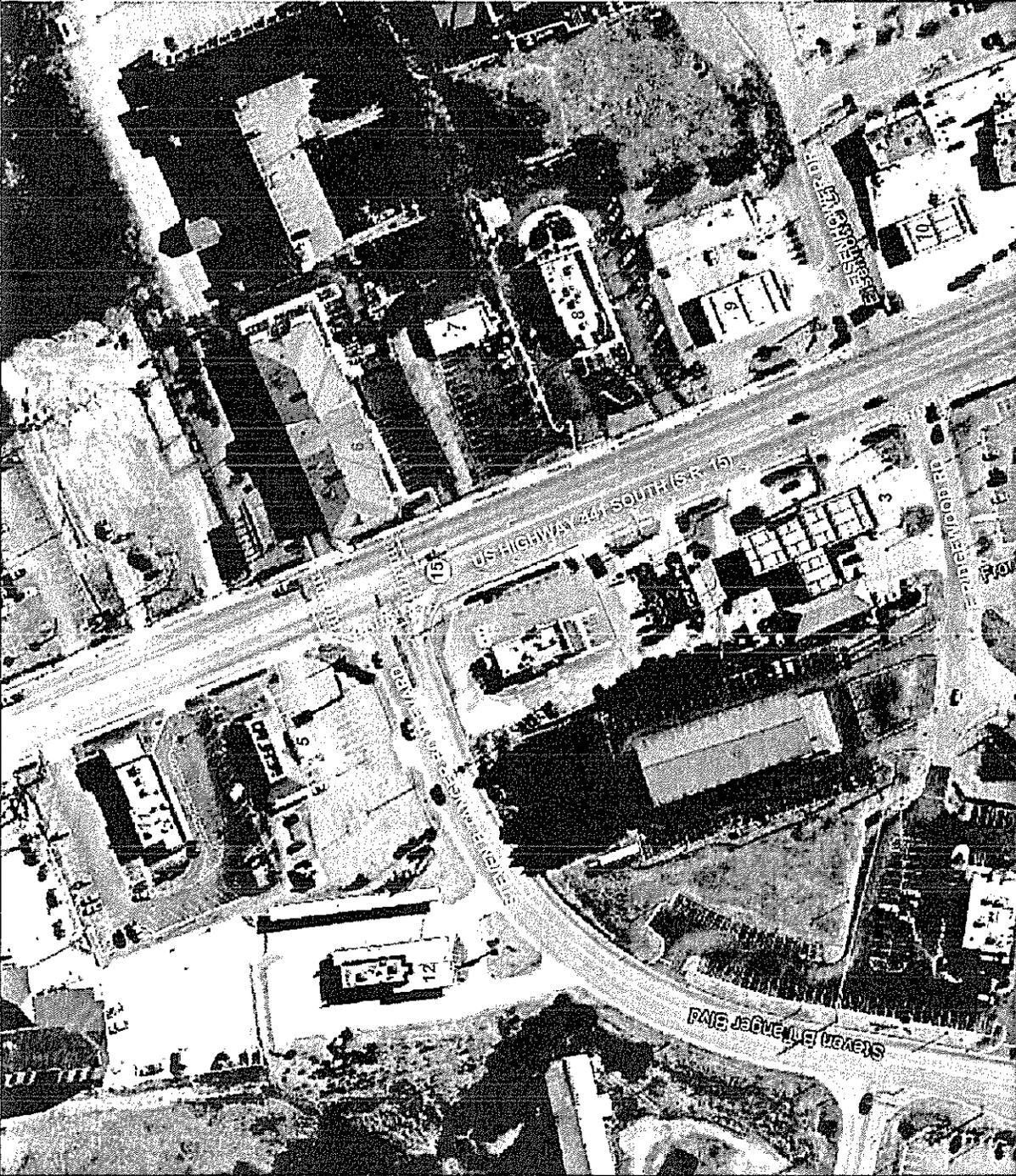
DRAFTED BY: W.A.W. (N.J.)	SITE LOCATION MAP		
CHECKED BY:	RaceTrac PETROLEUM, Inc. RaceTrac STORE #284 30580 US HIGHWAY 441 SOUTH COMMERCE, GEORGIA		
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6655 PEACHTREE DUNWOODY ROAD, SUITE 225, ATLANTA, GEORGIA 30328		
NORTH 	SCALE IN FEET	DATE	FIGURE
		9-10-12	1



**LEGEND**

--- PROPERTY BOUNDARY

- 1 THE SITE
- 2 CHECKERS RESTAURANT
- 3 RaceTrac GAS STATION
- 4 MOTEL 6
- 5 PIZZA HUT RESTAURANT
- 6 HOLIDAY EXPRESS HOTEL
- 7 La FIESTA GRILL
- 8 CHICK-FIL-A RESTAURANT
- 9 VALERO GAS STATION
- 10 BP GAS STATION
- 11 BURGER KING RESTAURANT
- 12 SONIC RESTAURANT



DRAFTED BY  
W.A.W.  
(N.J.)

CHECKED BY

REVIEWED BY

LOCAL AREA MAP

RaceTrac PETROLEUM, Inc.  
RaceTrac STORE #284  
30580 US HIGHWAY 441 SOUTH  
COMMERCE, GEORGIA

Groundwater & Environmental Services, Inc.  
6655 PEACOCK DUNWOODY ROAD, SUITE 225, ATLANTA, GEORGIA 30088

NORTH



SCALE IN FEET  
(APPROXIMATE)

DATE  
5-2-12

FIGURE  
2

**RANDALL D. QUINTRELL, P.C.**

ATTORNEY AT LAW

999 Peachtree Street, NE  
Suite 2300  
Atlanta, Georgia 30309-3996

Telephone (404) 853-8366  
Facsimile (404) 724-0487

September 28, 2012

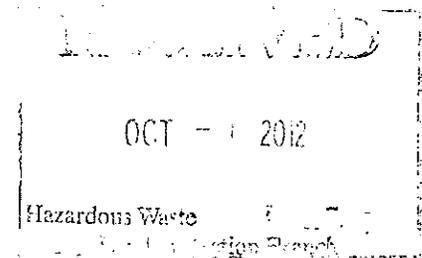
**RECEIVED**  
Georgia EPD

OCT 24 2012

**Response and Remediation Program**  
E-mail: randy.quintrell@sutherland.com

Ms. Madeleine Kellum  
Brownfield Coordinator  
Hazardous Waste Management Branch  
Georgia Environmental Protection Division  
Two Martin Luther King, Jr. Drive, SE  
Suite 1154 East Tower  
Atlanta, Georgia 30334

Mr. Derrick Williams  
Program Manager  
Hazardous Sites Response Program  
Georgia Environmental Protection Division  
Suite 1462, Floyd Tower East  
2 Martin Luther King, Jr. Drive, SE  
Atlanta, Georgia 30334



**Re: The Shops at Eagle Pointe Shopping Center; 2990 Eagle Drive;  
Woodstock, Cherokee County, Georgia ("Property")**

**HSRA Release Notification/Reporting Form ("HSRA Notice")**

**Application for Limitation of Liability and  
Prospective Purchaser Compliance Status Report ("PPCSR")**

Dear Ms. Kellum and Mr. Williams:

I represent **PNC MAC 2000-C2-2990 EAGLE DR LLC**, a Delaware limited liability company ("PNC"). Due to the default by the current owner, PNC intends to initiate foreclosure proceedings and take title to the Property. Enclosed herewith please find a HSRA Notice and PPCSR for the Property as well as our check for the brownfield application fee.

PNC has conducted Phase I and Phase II environmental due diligence on the Property and the information collected through that due diligence is reflected in the two attachments. Prior to taking title to the Property, PNC wishes to obtain both a "No-Listing Letter" as to groundwater and a final "Limitation of Liability Letter" under the Georgia Hazardous Site Reuse and Redevelopment Act (O.C.G.A. § 12-8-200, *et seq.*).

Ms. Kellum  
Mr. Williams  
September 28, 2012  
Page -2-

Historically, the Property was undeveloped woodlands and agricultural until it was developed with the current improvements, i.e. a small commercial shopping center, in 1999. The Property is approximately 3.18 acres in size.

A dry cleaning operation has occupied one of the tenant spaces at the Property since 1999 and was considered a "Recognized Environmental Condition". Phase II investigations were conducted by Arcadis for PNC. Eight soil borings (7 exterior and 1 under the slab of the dry cleaners) were installed. Soil samples from each boring were analyzed for VOCs. None of the soil samples contained concentrations of VOCs above HSRA reporting limits.

Groundwater samples from 3 of the borings were analyzed for VOCs. Tetrachloroethene was detected in 2 of the wells at 1.1 ppb and 8.6 ppb. The RQSM score for the Groundwater Pathway calculations was 6.5, below the threshold of 10.

Accordingly, we respectfully request that a "no-listing letter" for groundwater and a "limitation of liability letter" granting brownfield protection issue as soon as possible.

Please let me know if you need additional information. We appreciate your assistance and cooperation on this matter.

Sincerely,



Randall D. Quintrell

Enclosures

# 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)	NA			
3	Tax Map and Parcel ID Number:	15 N 05211 E	Acreage	Approx. 3.18 acres	
4	Site or Facility Name	The Shops at Eagle Pointe			
5	Site Street Address	2990 Eagle Drive			
6	Site City	Woodstock	County	Cherokee	Zip 30189
7	Property Owner	MBEP Associates, LLC			
8	Property Owner Mailing Address	NA			
9	Property Owner City		State		Zip
10	Property Owner Telephone No.	NA			
11	Site Contact Person	Randall D. Quintrell	Title	Attorney for Prospective Purchaser	
12	Site Contact Company Name	Randall D. Quintrell, P.C.			
13	Site Contact Mailing Address	999 Peachtree Street, NE, 27 <sup>th</sup> Floor			
14	Site Contact City	Atlanta	State	GA	Zip 30309
15	Site Contact Telephone No.	404-853-8366			
16	Facility Operator Contact Person	NA	Title		
17	Facility Operator Company Name	NA			
18	Facility Operator Mailing Address	NA			
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.	NA			

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.

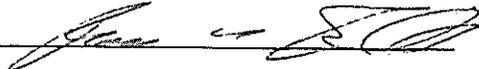
See Attached Certification Statement

NAME (Please type or print)

TITLE

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

**Prospective Purchaser:** PNC MAC 2000-C2-2990 EAGLE DR LLC, a Delaware limited liability company

By: 

Name: Ross T. Bickel

Title: Servicing Officer

Date: September 25, 2012

## 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:**

Tetrachloroethene detected in groundwater is thought to be from dry cleaner formerly operating at site.

**2. Release date(s) and any known information about the history of the release, including the physical state of the material (solid, powder/ash, 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).**

Prospective purchaser has conducted Phase I and Phase II environmental site assessments.

**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.**

Approximately \_\_\_\_ of the site is currently covered by building footprint and asphalt parking areas. When redeveloped, current plans call for approximately \_\_\_\_% of site to be covered by building footprint and asphalt parking area.

## 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: Chapman Intermediate School

Address: 6500 Putnam Ford Drive, Woodstock, GA 30189

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

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

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

Name: Unknown

Address: \_\_\_\_\_

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>.

9. Site Summary

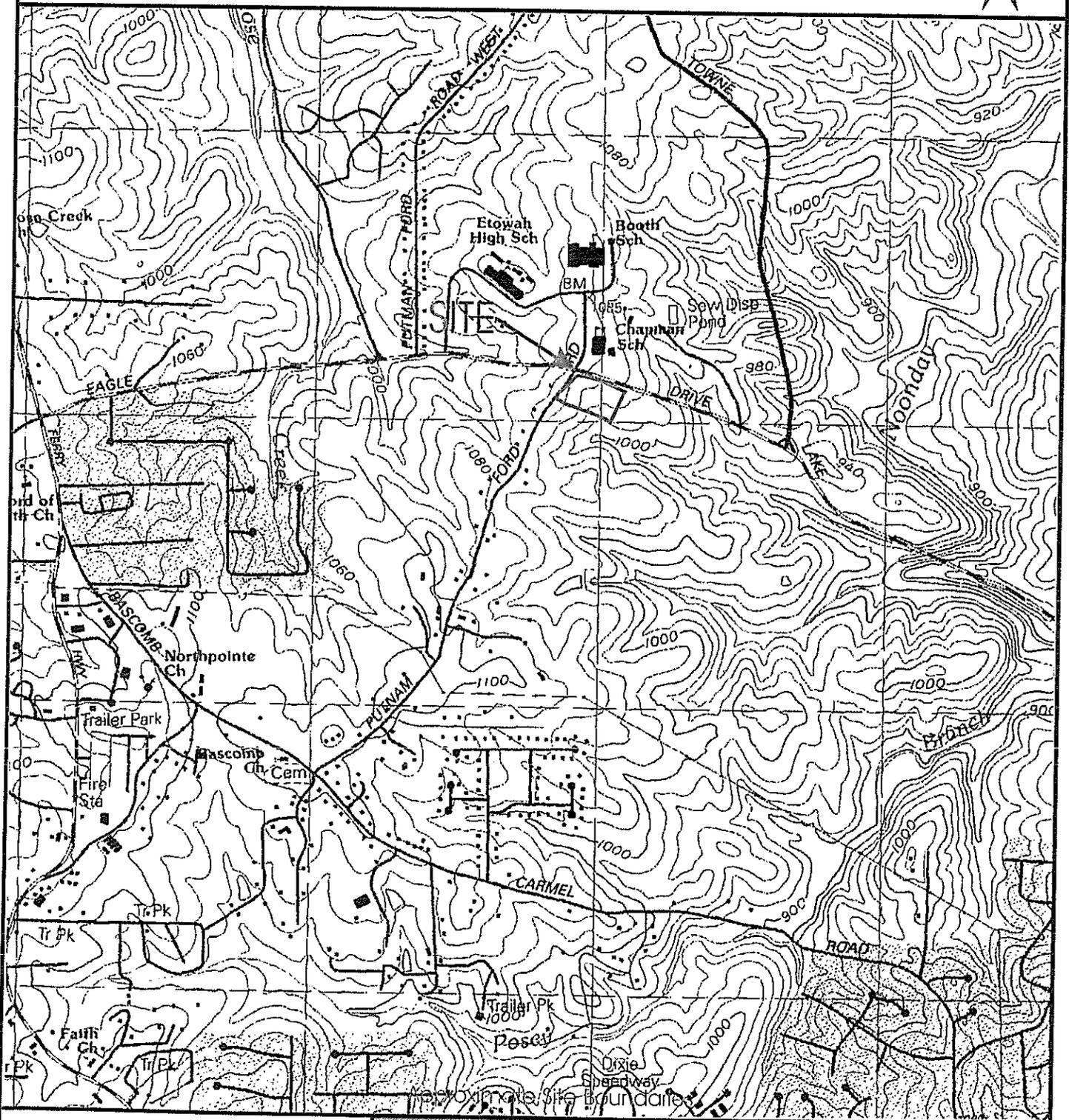
A. Please see pages 1 and 2 of the attached copy of Prospective Purchaser Compliance Status Report.

B. See Figures 1 and 2 in Prospective Purchaser Compliance Status Report.

10. U.S.G.S Topographic Map

See attached.

**USGS Topographic Map**  
**Kennesaw, Georgia Topographic Quadrangle**  
Dated 1992



**The Shops at Eagle Pointe**  
**2990 Eagle Drive**  
**Woodstock, GA 30189**

**CONSOLIDATED**  
**CONSULTING**  
**GROUP, LLC**

**Date: February 2011**  
**Project #: CCG-2499**







**RANDALL D. QUINTRELL, P.C.**

ATTORNEY AT LAW

999 Peachtree Street, NE  
Suite 2300  
Atlanta, Georgia 30309-3996

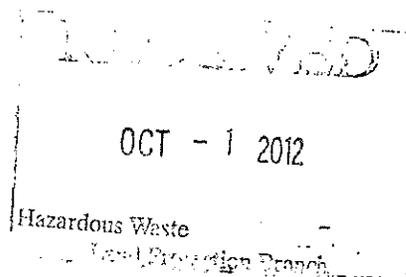
Telephone (404) 853-8366  
Facsimile (404) 724-0487

September 28, 2012

E-mail: randy.quintrell@sutherland.com

Ms. Madeleine Kellum  
Brownfield Coordinator  
Hazardous Waste Management Branch  
Georgia Environmental Protection Division  
Two Martin Luther King, Jr. Drive, SE  
Suite 1154 East Tower  
Atlanta, Georgia 30334

Mr. Derrick Williams  
Program Manager  
Hazardous Sites Response Program  
Georgia Environmental Protection Division  
Suite 1462, Floyd Tower East  
2 Martin Luther King, Jr. Drive, SE  
Atlanta, Georgia 30334



**Re: The Shops at Eagle Pointe Shopping Center; 2990 Eagle Drive;  
Woodstock, Cherokee County, Georgia ("Property")**

**HSRA Release Notification/Reporting Form ("HSRA Notice")**

**Application for Limitation of Liability and  
Prospective Purchaser Compliance Status Report ("PPCSR")**

Dear Ms. Kellum and Mr. Williams:

I represent **PNC MAC 2000-C2-2990 EAGLE DR LLC**, a Delaware limited liability company ("**PNC**"). Due to the default by the current owner, **PNC** intends to initiate foreclosure proceedings and take title to the Property. Enclosed herewith please find a **HSRA Notice** and **PPCSR** for the Property as well as our check for the brownfield application fee.

**PNC** has conducted Phase I and Phase II environmental due diligence on the Property and the information collected through that due diligence is reflected in the two attachments. Prior to taking title to the Property, **PNC** wishes to obtain both a "No-Listing Letter" as to groundwater and a final "Limitation of Liability Letter" under the Georgia Hazardous Site Reuse and Redevelopment Act (O.C.G.A. § 12-8-200, *et seq.*).

Ms. Kellum  
Mr. Williams  
September 28, 2012  
Page -2-

Historically, the Property was undeveloped woodlands and agricultural until it was developed with the current improvements, i.e. a small commercial shopping center, in 1999. The Property is approximately 3.18 acres in size.

A dry cleaning operation has occupied one of the tenant spaces at the Property since 1999 and was considered a "Recognized Environmental Condition". Phase II investigations were conducted by Arcadis for PNC. Eight soil borings (7 exterior and 1 under the slab of the dry cleaners) were installed. Soil samples from each boring were analyzed for VOCs. None of the soil samples contained concentrations of VOCs above HSRA reporting limits.

Groundwater samples from 3 of the borings were analyzed for VOCs. Tetrachloroethene was detected in 2 of the wells at 1.1 ppb and 8.6 ppb. The RQSM score for the Groundwater Pathway calculations was 6.5, below the threshold of 10.

Accordingly, we respectfully request that a "no-listing letter" for groundwater and a "limitation of liability letter" granting brownfield protection issue as soon as possible.

Please let me know if you need additional information. We appreciate your assistance and cooperation on this matter.

Sincerely,



Randall D. Quintrell

Enclosures

6013

# 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)	NA			
3	Tax Map and Parcel ID Number:	15 N 05211 E	Acreage	Approx. 3.18 acres	
4	Site or Facility Name	The Shops at Eagle Pointe			
5	Site Street Address	2990 Eagle Drive			
6	Site City	Woodstock	County	Cherokee	Zip 30189
7	Property Owner	MBEP Associates, LLC			
8	Property Owner Mailing Address	NA			
9	Property Owner City		State		Zip
10	Property Owner Telephone No.	NA			
11	Site Contact Person	Randall D. Quintrell	Title	Attorney for Prospective Purchaser	
12	Site Contact Company Name	Randall D. Quintrell, P.C.			
13	Site Contact Mailing Address	999 Peachtree Street, NE, 27 <sup>th</sup> Floor			
14	Site Contact City	Atlanta	State	GA	Zip 30309
15	Site Contact Telephone No.	404-853-8366			
16	Facility Operator Contact Person	NA	Title		
17	Facility Operator Company Name	NA			
18	Facility Operator Mailing Address	NA			
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.	NA			

**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.

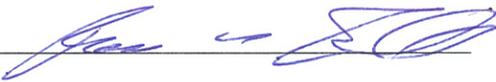
See Attached Certification Statement

NAME (Please type or print)

TITLE

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

**Prospective Purchaser:** PNC MAC 2000-C2-2990 EAGLE DR LLC, a Delaware limited liability company

By: 

Name: Ross T. Bickel

Title: Servicing Officer

Date: September 25, 2012

## 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:**

Tetrachloroethene detected in groundwater is thought to be from dry cleaner formerly operating at site.

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

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

Prospective purchaser has conducted Phase I and Phase II environmental site assessments.

**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.**

Approximately \_\_\_\_ of the site is currently covered by building footprint and asphalt parking areas. When redeveloped, current plans call for approximately \_\_\_\_% of site to be covered by building footprint and asphalt parking area.

## 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: Chapman Intermediate School

Address: 6500 Putnam Ford Drive, Woodstock, GA 30189

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

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

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

Name: Unknown

Address: \_\_\_\_\_

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>.

9. Site Summary

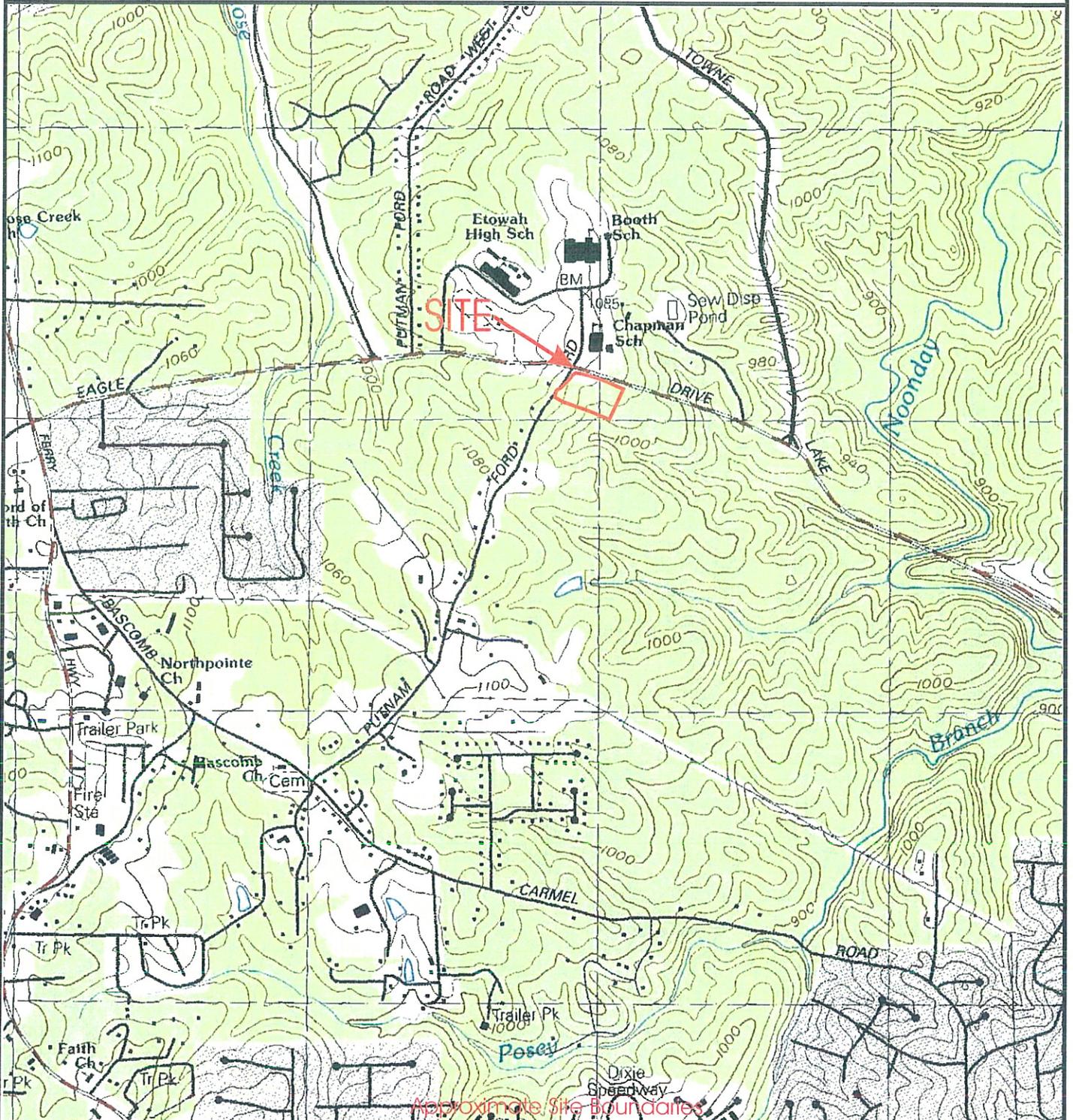
A. Please see pages 1 and 2 of the attached copy of Prospective Purchaser Compliance Status Report.

B. See Figures 1 and 2 in Prospective Purchaser Compliance Status Report.

10. U.S.G.S Topographic Map

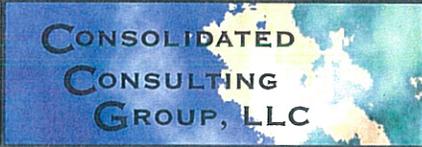
See attached.

**USGS Topographic Map**  
**Kennesaw, Georgia Topographic Quadrangle**  
Dated 1992



Approximate Site Boundaries

**The Shops at Eagle Point**  
2990 Eagle Drive  
Woodstock, GA 30189



**Date: February 2011**  
**Project #: CCG-2499**





**The Shops at Eagle Pointe, 2990 Eagle Drive, Woodstock, Georgia  
GROUNDWATER PATHWAY**

		<b>SCORE:</b>	
<b>HAS A RELEASE TO GROUNDWATER OCCURRED</b> Known (45) Suspected (10) Potential Future (5) No Release (0) (If 45, go to D)		<b>A.</b>	<b>45</b>
<b>SUSCEPTIBILITY RATING:</b> Higher (6) Average (3) Lower (0)		<b>1B.</b>	<b>--</b>
<b>PHYSICAL STATE:</b> Stable Solid (0) Unstable Solid (1) Powder/Ash (2) Liquid Gas/Sludge (3)		<b>2B.</b>	<b>--</b>
<b>CONTAINMENT:</b> Very Good (0) Good (1) Fair (2) Poor (3)		<b>C.</b>	<b>--</b>
<b>REGULATED SUBSTANCE:</b>	CAS # 127184	Name Tetrachloroethene	<b>1D.</b>
<b>TOXICITY:</b> None (0) Low (1) (2) (3) (4) (8) (16) High		<b>2D.</b>	<b>4</b>
<b>QUANTITY:</b> Threshold (1) (2) (3) (4) (5) (6) (7) (8) Very Large		<b>3D.</b>	<b>4</b>
<b>EXPOSURE TO GROUNDWATER RELEASE:</b> Known release ≥ MCL and known human exposure ≥ MCL (25) Known release ≥ MCL and suspected human exposure ≥ MCL (20) Known release, no MCL exists, and known human exposure (18) Known release ≥ MCL and known human exposure < MCL (15) Known release, no MCL, and suspected human exposure (12) Suspected release and human exposure suspected (8) Known release ≥ MCL but no human exposure suspected (4) Known release, no MCL and no human exposure suspected (3) Suspected release, but no human exposure suspected (2) Potential future release (1) Known release < MCL (0)		<b>1E.</b>	<b>4</b>
<b>DISTANCE TO WELL OR SPRING:</b> < ½ mile (16) ½ - 1 mile (9) 1-2 miles (4) 2-3 miles (1) > 3 miles (0)		<b>2E.</b>	<b>4</b>
<b>GROUNDWATER PATHWAY SCORE:</b> <b>THRESHOLD: 10</b>		<b>6.5</b>	

$$S_{gw} = M \times (2D + 3D) \times (1E + 2E) / 442.8$$

Where  $M = A + [(1B + 2B) \times C]$

If A = 45, then M = 45.

If 2D is unknown, then 2D = 4.

If 3D is unknown, then 3D = 4.

If 1E includes known or suspected human exposure, then 2E = 16.

If 1E = 0, then 2E = 1.

Note: The denominator of 442.8 normalizes the groundwater pathway score to a value between 0 and 100.

$$S_{gw} = 45 \times (4+4) \times (4+4) / 442.8$$

$$S_{gw} = 45 \times 8 \times 8 / 442.8$$

$$S_{gw} = 2880 / 442.8 = 6.5$$



# HULL BARRETT

A T T O R N E Y S

AUGUSTA AIKEN EVANS

**DARREN G. MEADOWS**

DMEADOWS@HULLBARRETT.COM

October 2, 2012

**RECEIVED**  
Georgia EPD

Via Hand-Delivery

OCT - 9 2012

Derrick Williams, Program Manager  
Response & Remediation Program  
Georgia EPD  
Floyd Towers East, Suite #1462  
2 Martin Luther King Jr. Drive, SE  
Atlanta, GA 30334-9000

**Response and Remediation Program**

RE: Notification for Atlantic Pole, 704 Atlantic Avenue, Vidalia, Toombs County, Georgia

Dear Derrick:

On behalf of my client Atlantic Pole - Georgia, LLC (APG) I am submitting the enclosed release notification reporting form. APG recently acquired this property from Atlantic Wood Industries. Releases to site soils were detected during pre-purchase due diligence.

Pursuant to this year's revision to the Hazardous Site Response Act, we determined that the closing would need to occur prior to obtaining the approval of the Brownfield Corrective Action Plan (CAP). We sought and obtained eligibility verification from the Brownfield Program prior to moving forward with the acquisition. We submitted the first draft of the CAP, including the release details, to EPD within thirty days after acquisition.

As stated in my cover letter for the CAP, it was my assumption that the CAP submittal would also satisfy the notification obligation under the Hazardous Site Response Act. Jim McNamara advised us that you would prefer to have the HSRA notification form completed and submitted as a separate document, so we have done so. Per our understanding of EPD protocol, we request EPD defer scoring of the site for HSI analysis pending the implementation of the Brownfield CAP.

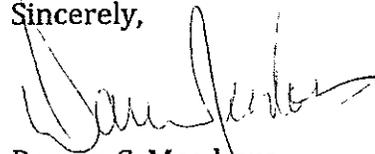
WWW.HULLBARRETT.COM

HULL BARRETT, PC, 801 BROAD STREET, 7TH FLOOR AUGUSTA, GEORGIA 30901

S: POST OFFICE BOX 1564, AUGUSTA, GEORGIA 30903-1564

If there are any questions regarding the information in the attached notification, please do not hesitate to contact me at 706-828-2015 or Rodger Daniel of AECS at 404-382-5502. We look forward to working with you

Sincerely,

A handwritten signature in black ink, appearing to read "Darren G. Meadows", with a long horizontal flourish extending to the right.

Darren G. Meadows

Enclosure

Cc: Mr. Rodger Daniel, AECS  
Richard Lackey, Esq.  
Jane House, CHMM

6016

# 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

OCT 9 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)	GADO95815015				
3	Tax Map and Parcel ID Number:	C26 Parcels 04, 05, and 12B	Acreage	132		
4	Site or Facility Name	Atlantic Pole & Piling				
5	Site Street Address	704 Atlantic Avenue				
6	Site City	Vidalia	County	Toombs	Zip 30474	
7	Property Owner	Atlantic Pole-Georgia, LLC				
8	Property Owner Mailing Address	P.O. Box 1124				
9	Property Owner City	Orangeburg	State	SC	Zip 29116	
10	Property Owner Telephone No.	803-534-7467				
11	Site Contact Person	Curtis Jackson	Title	Facility Manager		
12	Site Contact Company Name	Atlantic Pole-Georgia, LLC				
13	Site Contact Mailing Address	704 Atlantic Avenue				
14	Site Contact City	Vidalia	State	GA	Zip 30474	
15	Site Contact Telephone No.	912-537-4188				
16	Facility Operator Contact Person	Jane House	Title	EHS Manager		
17	Facility Operator Company Name	Atlantic Pole-Georgia, LLC				
18	Facility Operator Mailing Address	P.O. Box 1608				
19	Facility Operator City	Orangeburg	State	SC	Zip	
20	Facility Operator Telephone No.	(803) 664-4014				

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)

SIGNATURE

TITLE

DATE

*Richard E. Lackey*  
*[Signature]*

*Corporate Secretary - Cox Industries, Inc.*  
*[Signature]*  
10/4/12  
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 affected soil is presumed to be the historic treatment of wood at the site since 1969.

**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.):**  
A release of approximately 100 gallons of CCA solution was reported in May 2002, and subsequently remediated according to EPD files. This notification pertains to soil borings conducted in June and July 2012 as pre-acquisition due diligence.

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

In June and July of 2012, 151 soil borings across the site, 5 test pits in the wood chip disposal area, and 4 soil samples from the on-site ponds and sediment basins were collected to delineate areas of concern on the 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.

The facility has personnel on-site 24 hours a day. Secondary access points to the site are controlled by locked gates, with the exception of the railroad line.

**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.**

Loose native soil in storage areas, concrete pads over wood treatment areas.

## 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: James and Sara Hooks residence

Address: 701 Atlantic Avenue, Vidalia, GA 30474

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: unknown

Address: 278 Marshall-Pittman Rd, Vidalia, 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.

## 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

The subject property is located at 704 Atlantic Avenue in Vidalia, Toombs County, Georgia. It is approximately 132 acres in size, and contains a main office building, break room building, pole peeling and wood chipping area, former wood chip disposal area, cull yard, maintenance shop, dry kiln, boiler room, Chromated Copper Arsenic (CCA) Treatment area and a Pentachlorophenol (Penta) Treatment area. The remaining cleared areas of the property are used as laydown areas, and the northern and southern ends are undisturbed wooded areas. The subject property is identified as Parcels 04, 05 and 12B, Map C-26 in the records of Toombs County, Georgia. The approximate coordinates for the Property are 32° 14' 29.40" north latitude and 82° 23' 25.44" west longitude.

The site was developed in 1966 as a pole peeling operation. In 1969 a CCA wood treatment facility was constructed utilizing CCA. In 2007 a pentachlorophenol treatment plant was installed and both are still in use today. Untreated wood is brought to the facility and peeled, framed, kiln-dried, treated with preservative, and then shipped. Atlantic Pole-Georgia, LLC (APG) will continue to operate the facility on the property.

On July 23, 2012, Atlantic Pole – Georgia, LLC (APG), a South Carolina entity formed by Cox Industries, Inc. (Cox) as its sole member acquired the property from Atlantic Wood Industries. Pre-purchase due diligence by Cox personnel and third party consultants had discovered releases of regulated constituents on the property, and Cox determined to acquire the property as a "Brownfield" under the Georgia Hazardous Site Reuse and Redevelopment Act (the "Act"). Cox sought and received a confirmation of eligibility for both the site and Cox from EPD on June 21, 2012, prior to closing on the property.

American Environmental and Construction Services, Inc (AECS) mobilized to the property on June 25, 2012 and collected soil samples at 160 locations at various depths. The purpose of this sampling was to allow Cox/APG the opportunity to determine cost estimates and potential remediation methods necessary to bring the site soil into compliance with the appropriate Risk Reduction Standards (RRS) and provide the information and data necessary to prepare the Corrective Action Plan for the Brownfield Application. A Prospective Purchaser Corrective Action Plan (PPCAP) was submitted to the Georgia EPD on August 17, 2012 and is currently under review. Per our understanding of EPD protocol, we request EPD defer scoring of the site for HSI purposes pending the implementation of the Brownfield Corrective Action Plan.

The analytical for the soil sampling event by AECS consist of 2,500 pages. Included with this notification is the analytical for the locations listed in Part III-Soil Release Information. For a complete listing of all analytical conducted at the site, contact AECS at 770-754-6440.

6014

# 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

OCT - 3 2012

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

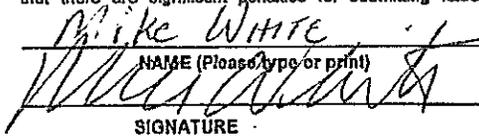
Response and Remediation Program

## PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (If applicable)	UNASSIGNED		
3	Tax Map and Parcel ID Number:	070-01007011	Acreage	2.47
4	Site or Facility Name	Highlands Shopping Center		
5	Site Street Address	2240-2268 Highway 42 North		
6	Site City	Stockbridge	County	Henry Zip 30253
7	Property Owner	Highlands Plaza @ Emory Learning, LLC		
8	Property Owner Mailing Address	121 N. MAIN ST		
9	Property Owner City	Jonesboro	State	GA Zip 30236
10	Property Owner Telephone No.	770-490-2914		
11	Site Contact Person	B. Brauner	Title	Consultant
12	Site Contact Company Name	One Consulting Group, Inc.		
13	Site Contact Mailing Address	PO. Box 54382		
14	Site Contact City	Atlanta	State	GA Zip 30308
15	Site Contact Telephone No.	404. 815. 8005		
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.


MEMBER-MGR  
NAME (Please type or print) TITLE  
10-1-12  
SIGNATURE DATE

## PART II -- RELEASE INFORMATION

Page \_\_\_\_ of \_\_\_\_

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

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

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, cleanup or otherwise remediate this release (e.g., removal of source of contamination; soil or water sampling performed; and monitoring wells installed and sampled).

See 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 \_\_\_\_ 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: Nearby Single Family Residences to the East

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: J B Gleaton

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>.





Monday, October 01, 2012

Next Level Petroleum  
5887 Glenridge Drive NE, Suite 440  
Atlanta, Georgia 30328

Attention: **Sal Ajani**

Subject: **Modified Phase II Subsurface Investigation  
Highland Shopping Center  
2240-2268 Highway 42 North  
Stockbridge, Henry County, Georgia 30253  
One Group Project #A2066.01**

Mr. Ajani:

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 in accordance with our executed proposal #P2103, dated August 8, 2012, using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," Designation: E 1903-97 (2002) as a guide. The Site location is presented on Figure 1 of Appendix I.

## **BACKGROUND**

Next Level Petroleum is performing due-diligence activities at the Site in preparation for subsequent purchase. The Site is a developed with an approximately 20,500 square foot retail shopping center resting on 2.47 acres. The Site's building is divided into 12 tenant bays, which include a closed petroleum service station and active dry cleaner. The following recognized environmental condition(s) (REC) were identified as associated with the Site:

- *Hame's Cleaners*, an active drycleaner facility, has operated at the southwestern corner of the Site for approximately one year and performs on-Site dry cleaning services. Additionally, the unit currently occupied by Hame's Cleaners was identified in a prior Phase I conducted by PM Environmental, Inc., as housing a former, unnamed, dry cleaning facility. Therefore, the current and historical on-Site dry cleaning has the potential to impact the Site soil and/or groundwater with *chlorinated solvents* and is considered a REC requiring further assessment.
- *CITGO Food Mart*, a closed petroleum service station and active underground storage tank (UST) facility (ID#9075126) at 2240 Highway 42 North. The on-Site UST system consists of one 12,000-gallon UST, one 8,000-gallon UST, and one 4,000-gallon UST, three pumping stations, and associated piping. The on-Site, underground, storage and dispensing of petroleum hydrocarbons is considered a REC requiring further investigation

One Group performed a Modified Phase II Subsurface Investigation to evaluate the Site subsurface for potential impact from on-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, Stockbridge and McDonough, Georgia Quadrangles dated 2011: The closest surface water feature is Wolf Creek, approximately 1,486 feet northwest of the Site. 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. 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 Georgia Environmental Protection Division (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 September 21, 2012. This investigation was performed in accordance with the published USEPA Region IV guidance documents “EISOPQAM” dated November 2007, and “SESD Field Branches Quality System and Technical Procedures.”

### *Soil*

Three discrete soil samples, SB-1 @ 1, SB-2 @ 1, and SB-3 @ 1 were obtained around the active, on-Site, dry cleaner from one foot below ground surface (bgs). Soil samples were obtained using a hand auger. Once obtained, surficial soil samples were field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols. Surficial soil sample locations are depicted on Figure 3 of Appendix I.



### *Groundwater*

Five soil borings, SB-1 through SB-5 were advanced to groundwater with direct-push™ technology. The soil boring locations were selected to best represent shallow groundwater quality in areas suspected of impact from the documented RECs. The soil boring locations are presented on Figure 4 of Appendix I.

Groundwater was encountered in all five soil borings at depths ranging from 26 to 30 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.

## **ANALYTICAL METHODS**

The soil and groundwater samples were analyzed for volatile organic compounds (VOCs) USEPA Method SW8260B to assess for dry-cleaning solvent and petroleum hydrocarbon impact. Analytical Environmental Services, Inc. (AES), NELAP Certification #E87582, performed the analysis at their laboratory in Atlanta, Georgia.

## **ANALYTICAL RESULTS**

### *Soil*

VOCs were not discovered above laboratory detection limits and/or applicable notification concentrations in any of the soil samples analyzed. The soil analytical reports are depicted on Figure 3 of Appendix I, summarized on Table 1 of Appendix II, and provided in their entirety in Appendix IV.

### *Groundwater*

Methyl tert-butyl ether (MTBE) was detected in groundwater samples SB-4 and SB-5 at concentrations of 70 and 16 micrograms per liter or parts per billion (ppb), respectively. Chloromethane, also known as methyl chloride, was detected in groundwater sample SB-5 at a concentration of 26 ppb.

Remaining VOCs were not detected above laboratory detection limits in the groundwater samples analyzed.

The groundwater analytical reports are depicted on Figure 4 of Appendix I, summarized on Table 2 of Appendix II, and 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;
- Reportable concentrations of chloromethane were detected in groundwater sample SB-5;
- MTBE was detected in groundwater samples SB-4 and SB-5 above laboratory detection limits. There is no Federal maximum contaminant level for this petroleum hydrocarbon constituent, and it is not currently regulated as per published EPD guidance. In the absence of nearby drinking water supplies and/or surface water bodies the low levels of MTBE detected are not considered environmentally significant. Based on the discussions with the EPD UST Management Program, the MTBE concentrations represent a *de minimis* concern as the reporting of their discovery will not result in further assessment and/or remediation on the subject property.

## RECOMMENDATIONS

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

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.**



Author  
Sam Urban



Robert Brawner, CHMM  
Principal

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**

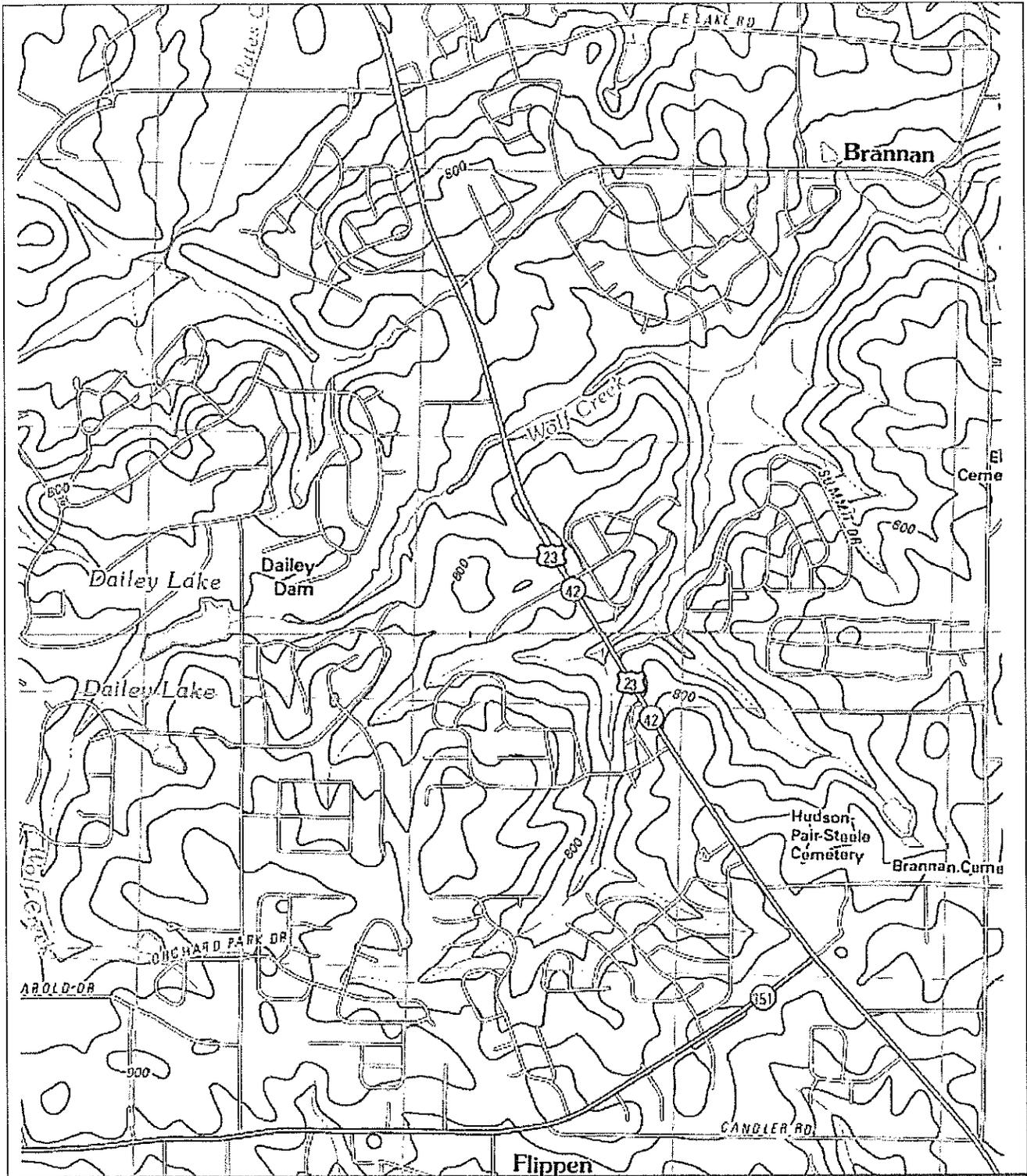
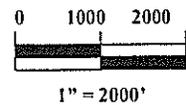


Figure 1 - Site Location Map

Highland Shopping Center  
 2240-2268 Highway 42 North  
 Stockbridge, Henry County, Georgia 30253



One Group Project#A2066.01

Source: Stockbridge & McDonough GA Quad, 7.5-Minute, Topo

6015

# 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

OCT - 9 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)	N/A			
3	Tax Map and Parcel ID Number:	12-219-16-009	Acreage	0.22 acre	
4	Site or Facility Name	Davis & Melton, PC			
5	Site Street Address	114 West Cuyler Street			
6	Site City	Dalton	County	Whitfield	Zip 30720
7	Property Owner	Melton & Davis Properties, LLC			
8	Property Owner Mailing Address	P.O. Box 988			
9	Property Owner City	Dalton	State	GA	Zip 30722
10	Property Owner Telephone No.	706-277-4000			
11	Site Contact Person	John Davis	Title	Owner	
12	Site Contact Company Name	Davis & Melton, PC			
13	Site Contact Mailing Address	P.O. Box 988			
14	Site Contact City	Dalton	State	GA	Zip 30722
15	Site Contact Telephone No.	706-277-4000			
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.

NAME (Please type or print)

B. Keith Melton  
SIGNATURE

Estate Rep. - owner  
TITLE

Estate Rep. - owner  
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:

Source of the release is undetermined. Historical sources reviewed during Phase I ESA on subject property identified multiple recognized environmental conditions (RECs) on adjoining or nearby properties as potential sources. (see Attachment 1- Site Summary and more detailed information in Attachment 2 - Limited Phase II ESA )

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, physical state, and quantity of material released 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).

A limited Phase II ESA, including collection of groundwater and subslab soil gas was performed at the subject property for a prospective purchaser of the property. (See Attachment 2 - Phase II ESA report).

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.

With the exception of the footprint of the structure, the remainder of the site is covered with approximately 4-inch thick asphalt.

## 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: Facility A; Whitfield County-Dalton Daycare ( to South)      Facility B: City Park School (to WNW)

Address: Facility A address: 515 South Pentz      Facility B address: 405 School Street

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

Less than 0.5 miles       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: From EDR report: Well #: 03NN56; Shaw Ind. Well1 Plant 1

Address: 800 Abutment Road Dalton, 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.

### 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 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)
Acenaphthene	83329	0.0015 mg/l	11.2 feet
Fluoranthene	20644	0.00088 mg/l	11.2 feet
Fluorene	86737	0.0057 mg/l	11.2 feet
Phenanthrene	85018	0.0090 mg/l	11.2 feet
Pyrene	12900	0.00048 mg/l	11.2 feet
Benzene	71432	0.011 mg/l	11.2 feet
Chloroform	67663	0.17 mg/l	11.2 feet
1,2 dichloropropane	78875	0.0023 mg/l	11.2 feet
Isopropylbenzene	98828	0.0018 mg/l	11.2 feet
Naphthalene	91203	0.071 mg/l	11.2 feet
Tetrachloroethene	12718	0.0041 mg/l	11.2 feet
Acenaphthylene	20896	0.00062 mg/l	11.2 feet
Benzo (a) anthracene	56553	0.000062 mg/l	11.2 feet
Chrysene	21801	0.000071 mg/l	11.2 feet
Methylene Chloride	75092	0.036 mg/l	6.6 feet
(see attached laboratory report)			

**Attachment 1  
Site Summary**

## SITE SUMMARY

114 West Cuyler Street  
Dalton, Whitfield County, Georgia

The subject property, located at 114 West Cuyler Street, is an irregularly (inverted U) shaped parcel, that encompasses approximately 0.22 acres. The property is improved with a single-story commercial structure totaling approximately 5,000 square feet and includes 17 off-street parking spaces. The structure is located in the southeastern region of the site and parking is located north and west of the building. A smaller building (currently an Avon store) is located between the building and associated parking for 114 West Cuyler Street. Construction of the on-site improvements was completed prior to 1941. The subject property is bordered to the north and east by an alley. West Cuyler Street forms the southern property boundary. Access to the property is gained from West Cuyler Street to the south or the alleys to the north and east. The subject property is currently occupied by Davis & Melton, PC law firm.

S&ME, Inc. prepared a *Report of Phase I Environmental Assessment* for the subject property dated August 8, 2012 (S&ME Project No. 1811-12-127) on behalf of the prospective purchaser. S&ME's Phase I ESA identified current and historical property uses of surrounding facilities, including dry cleaners, gas station and automotive repair facilities as *recognized environmental conditions*.

S&ME recommended subsurface exploration to reduce uncertainty regarding the potential presence of petroleum or hazardous substances associated with or attributable to these *recognized environmental conditions* and was authorized by the prospective purchaser to conduct the following Limited Phase II assessment services:

- Installation of three soil borings for conversion to temporary groundwater monitoring wells and one sub-slab soil gas point
- Collection and laboratory analysis of groundwater samples (if groundwater is encountered) or soil samples from the deepest soil interval if groundwater is not encountered.

### Groundwater

Analytical results from our groundwater sampling (see Laboratory Reports, Attachment 2) identified detectable concentrations of VOCs and/or PAHS in each of the three monitoring wells sampled (B-1 through B-3). The types of contaminants identified are consistent with the constituents commonly associated with petroleum and chlorinated solvents typically associated with dry cleaners, gas stations and automobile service-related operations. The detected concentrations of PAHs in MW-1, VOCs and PAHs in MW-2, and one VOC in MW-3 suggest some impact from offsite sources.

### Soil Gas

Analytical results (see Laboratory Reports, Attachment 2) from the soil gas sampling identified detectable concentrations of VOCs in sub-slab soil gas collected from within the footprint of the structure (SVP-1). Several of the constituents detected (notably benzene and tetrachloroethylene) are consistent with constituents commonly associated with petroleum and chlorinated solvents and those also detected in groundwater along the northern, and inferred upgradient, property boundary.

Based upon our review of local and regional water records database, provided by EDR, the closest active well, Well #: 03NN56; Shaw Ind. Well 1 Plant 1, located at 800 Abutement Road in Dalton, GA is an industrial well. No active potable water supply wells were identified within one mile of the subject property.

**Attachment 2  
Phase II ESA**

**REPORT OF LIMITED PHASE II  
ENVIRONMENTAL SITE ASSESSMENT**

**Property at 114 West Cuyler Street  
Dalton, Whitfield County, Georgia 30720  
S&ME Project No. 1811-12-127A**

Prepared For:

SMA Holdings, LLC  
c/o Starr Mathews Agency  
PO Box 188  
Calhoun, Georgia 30703

Prepared By:



4291 Highway 58, Suite 101  
Chattanooga, Tennessee 37416

August 9, 2012



August 9, 2012

SMA Holdings, LLC  
c/o Starr Mathews Agency  
PO Box 188  
Calhoun, Georgia 30703

Attention: Mr. Jim Mathews

Reference: **Report of Limited Phase II Environmental Site Assessment**  
Property at 114 West Cuyler Street  
Dalton, Whitfield County, Georgia  
S&ME Project No. 1811-10-127A

Dear Mr. Mathews:

S&ME, Inc. (S&ME) is pleased to submit this report of the Limited Phase II Environmental Site Assessment for the property located at 114 West Cuyler Street in Dalton, Whitfield County, Georgia. This report discusses background information, assessment purpose and scope of work, execution of work, conclusions, and recommendations for the subject property.

This report is intended for the use of SMA Holding, LLC only. Our services have been performed under mutually agreed-upon terms and conditions. If other parties wish to rely on this report, please have them contact us so that a mutual understanding and agreement of the terms and conditions for our services can be established prior to their use of this information.

We appreciate your selection of S&ME for this project and look forward to assisting you further on other projects. If you have any questions, please do not hesitate to contact either of the undersigned.

Sincerely,

**S&ME, Inc.**

  
Pat Gribben PG (TN)  
Staff Geologist

  
Johanna Heywood PE, PG (TN)  
Senior Environmental Engineer

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### APPENDICES

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Appendix B .....	Laboratory Analytical Report for Groundwater and Soil Gas and Custody Documentation

## SUMMARY

Property at 114 West Cuyler Street  
Dalton, Whitfield County, Georgia 30720

SMA Holdings, LLC has authorized S&ME, Inc. (S&ME) to perform a Limited Phase II Environmental Site Assessment (ESA) for the property located at 114 West Cuyler Street, Whitfield County, Georgia (subject property). It is our understanding that the objective of the Limited Phase II ESA is to assist SMA Holdings, LLC in understanding potential environmental conditions that could materially impact the operation of the business associated with the subject property (*business environmental risk*).

The subject property, located at 114 West Cuyler Street, is an irregularly (inverted U) shaped parcel, that encompasses approximately 0.22 acres. The property is improved with a single-story commercial structure totaling approximately 5,000 square feet and includes 17 off-street parking spaces. The structure is located in the southeastern region of the site and parking is located north and west of the building. A smaller building (currently an Avon store) is located between the building and associated parking for 114 West Cuyler Street. Construction of the on-site improvements was completed prior to 1941. The subject property is bordered to the north and east by an alley. Access to the property is gained from West Cuyler Street to the south or the alleys to the north and east. The subject property is currently occupied by Davis & Melton, PC law firm. The subject property was located in an area characterized by commercial and retail businesses, parking lots and vacant land.

S&ME, Inc. prepared a *Report of Phase I Environmental Assessment* for the subject property dated August 8, 2012, S&ME Project No. 1811-12-127. S&ME's Phase I ESA identified the following as *recognized environmental conditions*:

- Historical operation of gas station on north surrounding property; (various names) 124 West Gordon St, from approximately 1955 to 1965.
- Current and historical operations of gas station on north surrounding property; (various names) 107 South Pentz, from approximately 1941 to present.
- Current and historical operations as drycleaner on north surrounding property; Hurt's Master Cleaners, 112 West King Street, from at least 1984.
- Historical operations as drycleaner on north adjoining property; Dalton Cleaners, 113 West Gordon Street, from approximately 1950 to 1970.
- Historical operation of automobile service/repair facility on north adjoining property; (various names) 123 West Gordon Street, from approximately 1940 to 1965.
- Historical operation of automobile repair/garage on east adjoining property; 214-216 South Hamilton Street, from approximately 1925 to 1941.
- Historical operation of gas station on southeast adjoining property; (various names) 300 South Hamilton Street, from approximately 1925 to 1965.

S&ME recommended subsurface exploration to reduce uncertainty regarding the potential presence of petroleum or hazardous substances associated with or attributable to these *recognized environmental conditions*.

Based on the prior assessment findings and recommendations, together with the Client's communicated objectives, S&ME proposed and was authorized to conduct the following Limited Phase II assessment services:

The scope of work developed for this project is based on our previously-stated understanding of client objectives, as described below:

- Written Health and Safety Plan
- Onsite public utility clearance (obtained through the local utility locator)
- Installation of three soil borings and one sub-slab soil gas point
- Conversion of three soil borings into temporary groundwater monitoring wells,
- Collection and laboratory analysis of groundwater samples (if groundwater is encountered) or soil samples from the deepest soil interval if groundwater is not encountered;
- Preparation of a written letter style report documenting the on-site activities and results of analysis.

S&ME's findings and recommendation, based on the results of field activities and laboratory analytical results documented in this Phase II ESA, are summarized as follows:

### **General**

This assessment has identified the presence of petroleum-related and/or hazardous substances in groundwater and soil gas.

### **Groundwater**

The detected concentrations of PAHs in MW-1, VOCs and PAHs in MW-2, and one VOC in MW-3 suggest some impact from offsite sources. The types of contaminants identified are consistent with the constituents commonly associated with petroleum and chlorinated solvents typically associated with dry cleaners, gas stations and automobile service-related operations.

Given the presence of detectable concentrations of VOCs and PAHs in excess of HSRA notification concentrations, which is any concentration above its detection limit, we recommend communicating this information to the property owner and discussion with your environmental attorney as to whether notification to Georgia Environmental Protection Division is warranted. According to HSRA, the owner of the property must notify the Georgia Environmental Protection (EPD) Division of the Department of Natural Resources (DNR) following receipt of knowledge of the release. Notification to the EPD must be made within 30 days. The EPD will evaluate the release to determine if risk is present. For a release into groundwater, the major factors taken into account are the distance to nearest residence and drinking water wells or water supply wells. The EPD will mathematically score the site to determine if a release exceeding a reportable quantity has occurred. With respect to groundwater, if the score is below 10, then a

No Further Action letter would be issued. If this value is exceeded, then the site would be a candidate to be listed on the Hazardous Site Inventory (HSI) list.

### **Soil Gas**

Analytical results from our soil gas sampling identified detectable concentrations of VOCs in sub-slab soil gas collected from within the footprint of the facility (SVP-1). Several of the constituents detected (notably benzene and tetrachloroethylene) are consistent with constituents commonly associated with petroleum and chlorinated solvents and those also detected in groundwater along the northern (and inferred upgradient) property boundary; however, many of the detected constituents also are consistent with other common and everyday materials.

The type and presence of constituents detected in sub-slab soil gas suggests potential impact to underlying and surrounding soil and/or groundwater, given that the detected constituents were not anticipated based on the known history of operations at the subject property. While generally, actual indoor air concentrations would not be expected to exceed corresponding RSLs for indoor air where there is not a 100 to 1000 times difference between soil gas and the applicable, corresponding RSL. In the absence of soil and groundwater data from within the building footprint, indoor air sampling would be necessary to confirm actual concentrations in indoor air.

**This summary is for convenience only and should not be relied upon without first reading the full contents of this report, including the appendix materials.**

## 1.0 Introduction

### 1.1 Purpose

The purpose of this Phase II ESA was to reduce uncertainty regarding the potential presence of petroleum products or hazardous substances associated with certain specified *recognized environmental conditions* and/or *business environmental risk* in connection with the subject property. With respect to the former, this assessment was intended to assist the user in satisfying the applicable standard of “all appropriate inquiry” by providing information that may help to support one of the threshold criteria for satisfying one or more defenses to Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) landowner liability protections (LLPs<sup>1</sup>). With respect to the latter, this assessment was also intended to assist the user in gathering reliable information about the environmental condition of the subject property to guide the user’s business decisions.

### 1.2 Client’s Objectives

S&ME’s understanding of your business objectives is based on prior telephone conversations between Ms. Johanna Heywood of S&ME and you. It is our understanding that the objective of the Limited Phase II ESA is to reduce uncertainty regarding the potential presence of hazardous substances at the subject property resulting from the *recognized environmental condition* identified above.

### 1.3 Special Terms and Conditions

The services included in this Limited Phase II Environmental Site Assessment were performed in general accordance with S&ME’s Proposal No 1112148-CO1, dated July 6, 2012 and formally authorized by Ms. Catherine Mathews on July 16, 2012 on the Change to Agreement for Services (Form CA-071). The Limited Phase II ESA services were completed as an expanded scope of services to work previously authorized and the incorporated Agreement for Services (Form AS-071), authorized by Mr. James S. Mathews on June 18, 2012.

### 1.4 Limitations and Exceptions of Assessment

This report and the assessment activities on which it is based were intended for the purposes set out in Section 1.1 and are specific to the objectives and approach presented in Sections 1.2 and 1.3. This work does not necessarily include the level of specificity required of technical standards that govern full characterization of the environmental conditions of the subject property. Moreover, the assessment objectives were specific to those identified by and may not be appropriate to the needs or business objectives of others. Furthermore, this scope did not include (and was not intended to include) the level of detail and assessment effort (and corresponding cost) necessary to meet the specific requirements of environmental regulatory authorities that may have jurisdiction over the subject property.

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<sup>1</sup> Innocent landowner, contiguous property owner, or bona fide prospective purchaser, see CERCLA (1980), SARA (1986), “Lender Liability Act” (1996), and “Brownfields Amendments” (2001).

## **1.5 Limiting Conditions and Methodology Used**

This assessment included representative subsurface exploration and sampling and analysis of selected samples of environmental media. Except as indicated otherwise, the results of this assessment are assumed to be representative of the subject property as a whole. However, it is not possible to eliminate the potential that conditions in locations not sampled may deviate from those considered herein.

Except as may have been measured by groundwater elevation or other quantifiable data, the primary direction of groundwater flow was assumed to be dictated by topography. Additionally, except as may have been measured by lateral delineation based on quantifiable data, the groundwater flow direction was assumed to control the distribution of impact, if present.

S&ME's professional services have been performed using that degree of care and skill ordinarily exercised, under similar conditions, by reputable environmental consultants undertaking similar studies and practicing in this locality. No other warranty; express or implied, is intended or made with respect to this report or S&ME's services. This assessment was not exhaustive and users of this report should consider the scope and limitations of, and related to, these services when developing their opinions as to environmental risks associated with the subject property.

This report presents an assessment of the subject property location as defined by information provided by the Client or Client's representative. S&ME's findings, opinions, conclusions, and recommendations are based on the boundaries of the subject property as evident in the field or on maps or plats provided by the Client or Client's representative.

The findings and opinions presented are relative to the dates of the subject property reconnaissance and should not be relied on to represent conditions at later dates. The opinions included herein are based on information obtained during the assessment and S&ME's experience. If additional information becomes available that might affect S&ME's environmental findings, S&ME requests the opportunity to review the information, reassess the potential concerns, and modify S&ME's opinions, if warranted.

## **2.0 Background**

SMA Holdings, LLC has authorized S&ME to perform a Limited Phase II Environmental ESA for the property located at 114 West Cuyler Street in Dalton, Whitfield County, Georgia (subject property). S&ME understands these activities were requested prior to the proposed acquisition of an interest in the subject property.

### **2.1 Subject Property and/or Adjacent Property Usage**

The subject property, located at 114 West Cuyler Street, is an irregularly (inverted U) shaped parcel, that encompasses approximately 0.22 acres. The property is improved with a single-story commercial structure totaling approximately 5,000 square feet and includes 17 off-street parking spaces. The structure is located in the southeastern region of the site and parking is located north and west of the building. A smaller building (currently an Avon store) is located between the

building and associated parking for 114 West Cuyler Street. Construction of the on-site improvements was completed prior to 1941. The subject property is bordered to the north and east by an alley. West Cuyler Street forms the southern property boundary. Access to the property is gained from West Cuyler Street to the south or the alleys to the north and east. The subject property is currently occupied by Davis & Melton, PC law firm.

S&ME, Inc. prepared a *Report of Phase I Environmental Assessment* for the subject property dated July 10, 2012, S&ME Project No. 1811-12-127. S&ME's Phase I ESA identified historical land use of surrounding properties as *recognized environmental conditions*.

- Historical operation of gas station on north surrounding property; (various names) 124 West Gordon St, from approximately 1955 to 1965.
- Current and historical operations of gas station on north surrounding property; (various names) 107 South Pentz, from approximately 1941 to present.
- Current and historical operations as drycleaner on north surrounding property; Hurt's Master Cleaners, 112 West King Street, from at least 1984.
- Historical operations as drycleaner on north adjoining property; Dalton Cleaners, 113 West Gordon Street, from approximately 1950 to 1970.
- Historical operation of automobile service/repair facility on north adjoining property; (various names) 123 West Gordon Street, from approximately 1940 to 1965.
- Historical operation of automobile repair/garage on east adjoining property; 214-216 South Hamilton Street, from approximately 1925 to 1941.
- Historical operation of gas station on southeast adjoining property; (various names) 300 South Hamilton Street, from approximately 1925 to 1965.

S&ME recommended subsurface exploration to reduce uncertainty regarding the potential presence of petroleum or hazardous substances associated with or attributable to these *recognized environmental conditions*.

## 2.2 Physical Setting

Based upon the referenced topographic map reviewed, the subject property elevation was approximately 760 feet above mean sea level and slightly sloped down to the south. Observation of the subject property topography generally corresponds to the information presented on the topographic map. Surface drainage across the subject property would be expected to flow to the south toward roadside drains along West Cuyler Street.

Review of the referenced sources indicated soil at the subject property was generally mapped as the Urban land complex, which is characterized by soils that have been moved or deeply mixed by machinery. Most of this unit is a result of cutting and filling to shape the land surface. Onsite investigations are typically needed to determine the suitability of individual areas for specific uses.

### **Geologic Setting**

Review of the referenced sources indicated that the subject property is located in the Valley and Ridge Physiographic Province, which is characterized by elongated ridges that trend in a northeast-southwest direction. The ridges are typically formed on highly resistant sandstones and shales, while the valleys and rolling hills are formed on less resistant limestone, dolomite, and shale. A northeast - southwest trending ridge is located near the west property boundary, while a northeast - southwest trending valley is located near the eastern property boundary.

Based on our review of the referenced geologic map, bedrock of the Conasauga Shale underlies the site. The Conasauga Shale is composed of light brown and green shales as well as zones of medium gray dolomitic limestone. Residual soils derived from the Conasauga Shale are typically brown to yellowish brown clayey silts and silty clays. The strata of the Conasauga Shale typically weather to form a thin overburden typically less than 20 feet thick.

### **Groundwater**

Based on referenced sources, the Conasauga Group and the Rome Formation which are of Cambrian geologic age have been thrust upward onto younger rocks of the Knox and Chickamauga Group due to faulting. This has formed a repeatable sequence of permeable and impermeable strata resulting in isolated, shallow groundwater flow systems. Generally, this flow occurs along the trend of rock unit surfaces within 300 feet of ground surface.

Shallow groundwater generally flows in directions subparallel to the ground surface slopes and under the influence of gravity toward points of discharge such as creeks, swamps, drainage swales, or pumped groundwater wells. Based upon review of the topographic map, it appeared that the primary groundwater flow direction in the uppermost water-bearing unit across the subject property was to the south.

Soil conditions observed during boring installations were generally moist to wet clayey silts with weathered shale that were yellow brown to red brown in color. Temporary groundwater monitoring wells were installed in of the borings, B-1 through B-3. At the time of drilling, indications of groundwater was observed in borings B-2 [at 15 feet below ground surface (bgs)] and B-3 (at 10 feet bgs). Delayed groundwater readings were observed as follows: B-1 (16.2 feet bgs), B-2 (11.2 feet bgs) and B-3 (6.6 feet bgs).

## **3.0 Phase II Activities**

### **3.1 Scope of Assessment**

Based on the identified conditions and in consideration of the client's stated objectives, S&ME proposed to assess the conditions set out in Section 2.1 by subsurface exploration and sampling and analysis of environmental media at the subject property at locations in proximity to the common boundaries. Since the presence of petroleum and hazardous substances is not indicated by prior or current land use at the subject property, the detectable presence of these substances may constitute a *recognized environmental condition*. On-site assessment was intended to identify the presence and general magnitude of volatile organic compounds (VOCs) and polycyclic aromatic hydrocarbons (PAHs), compounds typically associated with petroleum

products and chlorinated solvents, at concentrations in groundwater exceeding Hazardous Substance Response Act (HSRA) Notifications Criteria for detected chemical concentrations groundwater.

The scope of work for this project included:

- Written Health and Safety Plan
- Onsite public utility clearance (obtained through the local utility locator)
- Installation of three soil borings and one sub-slab soil gas point
- Conversion of three borings into temporary groundwater monitoring wells,
- Collection and laboratory analysis of groundwater samples;
- Collection and laboratory analysis of one sub-slab soil gas sample; and
- Preparation of a written letter style report documenting the on-site activities and results of analysis.

Deviations, if encountered during the course of this assessment and material to and/or changed the scope of work presented above, are presented in Section 3.5.

### 3.1.1 Conceptual Site Model and Sampling Plan

Based on identified suspect *recognized environmental conditions* at or in proximity to the subject property and in consideration of the anticipated geologic and hydrogeologic conditions presented in Section 2.2, S&ME proposed a limited Phase II sampling plan based on the conceptual site model summarized below in order to identify the detectable presence of suspect contaminants in environmental media, if present.

#### *Offsite RECs*

The identified off-site facilities of concern located in near up- to cross-gradient proximity to the subject property were anticipated to be underlain by shallow groundwater. Therefore, potential releases of petroleum and/or hazardous substances migrating from offsite facilities to the subject property were considered most likely to have migrated through (and be detectable in) shallow groundwater.

The potential presence of petroleum and/or hazardous substances contamination in groundwater was anticipated to be detectable through shallow groundwater sampling.

The potential presence of petroleum and/or hazardous substances in soil gas was anticipated to be detectable through soil gas collected below the foundation slab nearest to the former dry cleaner facility in the inferred upgradient direction (across the alley) relative to the subject property.

S&ME proposed a soil and groundwater sampling plan to detect the potential presence of petroleum and/or hazardous substances in shallow groundwater and soil gas, at the sampling locations listed in the table below and depicted in Figure 2. Each of the groundwater samples was submitted for laboratory analyses of VOCs (EPA and PAHs; the soil gas sample for

submitted for analysis of VOCs via EPA Method TO-15. Of the groundwater and sub-slab soil gas samples collected, each was submitted for laboratory analysis, unless otherwise specified in the table below, for the parameters and methods presented.

Purpose of Boring/ Well	Sample I.D.	Groundwater		Subslab soil gas
		VOCs	PAHs	VOCs
Former dry cleaners and auto-related facilities west of the site	B-1	X	X	X
Former dry cleaner and auto-related facilities north of the site	B-2	X	X	
Former auto-related facilities east of the site	B-3	X	X	
Potential for vapor intrusion resulting from surrounding facilities	SVP-1			X

“X” – Sample/interval selected for analysis for designated parameter

A blank field indicates no sample collected

VOCs - Volatile Organic Compounds

PAH - Polycyclic Aromatic Hydrocarbons

In an attempt to identify the detectable presence of petroleum products or hazardous substances in shallow groundwater and sub-slab soil gas, samples collected and designated for analyses (presented in the table above) were requested for the following analytical methods:

VOCs (groundwater): EPA SW-846 Method 8260B

PAHs (groundwater): EPA SW-846 Method SIMS

VOCs (soil gas): TO-15

### 3.1.2 Utilities

Prior to the field activities reported herein, S&ME prepared a project-specific Health and Safety Plan. That plan specified standard work practices and precautions intended to prevent or minimize exposures to our personnel and to the general public. In accordance with that plan, we exercised caution to prevent damage to or resulting from encountering subsurface structures, utilities, or other obstacles that were identified to us. We contacted local public utility providers through a standard state-required one-call system and discussed the planned samples locations with you prior to installing borings.

## **3.2 Field Explorations and Methods**

### **3.2.1 Test Borings**

On July 23, 2012, S&ME personnel observed a subcontracted drilling contractor install three (3), 2¾ inch outside diameter (OD) soil borings located along the northern, eastern and western property boundaries, in a pattern intended to encounter subsurface materials of interest, as depicted on Figure 2. Each of the borings, B-1 through B-3, was installed using a Geo-Probe® 7822 DT direct push rig. Terminal boring depths ranged from 15 feet to 20 feet below ground surface. Strata and groundwater encountered during field activities were recorded on prepared boring logs included in Appendix A.

Soil cores were collected continuously during advancement of the soil borings utilizing 60-inch direct push, Macro-Core™ samplers. Based on the strata encountered, it appeared that native soil material in the vicinity of the subject property consists of yellow brown to red brown clayey silt with weathered shale extending from beneath pavement to refusal.

An organic vapor analyzer/photoionization detector (OVA/PID) was used to perform field headspace screening for volatile organic compounds. Field headspace screening of selected samples from borings B-1 through B-3 yielded values of from 0 to about 99.4 parts per million (ppm). Field indicators and PID readings from each of the B-1 through B-3 borings were documented on the boring logs. The boring logs are included as Appendix A.

In accordance with our approved Scope of Services and based on with the field observations, one soil sample from each of the soil borings was collected for possible laboratory analysis. Samples were collected in the event insufficient groundwater volume in the temporary wells prevented groundwater sampling. The selected soil samples were transferred from the sampling equipment to laboratory prepared containers, labeled, placed in an insulated container with ice, and transported to ESC Lab Sciences in Mount Juliet, Tennessee, accompanied by completed chain-of-custody and analytical request documentation requesting the laboratory hold the analyses on soil samples pending notification.

### **3.2.2 Monitoring Well Installation**

Upon completion of the soil boring and sampling activities, the three borings were converted to temporary monitoring wells. Temporary monitoring wells were installed in borings: B-1 (installed to 18.20 feet), B-2 (installed to 19.70 feet), and B-3 (installed to 15.0 feet). The monitoring wells were constructed with 1-inch diameter, Schedule 40 PVC. In general, machine-slotted PVC screen was installed at the bottom of the borehole, with solid riser extending the well to the surface. In B-1 and B-3, a 5-foot section of screen was used and in B-2 a 10-foot section of screen was used. Each well screen interval was set with the intent to bracket the groundwater table. In each monitoring well, the annulus was filled with a 20/30 grade silica sand filter pack to two to four feet above the top of the screened interval. The remainder of the open boring was filled with bentonite chips to the ground surface to seal the screened interval from surface water infiltration through the boring annulus. Monitoring well construction details were recorded on prepared boring logs included in Appendix A.

Considering the lithologies encountered during installation of the borings, the limited volume of water in the wells and the necessary volumes required for sampling, following installation of the groundwater monitoring wells, each monitoring well was developed using a peristaltic pump to remove approximately one to three well casing volumes of groundwater. This process was intended to remove groundwater disturbed during well installation, reduce the quantity of suspended solids, and facilitate the collection of representative groundwater samples from the formation. The purged groundwater was discharged to the surface. Approximately 1 gallon of groundwater was purged monitoring wells B-2 and B-3, prior to sample collection. Due to limited availability of groundwater at B-1, no purging was conducted prior to obtaining a groundwater sample.

On July 23, 2012, S&ME representative collected groundwater samples from the three temporary monitoring wells utilizing new, dedicated, disposable polyethylene tubing and a peristaltic pump. The groundwater samples were transferred into laboratory prepared containers, labeled, placed in an insulated container with ice, and transported to the analytical laboratory, with custody seals placed across the openings of the shipping containers to document sample integrity during shipment, accompanied by completed chain-of-custody and analytical request documentation.

### **3.3 Other Field Procedures**

Before and after installation of each of the soil borings and construction of the wells, the core barrels and other sampling tools were decontaminated by washing in a non-phosphate detergent solution, followed by a double tap water rinse, and final de-ionized water rinse.

Temporary monitoring wells located at the subject site will be scheduled for proper abandonment pending receipt and review of groundwater analytical results.

### **3.4 Sub-Slab Soil Gas Sampling**

On July 23, 2012 S&ME personnel collected one, sub-slab soil gas sample by use of a rotary hammer drill and installation of a Post Run Tubing (PRT) System. The location of the proposed soil gas sampling point was an interior location in the west side of the existing structure. The soil gas point was embedded just beneath the concrete slab of the existing structure in the sub-base material underlying the slab. The sample train was then connected to the sealed 6 liter SUMMA® canister and the annulus around the sealed tubing system was plugged using hydrated bentonite to isolate the sample environment from ambient air.

Prior to sampling, a vacuum test was performed to verify the integrity of all sample train connections and an approximate volume of atmospheric gas/ambient air that is contained in each point was calculated and the ambient air was purged from the sample point. An Organic Vapor Analyzer/Photo Ionization Detector (OVA/PID) was used to monitor VOC concentrations as the sample point is purged. A maximum PID reading was deemed stable at 0.0 ppm when three volumes of air had been purged. During sampling at each vapor point, a tracer compound (70% isopropyl alcohol) was applied at the bentonite seal as a quality control measure to demonstrate the integrity of the vapor sampling point seal.

6018

# 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

OCT 19 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:	1066 023	Acreage = 0.22		
4	Site or Facility Name	Bell Dry Cleaners			
5	Site Street Address	631 South Main Street			
6	Site City	County	City	Zip	30540
7	Property Owner	Edd and Linda Bell LLC			
8	Property Owner Mailing Address	322 Tavern on the Hill Trail			
9	Property Owner City	Talking Rock	State	Georgia	Zip 30175
10	Property Owner Telephone No.				
11	Site Contact Person	Title		Project Manager	
12	Site Contact Company Name	Shevet Associates			
13	Site Contact Mailing Address	1708 Atlanta Court			
14	Site Contact City	Labeland	State	FLA	Zip 33803
15	Site Contact Telephone No.	863-559-4322			
16	Facility Operator Contact Person	Title			
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City	State		Zip	
20	Facility Operator Telephone No.				

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

Richard Krumm  
 NAME (Please type or print)

SIGNATURE

Project Mgr  
 TITLE

DATE

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: Little is known of the prior operation of the dry cleaning facility. The present tenants utilize an aboveground, closed-loop system, with generated waste transported from the site by a licensed recycler.
  
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. The present tenants are cognizant of waste handling methods and all such material is reportedly disposed of in a proper manner. Tetrachloroethylene is normally seen as a clear, colorless 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). Two temporary GeoProbe wells were installed on August 2, 2012. SB-1 was installed in front (west of) the site building, with SB-2 installed in the rear (east of) the site building. The wells were recommended as part of the conclusions of a Phase I Environmental Site Assessment. Ground water from both wells were sampled on August 2, 2012, and analyzed using EPA Methods 8260 and 8270. No analytes of interest greater than regulatory limits was detected in monitoring well SB-1. Tetrachloroethylene was the sole analyte of interest detected in concentration of 6.1 ug/l in SB-2, located immediately behind (east of) the site building.

A permanent monitoring well was installed on September 20, 2012, in the same location as the prior temporary monitoring well SB-2. The monitoring well was properly developed until the turbidity fell to less than 20 NTUs. Ground water from the well was sampled three days later, on September 23, 2012, and transported to an analytical laboratory. The samples indicated that tetrachloroethylene was detected in concentration of 8.87 ug/l.

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.

The soil appears to be a sandy clay loam, from land surface to a depth of approximately 8 feet. From a depth of 8 feet to 19 feet, a sandy clay was encountered. Bedrock was encountered at a depth of 19 feet. The monitoring well was installed at a depth of 20 feet.

PART II -- RELEASE INFORMATION

(Continued)

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

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

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

Name: Andrew Meieran residence, located 1405' north of the site

Address: 268 Letch Drive, Ellijay

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, *presumed*
- Greater than 3 miles

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

No drinking water wells were found to be located within a 1,000 feet radius of the site. Ms. Evelene Watkins, at 265 Letch Road, had a well which was filled "at least 50 years ago", and her residence is connected to public water.

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://qaass.t.ore.dnr.state.ga.us>.

## 9. SITE SUMMARY

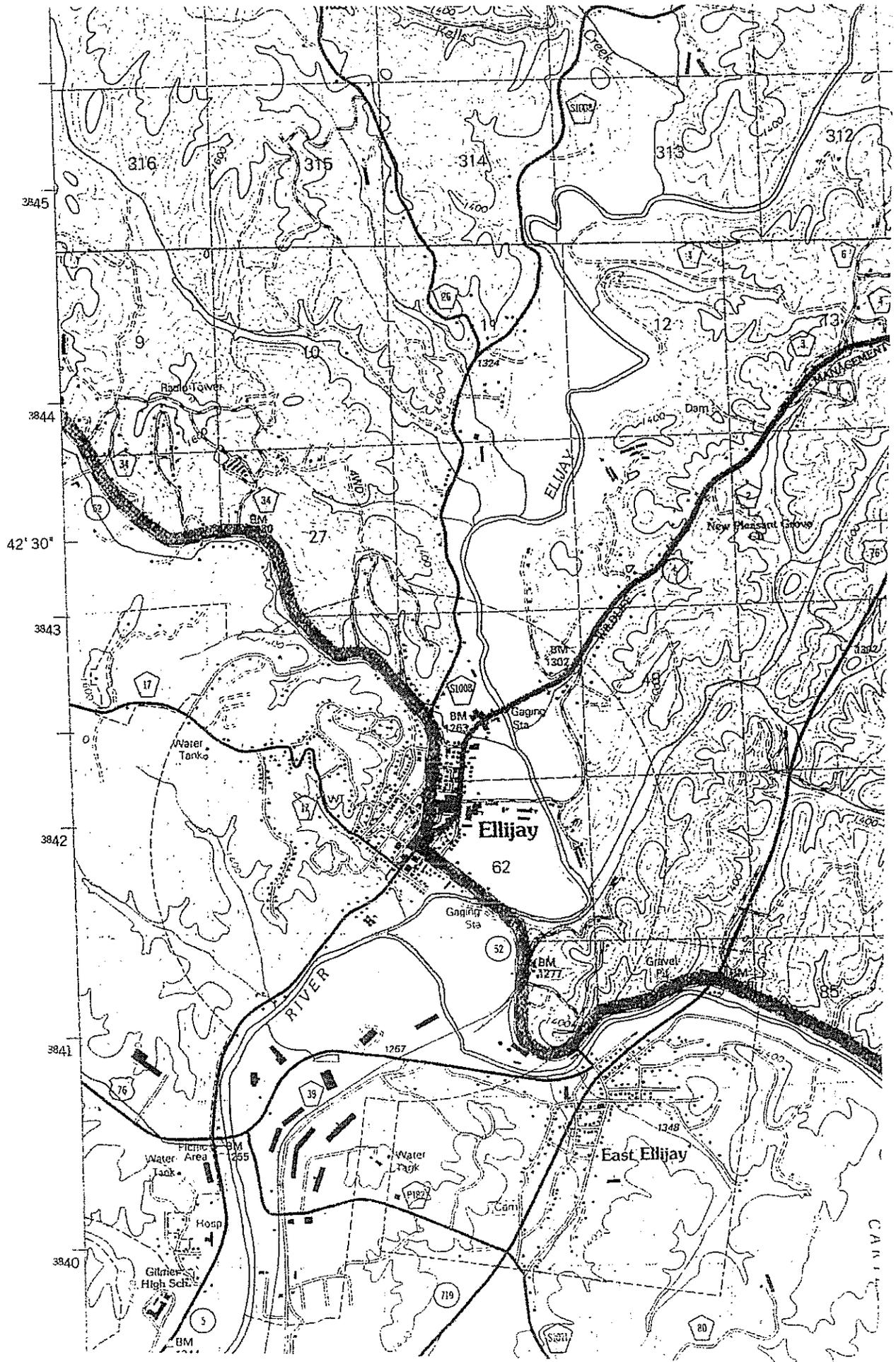
The site, located in a mixed undeveloped-commercial vicinity south of downtown Ellijay, has been occupied by a neighborhood drop-off and dry cleaning location since the early 2000s. No underground storage tanks or underground piping are present on site. The dry cleaning equipment stands atop concrete flooring. A Phase I Environmental Site Assessment was conducted in July 2012, concluding with the recommendation for sampling at the site, based upon the presence of a dry cleaning facility. Two temporary GeoProbe monitoring wells were installed in the rear of the property on August 2, 2012. Ground water from both wells were sampled on August 2, 2012 for analyses using EPA Methods 8260 and 8270. No analytes of interest greater than regulatory limits were detected in monitoring well SB-1. Tetrachloroethylene was the sole analyte of interest detected in monitoring well SB-2. The concentration of tetrachloroethylene was 6.1 ug/l, in slight excess of the regulatory limit of 5.0 ug/l.

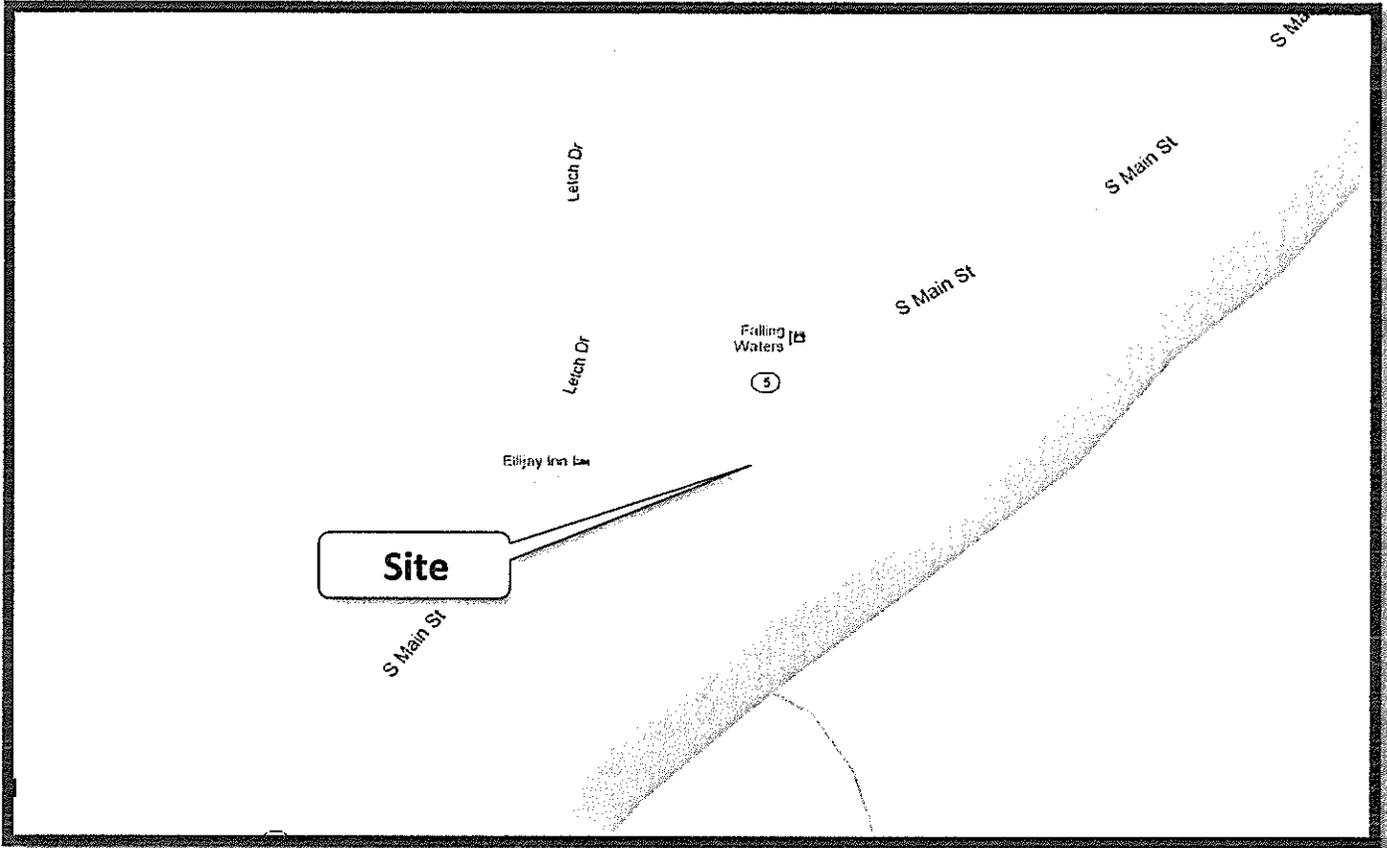
Confirmatory well installation and sampling was undertaken in September 2012. On September 20, 2012, a permanent monitoring well was installed in the location of temporary monitoring well SB-2. The small diameter permanent well with flush mount pad was installed to a total depth of 20 feet. Bedrock was encountered at a depth of 19 feet. Sampling was conducted on Sunday, September 23, 2012. The samples were analyzed for the same parameters used to analyze the earlier temporary monitoring wells. Tetrachloroethylene was the sole analyte detected over regulatory limit, in concentration of 8.87 ug/l. Based upon the sampling results gleaned from both sampling events, the area affected by the tetrachloroethylene appears to be immediately east of the site building, near the back door.

The Ellijay-Gilmer County Water and Sewerage Authority (WSA) is responsible for water supply, treatment, and distribution in Ellijay, East Ellijay, and Gilmer County. Between September 20 and October 1, 2012, Shevet Associates personnel interviewed a representative of the WSA, Chief West, of the Ellijay Fire Dept, and Don Schneider (Code Enforcement Officer with the City of Ellijay). Based upon the interviews with these persons, it was learned that all residences in the city limits and those residences close to the city limits are connected to public water supplies. Additionally, the Municipal Code for Ellijay states that residences who have access to

public water supplies must utilize the water provided by the WSA. This information concurs with observations made by Shevet Associates personnel, who on September 20-21, 2012 conducted a survey of drinking water wells located within one mile of the site. No potable wells were found to have been in use, with each residence connected to public water supplies. One well was observed, but Ms. Evelene Watkins, the owner of the well, stated that the well had been filled with concrete "at least 50 years ago", and that she and her neighbors were connected to public water supplies. No further investigation has been undertaken at the site.







Source: Google Maps

NORTH



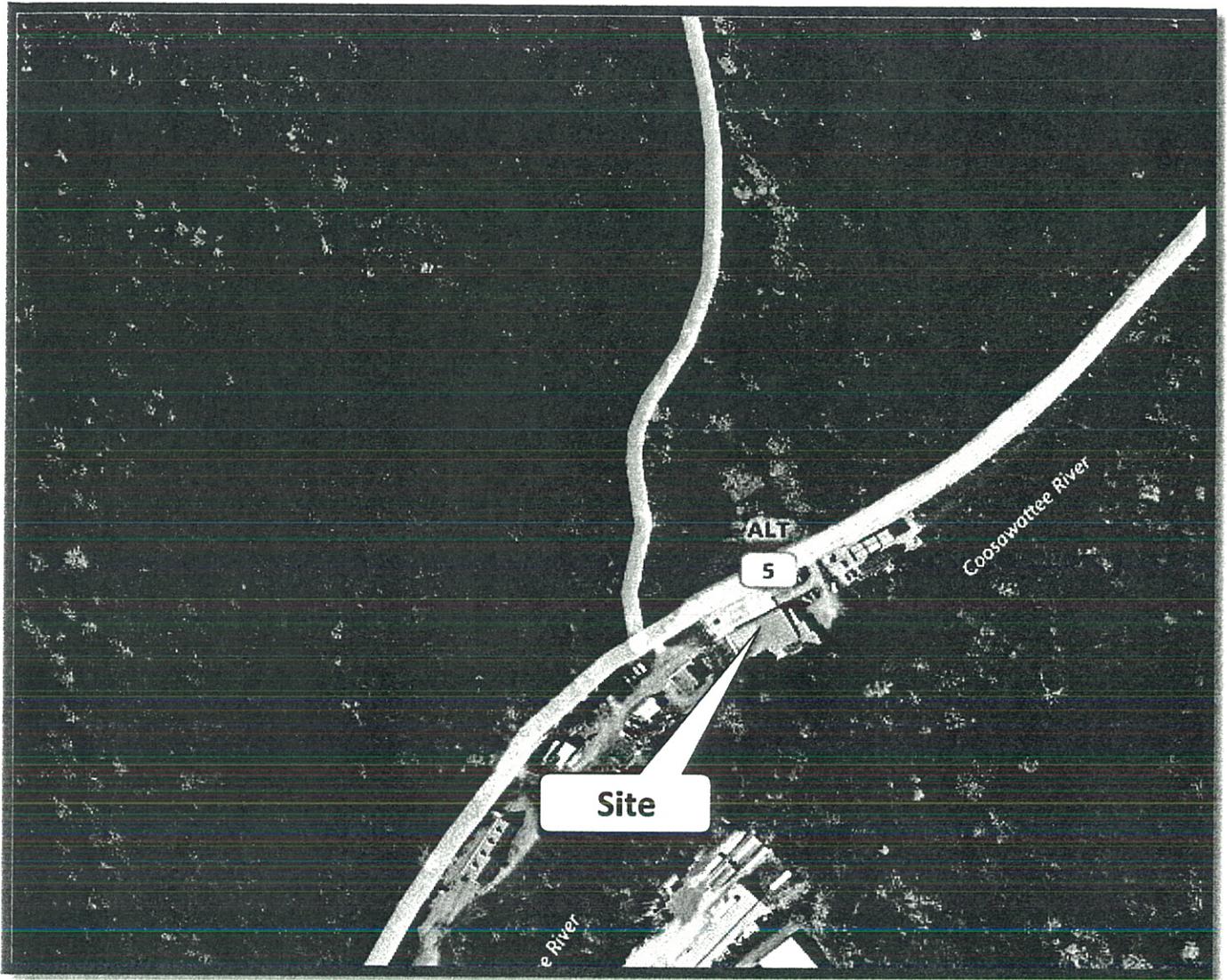
**SA SHEVET**  
ASSOCIATES

1-866-570-9596

**Bell Dry Cleaners**  
601 South Main Street  
Ellijay, Georgia

Site Location

Figure 1



Source: Bing Maps

NORTH



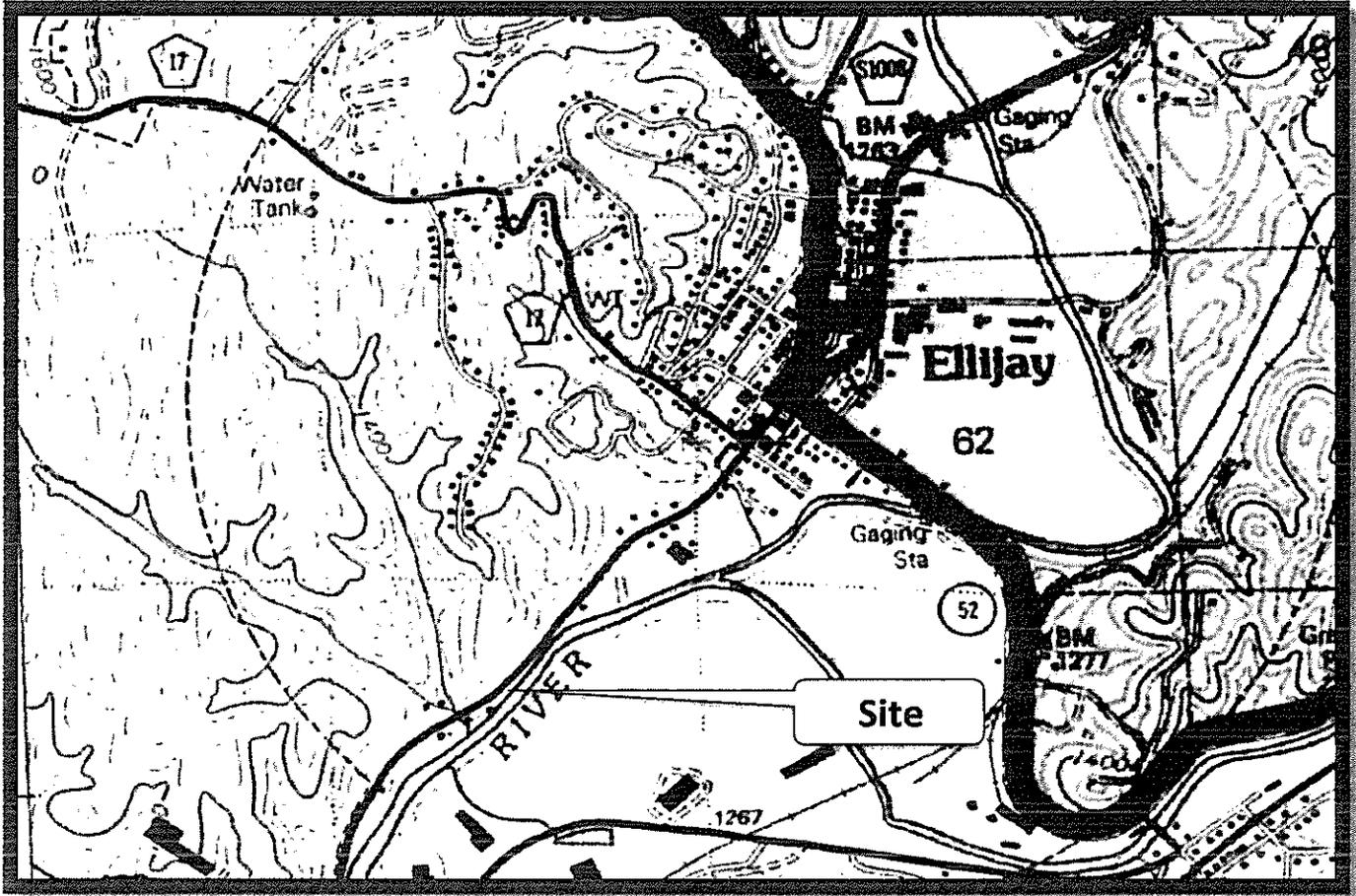
**SA** SHEVET  
ASSOCIATES

1-866-570-9596

**Bell Dry Cleaners**  
601 South Main Street  
Ellijay, Georgia

Aerial Photograph

Figure 2



Source: United States Geologic Survey

NORTH



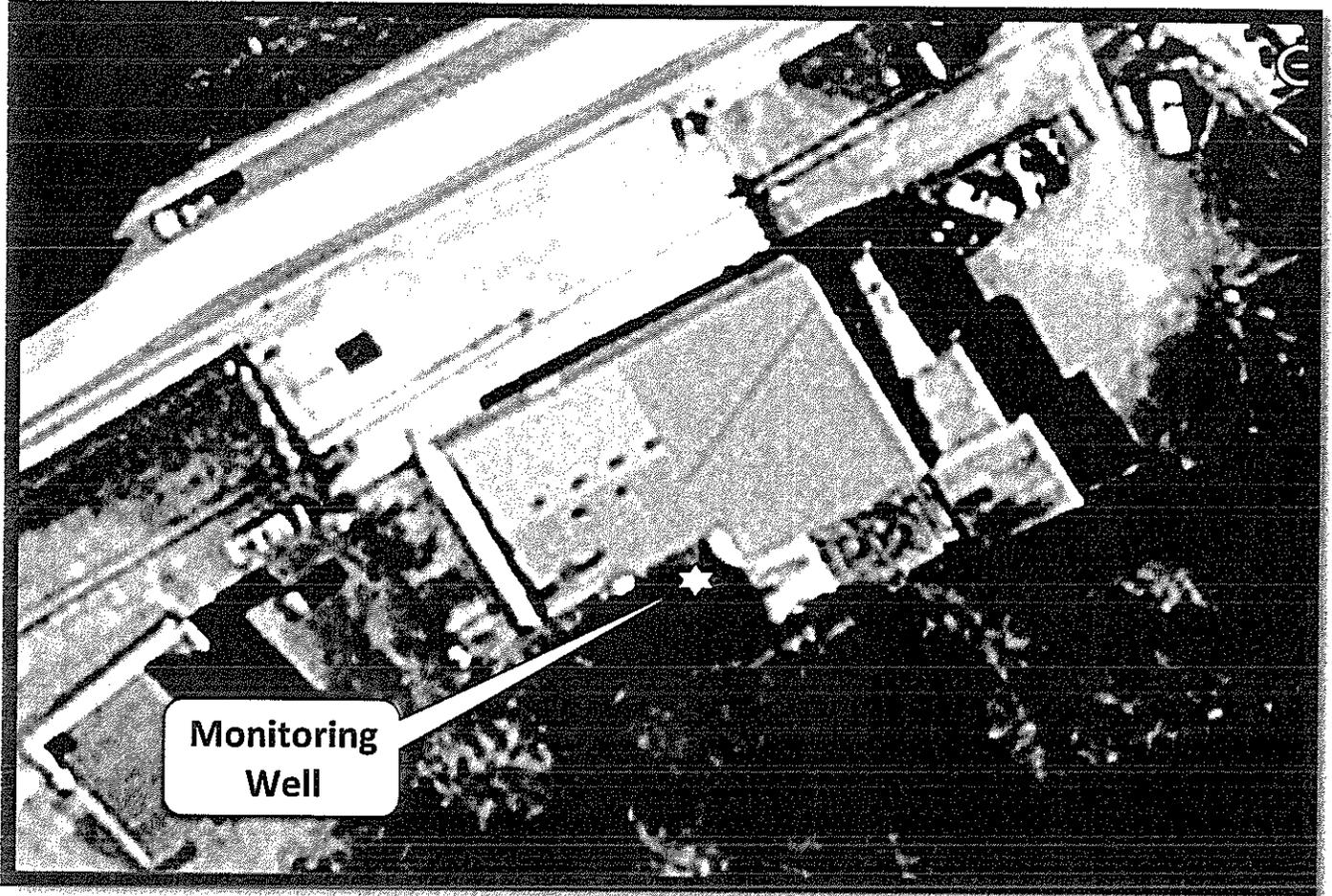
**SA SHEVET**  
ASSOCIATES

1-866-570-9596

**Bell Dry Cleaners**  
601 South Main Street  
Ellijay, Georgia

Topographic Quadrangle

Figure 3



Source: Bing Maps

NORTH



**SA** SHEVET  
ASSOCIATES

1-866-570-9596

**Bell Dry Cleaners**  
601 South Main Street  
Ellijay, Georgia

Monitoring Well Location

Figure 4

6022

# RELEASE NOTIFICATION/REPORTING FORM

**COPY**



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

OCT 25 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:				Acreage	11.11
4	Site or Facility Name	Hamilton Ridge Shopping Center				
5	Site Street Address	3280-3300 Hamilton Mill Road				
6	Site City	Buford	County	Gwinnett	Zip	30519
7	Property Owner	Equity One (Southeast Portfolio) Inc.				
8	Property Owner Mailing Address	410 Park Avenue, Suite 1220				
9	Property Owner City	New York	State	NY	Zip	10022
10	Property Owner Telephone No.					
11	Site Contact Person	Gerald Pouncey, Jr.	Title	Environmental Attorney		
12	Site Contact Company Name	Morris, Manning & Martin, LLP				
13	Site Contact Mailing Address	3343 Peachtree Road, NE				
14	Site Contact City	Atlanta	State	GA	Zip	30326
15	Site Contact Telephone No.	404-233-7000				
16	Facility Operator Contact Person				Title	
17	Facility Operator Company Name					
18	Facility Operator Mailing Address					
19	Facility Operator City				State	Zip
20	Facility Operator Telephone No.					

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

Equity One (Southeast Portfolio) Inc., a Georgia corporation

By: Aaron Kirlowski

TITLE: Vice President and General Counsel

10/23/12

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:

The suspected source of the release is the onsite drycleaning facility.

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

The release date is unknown.

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

Phase II investigation was recently performed on behalf of the property owner in anticipation of a sale of the 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 \_\_\_ N/A

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: Timothy England

Address: 3290 Ridge Road

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: Premier Growers, Inc.

Address: 3485 South Puckett Road

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

The subject property consists of 11.11 acres of land and contains the Hamilton Ridge Shopping Center. The property is located at 3280-3300 Hamilton Mill Road in Buford, Gwinnett County, and contains three (3) strip buildings and two (2) commercial outbuildings. The shopping center was constructed in 2002.

Joy Cleaners operates on the southwestern portion of the property and has operated since construction of the shopping center in 2003. Between 2003 and May 2011, tetrachloroethene (PCE) was used as the drycleaning solvent. In May 2011, Kay Cleaners replaced the drycleaning equipment and began utilizing "Drysolv" hydrocarbon as the drycleaning solvent.

In preparation for a portfolio sale, the owner of the property commissioned Apex Companies, LLC (Apex) to perform a Phase II investigation on the property to investigate whether or not a release had occurred from the drycleaning facility. Apex installed two (2) interior soil borings in the proximity of the drycleaning equipment. A soil sample was collected from each of the two interior borings at depths of 1 foot and 7 feet based upon field readings. In addition, three (3) exterior borings were installed: One behind the back of the drycleaning facility and two in the estimated downgradient direction. Soil samples were also collected from each exterior boring at depths ranging between 5 feet and 15 feet. The three exterior borings were converted to temporary wells and a groundwater sample was collected from each well. All of the soil and groundwater samples were analyzed for full range volatile organic compounds (VOCs).

Based upon the analytical results, no contaminants were detected in the soil samples. PCE was detected in two of the groundwater samples at concentrations of 1.0 ppb and 1.1 ppb.

A 3-mile water well survey was performed by Sailors Engineering in advance of the Phase II testing. While drinking water wells were identified within 3 miles of the release, we respectfully submit that the property does not warrant listing on the Hazardous Site Inventory based upon the fact that the detected groundwater concentrations were less than MCLs.

**TABLE 1**  
**Monitoring Well / Soil Boring Elevation Data**  
**and Groundwater Level Observations**  
**Subsurface Investigation - September 12, 2012**  
**Hamilton Ridge, Buford, Georgia**

Property Location	Temporary Well Data <sup>[a]</sup>			Water Level Readings	
	Soil Boring/Well ID	Top of Well Casing Elevation <sup>[b]</sup>	Depth to Bottom of Well	Depth to Water <i>feet below TOC</i>	Groundwater Elevation <i>feet above msl</i>
		<i>ft msl</i>	<i>ft bgs</i>		
Hamilton Ridge	SB1	1232.82	24.7	19.57	1213.25
	SB2	1231.82	24.7	18.39	1213.43
	SB3	1232.34	24.8	18.62	1213.72

Notes:

(a) Temporary wells were installed into hollow stem auger borings using 2-inch diameter screened PVC and solid PVC riser pipe and annulus filled with filter sand to top of screen.

(b) Survey of vertical and horizontal control of borings was conducted by licensed surveyor using e GPS Network. The survey is referenced to Georgia State Plan Coordinate System NAD 1983 and NGVD 1980 Geoid 2003.

**TABLE 2**

**Summary of Laboratory Results of Soil Samples  
Hamilton Ridge Shopping Center, Phase II Site Assessment -- September 2012  
3280-3300 Hamilton Mill Road, Buford, Georgia**

<b>Location</b>	<b>Hamilton Ridge Shopping Center</b>				
<b>Boring/ Sample ID</b>	HR SB1-10'	HR SB2-5'	HR SB3-15'	Core 1	Core 2
<b>Sample Depth (ft bgs)</b>	10	5	15	1	7
<b>VOCs (<math>\mu\text{g}/\text{kg}</math>) by EPA Method 8260 C</b>					
Tetrachloroethene	ND	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND	ND	ND

Notes:

1. Results are presented in micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ), equivalent to parts per billion (ppb). Only results for chlorinated compounds, which are considered potential contaminants of concern are presented. All other volatile organic compounds by 8260C were not detected.
2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested

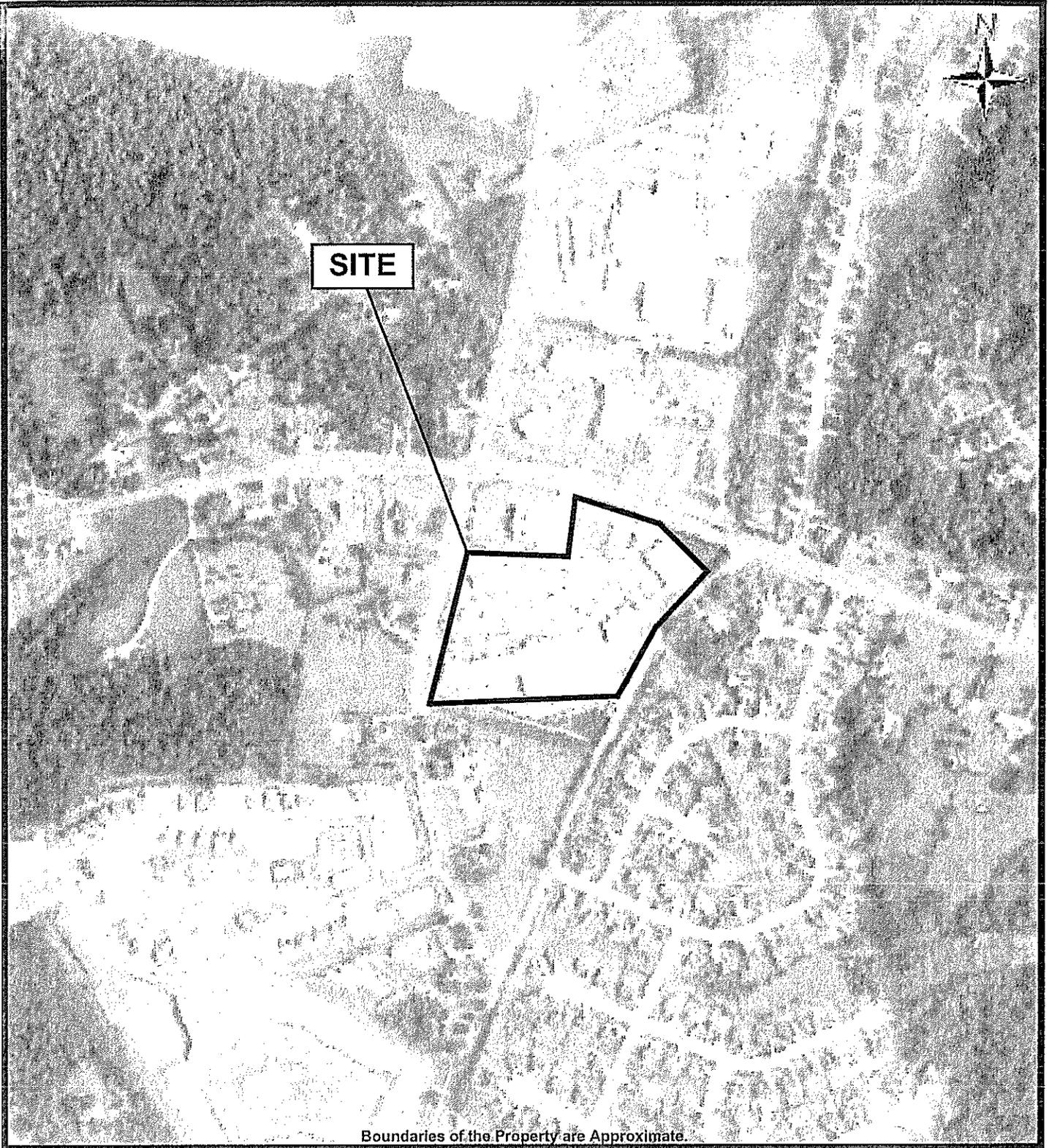
**TABLE 3**

**Summary of Laboratory Results of Ground Water Samples  
Hamilton Ridge Shopping Center, Phase II Site Assessment -- September 2012  
3280-3300 Hamilton Mill Road, Buford, Georgia**

<b>Location</b>	<b>Hamilton Ridge Shopping Center</b>		
<b>Boring/ Sample ID</b>	<b>HR SB1-GW</b>	<b>HR SB2-GW</b>	<b>HR SB3-GW</b>
<b>Sample Depth (ft bgs)</b>	19.6	18.4	18.7
<b>VOCs (µg/L) by EPA Method 8260 C</b>			
Tetrachloroethene	1.0	1.1	ND
Trichloroethene	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND
Vinyl Chloride	ND	ND	ND

**Notes:**

1. Results are presented in micrograms per Liter (ug/L), equivalent to parts per billion (ppb). Only results for chlorinated compounds, which are considered potential contaminants of concern are presented. All other volatile organic compounds by 8260C were not detected.
2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested



Boundaries of the Property are Approximate.



Figure 2 - Site Layout  
Hamilton Ridge  
3280-3300 Hamilton Mill Rd  
Buford, GA 30519

PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Adam Truax

DATE: 08/16/2011  
PROJ. #: 11978.006

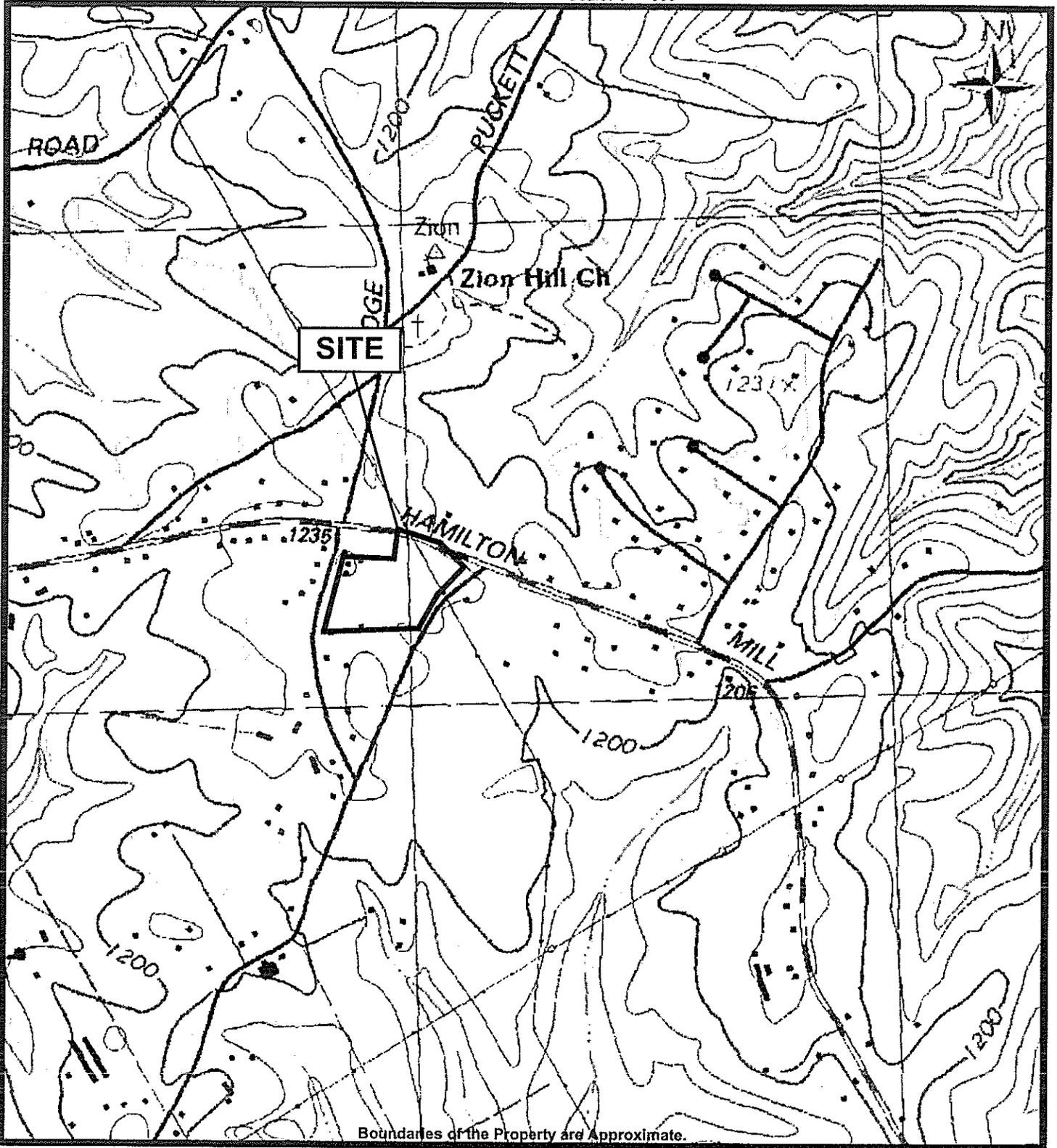
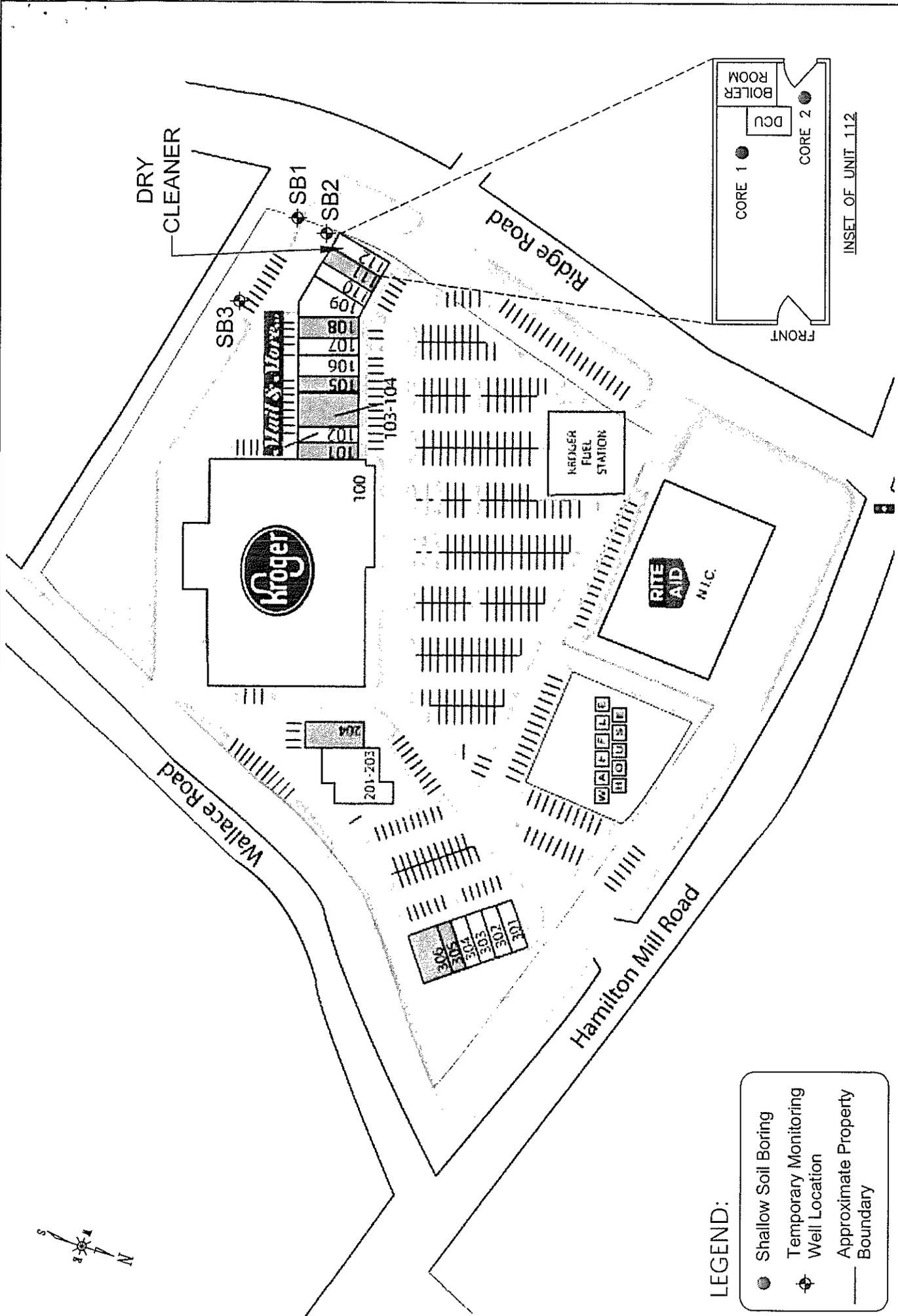


Figure 1 - Site Location Map  
Hamilton Ridge  
3280-3300 Hamilton Mill Rd  
Buford, GA 30519



PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Adam Truax

DATE: 08/16/2011  
PROJ. #: 11978.006



**LEGEND:**

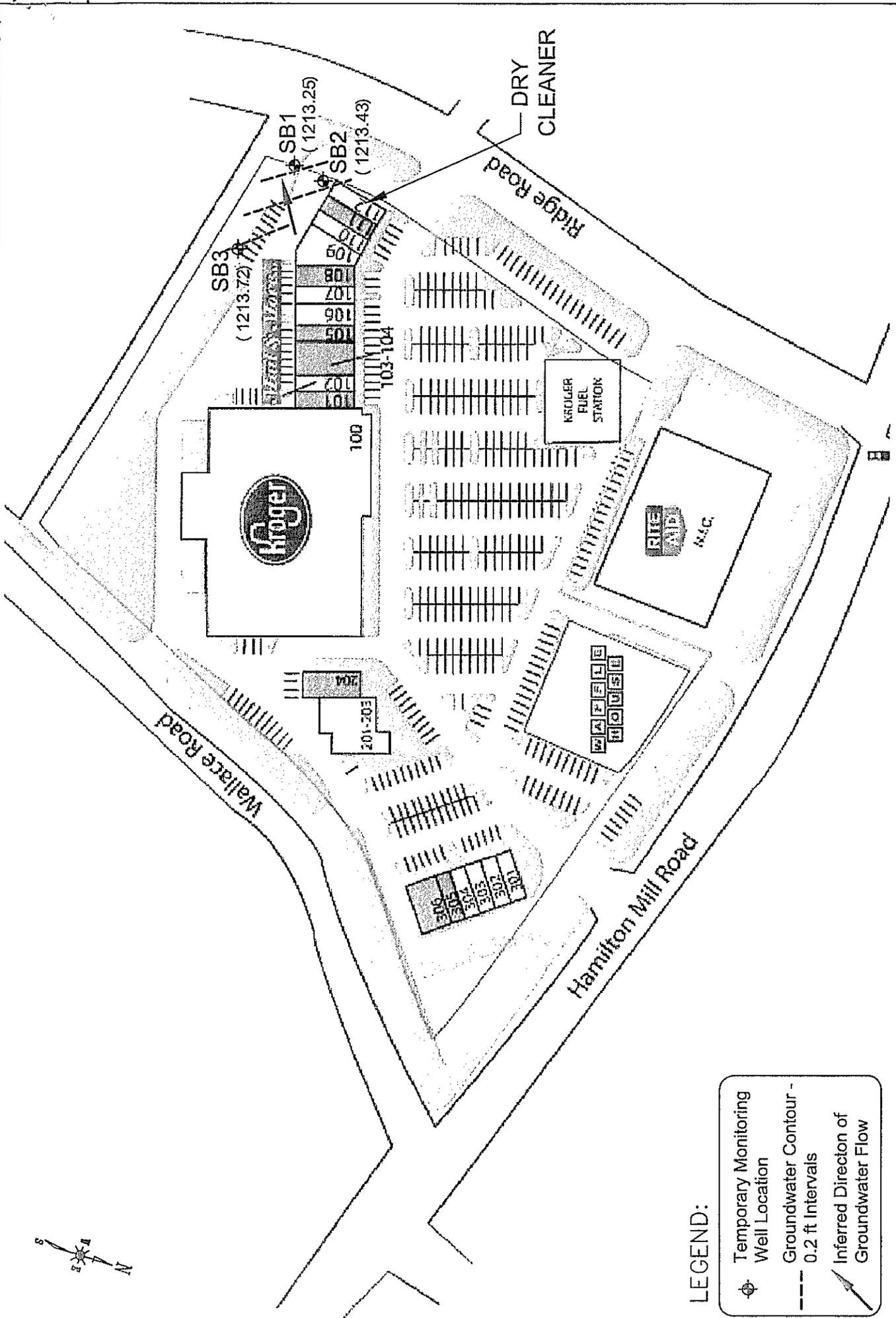
- Shallow Soil Boring
- ⊕ Temporary Monitoring Well Location
- Approximate Property Boundary

Date:	10-23-12	Project Title:	HAMILTON RIDGE
Drawn By:	MJO/OS		3280-3300 HAMILTON MILL ROAD
Project Number:	CAD File: 11978.019	Approx. Scale:	NTS
	site2.dwg	Client:	EQUITY ONE

**Figure 2**  
**Site Plan**  
**Hamilton Ridge**

APEX COMPANIES, LLC  
15850 CRABBS BRANCH WAY, SUITE 200  
ROCKVILLE, MD 20855  
PHONE: (301) 417-0200  
FAX: (301) 975-0169





**LEGEND:**

- Temporary Monitoring Well Location
- Groundwater Contour - 0.2 ft Intervals
- Inferred Direction of Groundwater Flow

**Figure 3**  
**Groundwater Elevation Map**  
**Hamilton Ridge**

APEX COMPANIES, LLC  
 15850 CRABBS BRANCH WAY, SUITE 200  
 ROCKVILLE, MD 20855  
 PHONE: (301) 417-0200  
 FAX: (301) 975-0169



Date:	9-25-12	Project Title:	HAMILTON RIDGE
Drawn By:	MJO		3280-3300 HAMILTON MILL ROAD
Project Number:	11978.019	Client:	BUFORD, GA 30519
CAD File:	site2.dwg	Approx. Scale:	NTS
		Client:	EQUITY ONE

6021

# 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

**COPY RECEIVED**  
 Georgia EPD

1. The information provided in this form is for:

- Initial Release Notification  
 Supplemental Notification

OCT 25 2012

## PART I -- PROPERTY INFORMATION

Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:				Acreage	10.13
4	Site or Facility Name	Douglas Commons Shopping Center				
5	Site Street Address	8471-8515 Hospital Drive				
6	Site City	Douglasville	County	Douglas	Zip	30134
7	Property Owner	Equity One, Inc.				
8	Property Owner Mailing Address	410 Park Avenue, Suite 1220				
9	Property Owner City	New York	State	NY	Zip	10022
10	Property Owner Telephone No.					
11	Site Contact Person	Gerald Pouncey, Jr.	Title	Environmental Attorney		
12	Site Contact Company Name	Morris, Manning & Martin, LLP				
13	Site Contact Mailing Address	3343 Peachtree Road, NE				
14	Site Contact City	Atlanta	State	GA	Zip	30326
15	Site Contact Telephone No.	404-233-7000				
16	Facility Operator Contact Person				Title	
17	Facility Operator Company Name					
18	Facility Operator Mailing Address					
19	Facility Operator City				State	Zip
20	Facility Operator Telephone No.					

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

Equity One, Inc., a Maryland corporation

By: Aaron Kitkowski

TITLE: Vice President and General Counsel

10/23/12

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:**

The suspected source of the release is the onsite drycleaning facility.

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

The release date is unknown.

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

Phase II investigation was recently performed on behalf of the property owner in anticipation of a sale of the 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 \_\_\_\_ N/A

**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: Twin Creek Apartments

Address: 8460 Hospital Drive

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

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

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

Name: \_\_\_\_\_

Address: Eastwood Mobile Home Park

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

The subject property consists of 10.13 acres of land and is located at 8471-8515 Hospital Drive in Douglasville, Douglas County (The property is located southwest of the intersection between Hospital Drive and Highway 92). The property contains the Douglas Commons Shopping Center which contains one "L" shaped commercial strip center, a rectangular strip center, and a gas station. The shopping center was constructed in 1988.

Class Cleaners is located on the southern portion of the subject property. Between 1990 and 2006, tetrachloroethene (PCE) was used as the drycleaning solvent. Beginning in 2006, the drycleaning facility began utilizing aliphatic hydrocarbon as the drycleaning solvent.

In preparation for a portfolio sale, the owner of the property commissioned Apex Companies, LLC (Apex) to perform a Phase II investigation on the property to investigate whether or not a release had occurred from the drycleaning facility. Apex installed two (2) interior soil borings in the proximity of the drycleaning equipment. One soil sample was collected from a depth of 6-8 feet and the other was collected from a depth of 2-4 feet. In addition, three (3) exterior borings were installed: One behind the back of the drycleaning facility and two in the estimated downgradient direction. Soil samples were also collected from each exterior boring at depths of 5-10 feet. The three exterior borings were converted to temporary wells and a groundwater sample was collected from each well. All of the soil and groundwater samples were analyzed for full range volatile organic compounds (VOCs).

Based upon the analytical results, PCE (0.044 ppm) was detected in the shallow soil sample which had been collected from the interior of the drycleaning facility at a depth of 2-4 feet. The concentration was less than the Notification Concentration for PCE in soil.

PCE (2.3 ppb) was also detected in the groundwater sample which had been collected from behind the drycleaning facility. Chloroform was detected in each of the groundwater samples at concentrations ranging between 2.1 and 4.4 ppb. Apex did not attribute the detections of chloroform to the drycleaning facility or to operations of the shopping center. None of the detected concentrations in groundwater exceeded the associated maximum contaminant levels (MCLs).

A 3-mile water well survey was performed by Sailors Engineering in advance of the Phase II testing. While drinking water wells were identified within 3 miles of the release, we respectfully submit that the property does not warrant listing on the Hazardous Site Inventory based upon the fact that the detected groundwater concentrations were less than MCLs.

**TABLE 1**  
**Monitoring Well / Soil Boring Elevation Data**  
**and Groundwater Level Observations**  
**Equity One - Georgia Phase II Subsurface Investigation**  
**Measurements taken: October 3-5, 2012**

Property Location	Soil Boring ID			Water Level Readings	
		Top of Casing Elevation <sup>[b]</sup>	Depth to Bottom of Well	Depth to Water - feet below TOC <sup>[c]</sup>	Groundwater Elevation <i>feet above msl</i>
		<i>ft msl</i>	<i>ft bgs</i>		
Douglas Commons	SB1	1080.94	20.10	15.45	1065.49
	SB2	1080.89	20.00	15.10	1065.79
	SB3	1080.44	19.95	15.38	1065.06

Notes:

(a) Temporary wells were installed into auger borings using 2-inch diameter screened PVC and solid PVC riser pipe and annulus filled with filter sand to top of screen.

(b) Survey of vertical and horizontal control of borings was conducted by licensed surveyor. Horizontal and vertical control from on-site GPS instrument having assumed accuracy of + 0.05 feet.

(c) Depth to water (DTW) measurements are static level.

**TABLE 2**

**Summary of Laboratory Results of Soil Samples  
Douglas Commons Shopping Center, Phase II Site Assessment -- October 2012  
8515 Hospital Drive, Douglasville, Georgia**

Location	Douglas Commons Shopping Center				
Boring/ Sample ID	DC-SB1-10	DC-SB2-5	DC-SB3-10	Core 1	Core 2
Sample Depth (ft bgs)	10'	5'	10'	6-8'	2-4'
<b>VOCs (mg/kg) by EPA Method 8260 C</b>					
Tetrachloroethene	ND	ND	ND	ND	<b>0.044</b>
Trichloroethene	ND	ND	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND	ND

**Notes:**

1. Results are presented in milligrams per kilogram (mg/kg), equivalent to parts per million (ppm). Only results for chlorinated compounds, which are considered potential contaminants of concern are presented. All other volatile organic compounds by 8260C were not detected.
2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested

**TABLE 3**

**Summary of Laboratory Results of Ground Water Samples  
Douglas Commons Shopping Center, Phase II Site Assessment -- October 2012  
8515 Hospital Drive, Douglasville, Georgia**

<b>Location</b>	<b>Douglas Commons Shopping Center</b>		
<b>Boring/ Sample ID</b>	<b>DC-SB1-GW</b>	<b>DC-SB2-GW</b>	<b>DC-SB3-GW</b>
<b>Sample Depth (ft bgs)</b>	15.45	15.10	15.38
<b>VOCs (µg/L) by EPA Method 8260 C</b>			
Tetrachloroethene	ND	2.3	ND
Trichloroethene	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND
Chloroform	4.4	2.1	2.3
Vinyl Chloride	ND	ND	ND

**Notes:**

1. Results are presented in micrograms per Liter (ug/L), equivalent to parts per billion (ppb). Only results for chlorinated compounds, which are considered potential contaminants of concern are presented. All other volatile organic compounds by 8260C were not detected.

2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested

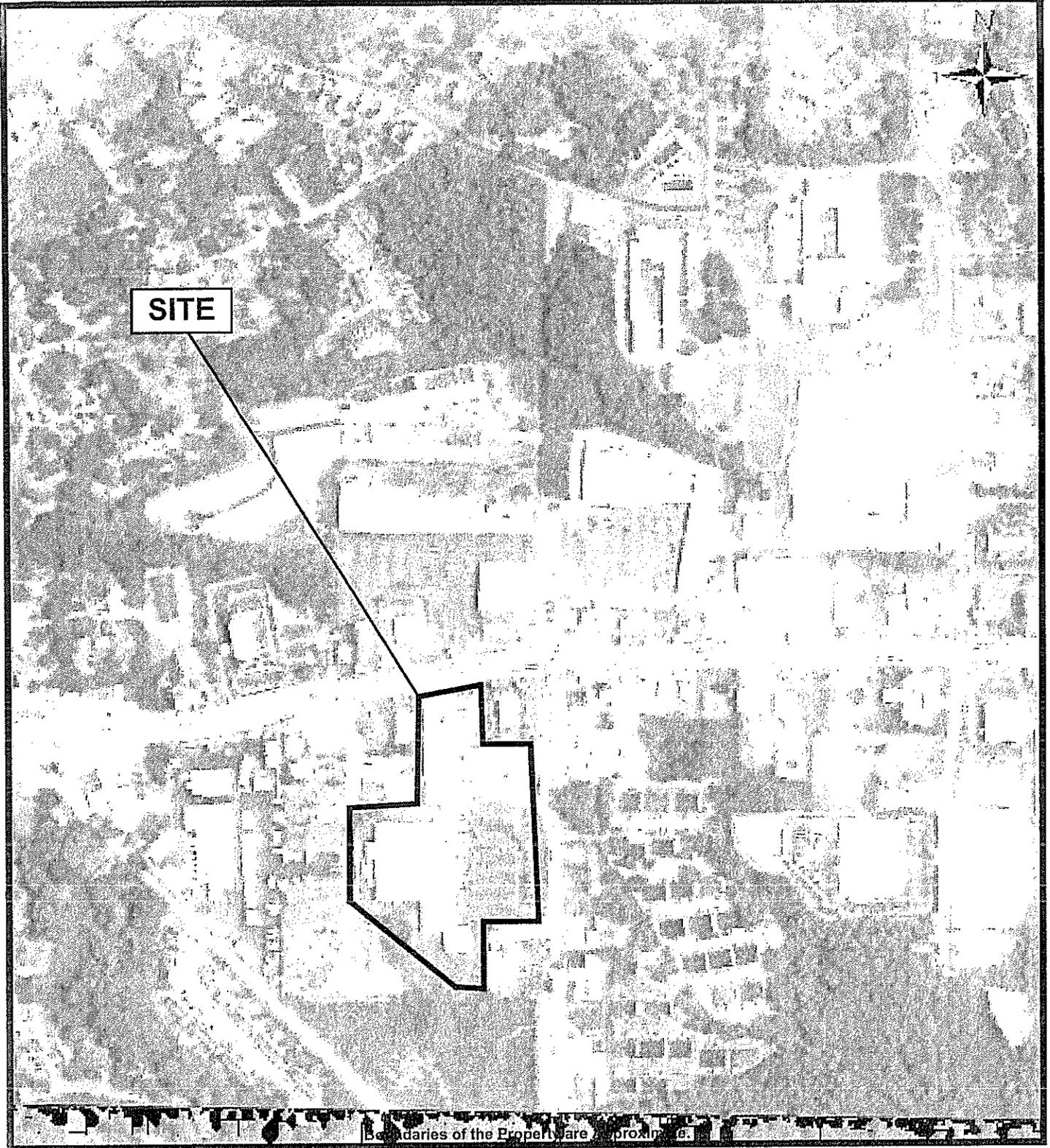


Figure 2 - Site Layout  
Douglas Commons  
8471 Hospital Drive  
Douglasville, GA 30134



PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Marie Gyllstrom

DATE: 08/16/2011  
PROJ. #: 11978.006

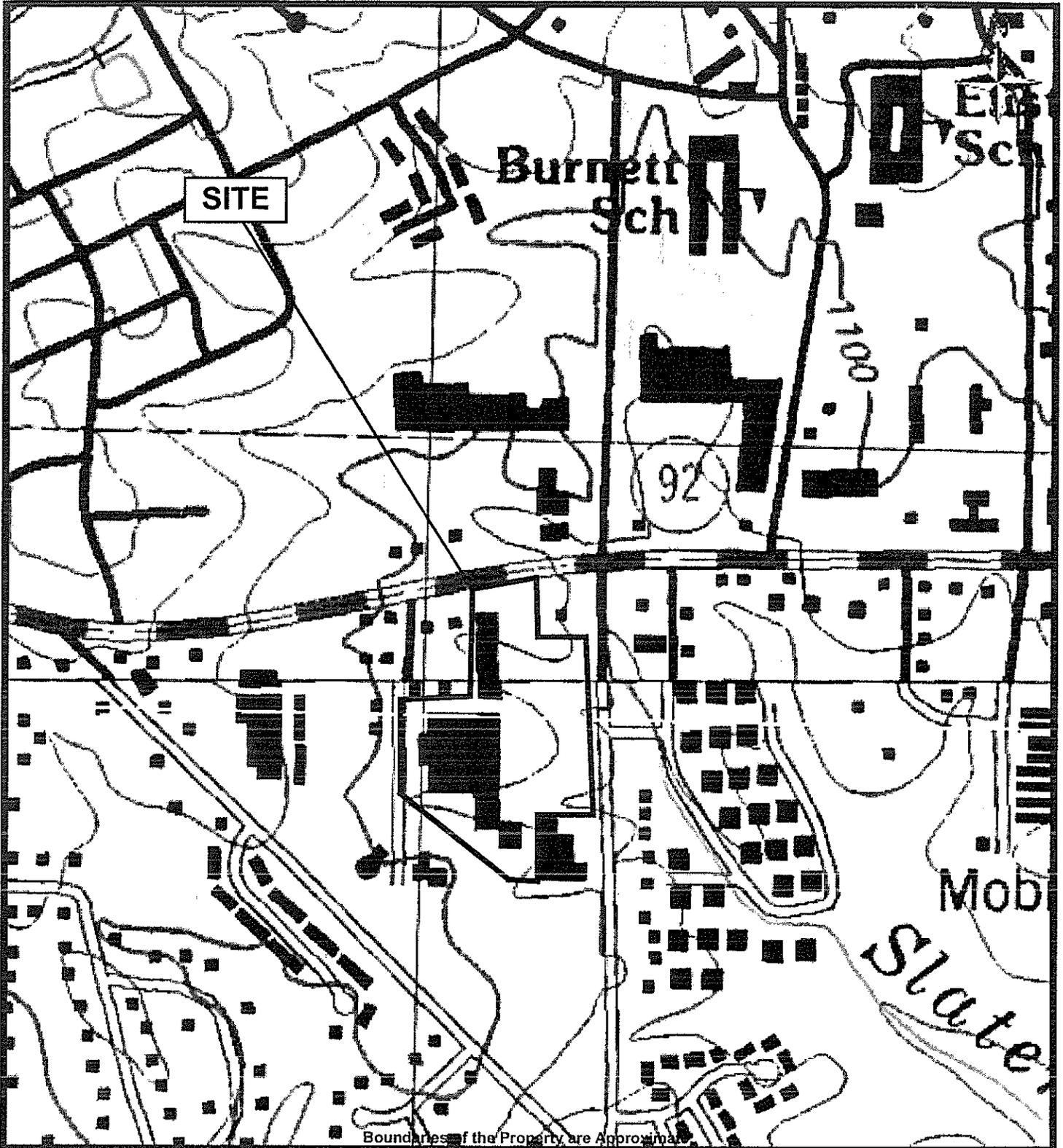


Figure 1 - Site Location Map  
Douglas Commons  
8471 Hospital Drive  
Douglasville, GA 30134



PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Marie Gyllstrom

DATE: 08/16/2011  
PROJ. #: 11978.006



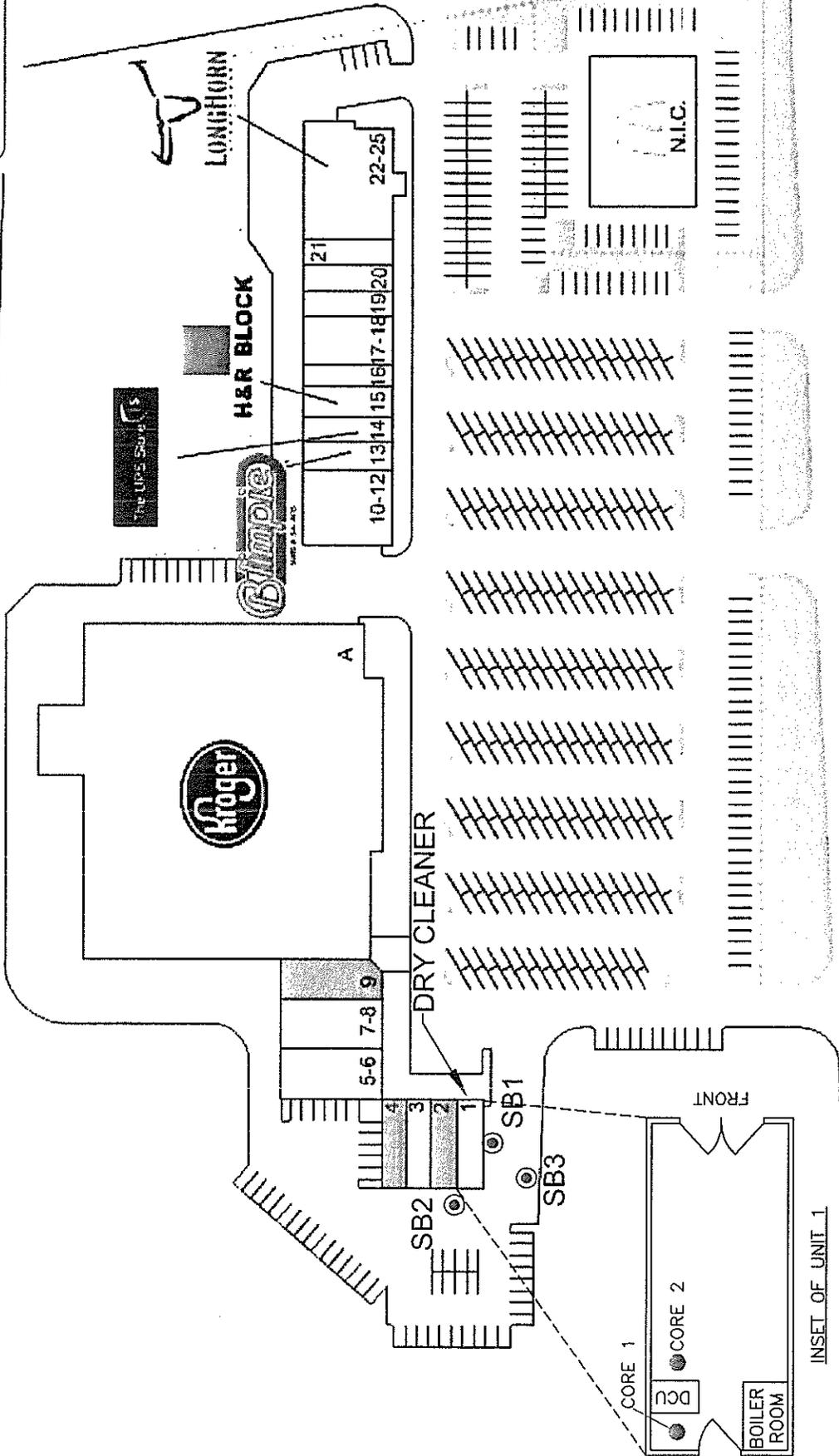
**LEGEND:**

- SOIL BORING/TEMP
- WELL LOCATION
- SHALLOW SOIL
- BORING

Newman Street

Fairburn Road (GA HWY 92)

Hospital Drive



INSET OF UNIT 1

APEX COMPANIES, LLC  
 15850 CRABBS BRANCH WAY, SUITE 200  
 ROCKVILLE, MD 20855  
 PHONE: (301) 417-0200  
 FAX: (301) 975-0169

**Figure 2**  
**Site Plan**  
**Douglas Commons**

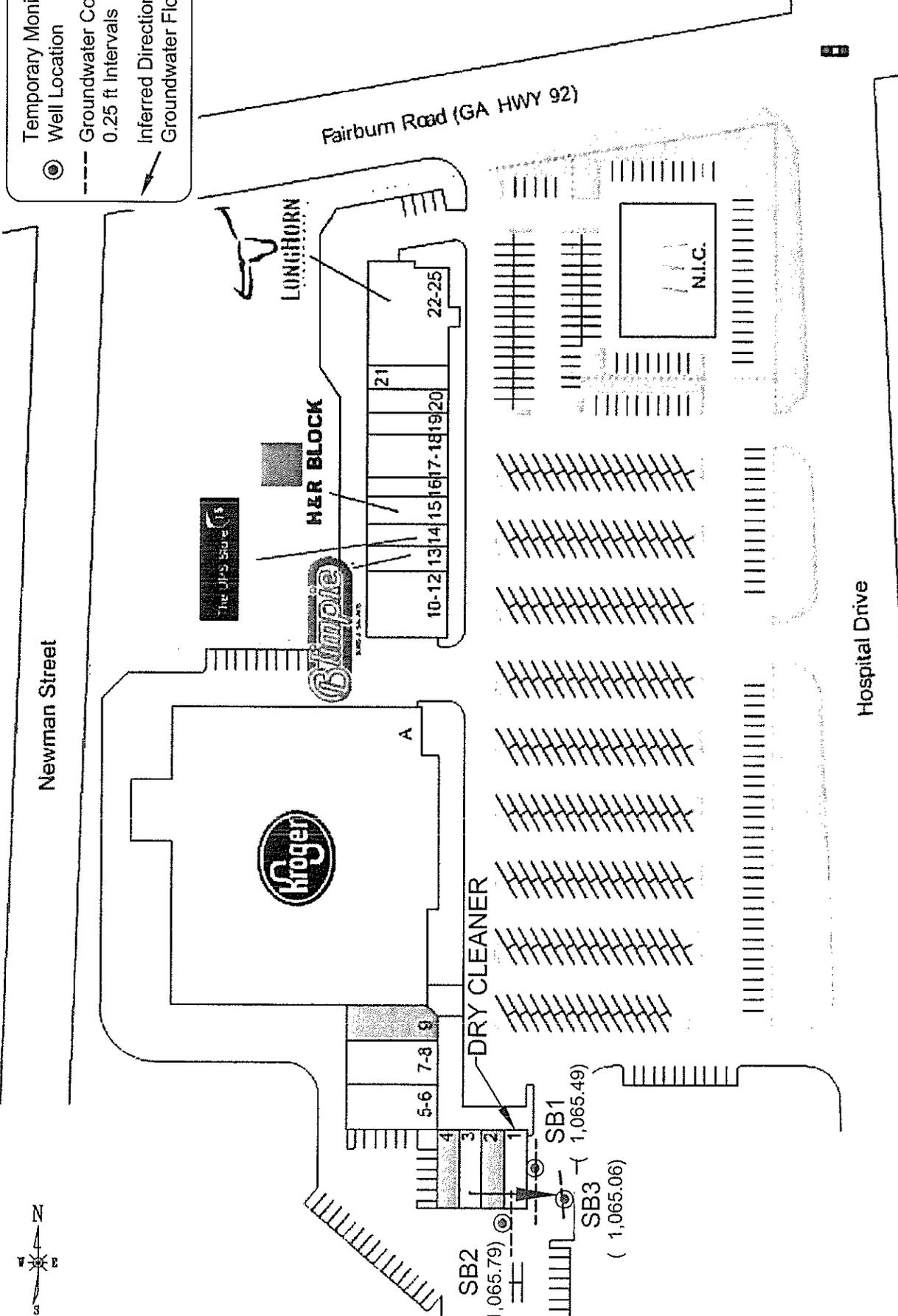
Date:	10-23-12	Project Title:	DOUGLAS COMMONS
Drawn By:	OS		8471-8515 Hospital Drive
Project Number:	11978.020	Approx. Scale:	DOUGLASVILLE, GA 30134
		Client:	EQUITY ONE
			NTS





**LEGEND:**

- Temporary Monitoring Well Location
- Groundwater Contour - 0.25 ft intervals
- Inferred Direction of Groundwater Flow



Scale:	10-12-12	Project Title:	DOUGLAS COMMONS
Drawn By:	OS		8471-8515 Hospital Drive
Project Number:	CAD File: 11978.020   11978.020B	Client:	DOUGLASVILLE, GA 30134
Approx. Scale:	NTS	Client:	EQUITY
			GNF

**Figure 3**  
**Groundwater Elevation Map**  
**Douglas Commons**

6023.

**RELEASE NOTIFICATION/REPORTING FORM****COPY**

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

OCT 25 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)					
3	Tax Map and Parcel ID Number:				Acreage	22.02
4	Site or Facility Name	Paulding Commons Shopping Center				
5	Site Street Address	4109 and 4125 Jimmy Lee Smith Parkway				
6	Site City	Hiram	County	Paulding	Zip	30141
7	Property Owner	Equity One, Inc.				
8	Property Owner Mailing Address	410 Park Avenue, Suite 1220				
9	Property Owner City	New York	State	NY	Zip	10022
10	Property Owner Telephone No.					
11	Site Contact Person	Gerald Pouncey, Jr.	Title	Environmental Attorney		
12	Site Contact Company Name	Morris, Manning & Martin, LLP				
13	Site Contact Mailing Address	3343 Peachtree Road, NE				
14	Site Contact City	Atlanta	State	GA	Zip	30326
15	Site Contact Telephone No.	404-233-7000				
16	Facility Operator Contact Person				Title	
17	Facility Operator Company Name					
18	Facility Operator Mailing Address					
19	Facility Operator City				State	Zip
20	Facility Operator Telephone No.					

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

Equity One, Inc., a Maryland corporation

By: Aaron Kitowski

TITLE: Vice President and General Counsel

10/23/12

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:**

The suspected source of the release is the former onsite drycleaning facility.

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

The release date is unknown.

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

Phase II investigation was recently performed on behalf of the property owner in anticipation of a sale of the 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 \_\_\_N/A

**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: Daniel Blount

Address: 82 Hiram Terrace

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: Eddie Weddington

Address: 253 Watts Road

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

The subject property consists of 22.02 acres of land and contains two parcels. The property contains the Paulding Commons Shopping Center which contains two (2) single-story shopping center strip buildings and an associated parking lot. The addresses of the two parcels which comprise the shopping center are 4109 and 4215 Jimmy Lee Smith Parkway in Hiram, Paulding County. The shopping center was constructed in 1991.

Kay Cleaners formerly operated on the northwestern portion of the property. Between 1992 and 2003, tetrachloroethene (PCE) was likely used as the drycleaning solvent. Between 2003 and 2011, Kay Cleaners utilized aliphatic hydrocarbon as the drycleaning solvent.

In preparation for a portfolio sale, the owner of the property commissioned Apex Companies, LLC (Apex) to perform a Phase II investigation on the property to investigate whether or not a release had occurred from the drycleaning facility. Apex installed two (2) interior soil borings in the proximity of the drycleaning equipment. A soil sample was collected from each of the two interior borings at a depth of 6-8 feet. In addition, four (4) exterior borings were installed: One behind the back of the drycleaning facility, two in the estimated downgradient direction, and one near a former septic tank on the property. Soil samples were also collected from each exterior boring at depths of 10 or 15 feet. The four exterior borings were converted to temporary wells and a groundwater sample was collected from each well. All of the soil and groundwater samples were analyzed for full range volatile organic compounds (VOCs).

Based upon the analytical results, no contaminants were detected in the soil samples. PCE was detected in two of the groundwater samples. In one of the two downgradient samples, PCE was detected at a concentration of 14 ppb. In the sample collected near the former septic tank, PCE was detected at a concentration of 1.2 ppb. Both of the detected PCE concentrations in groundwater were less than the Type 2 residential risk reduction standard for PCE in groundwater (19 ppb) and the Type 4 non-residential risk reduction standard for PCE in groundwater (98 ppb).

A 3-mile water well survey was performed by Sailors Engineering in advance of the Phase II testing. One confirmed well was identified within a one mile radius of the release to the west/southwest. The direction of groundwater flow at the property determined by Apex, however, was to the south, with a slight component to the southwest. There is also a creek, Mill Creek, located between the subject property and the confirmed well to the west/southwest. Based upon this information, we respectfully submit that the property does not warrant listing on the Hazardous Site Inventory.

**TABLE 2**  
**Summary of Laboratory Results of Soil Samples**  
**Paulding Commons Shopping Center, Phase II Site Assessment -- October 2012**  
**4109 Jimmy Lee Smith Pkwy, Hiram, Georgia**

Location	Paulding Commons Shopping Center					
Boring/ Sample ID	PC-SB1-10	PC-SB2-10	PC-SB3-10	PC-SB4-15	Core 1	Core 2
Sample Depth (bgs)	10'	10'	10'	15'	6'-8'	6'-8'
<b>VOCs (µg/kg) by EPA Method 8260 C</b>						
Tetrachloroethene	ND	ND	ND	ND	ND	ND
Trichloroethene	ND	ND	ND	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND	ND	ND

**Notes:**

1. Results are presented in micrograms per kilogram (ug/kg), equivalent to parts per billion (ppb). Only results for chlorinated compounds, which are considered potential contaminants of concern are presented. All other volatile organic compounds by 8260C were not detected.
2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested

**TABLE 3**  
**Summary of Laboratory Results of Ground Water Samples**  
**Paulding Commons Shopping Center, Phase II Site Assessment -- October 2012**  
**4109 Jimmy Lee Smith Pkwy, Hiram, GA**

Location	Paulding Commons Shopping Center			
Boring/ Sample ID	PC-SB1-GW	PC-SB2-GW	PC-SB3-GW	PC-SB4-GW
Sample Depth (ft bgs)	15.54	15.06	15.80	20.64
VOCs (µg/L) by EPA Method 8260 C				
Tetrachloroethene	ND	14.0	ND	1.2
Trichloroethene	ND	ND	ND	ND
cis- 1,2 Dichloroethene	ND	ND	ND	ND
trans-1,2 Dichloroethene	ND	ND	ND	ND
Vinyl Chloride	ND	ND	ND	ND

**Notes:**

1. Results are presented in micrograms per Liter (ug/L), equivalent to parts per billion (ppb). All other volatile organic compounds by 8260C were not detected.
2. Abbreviations: ND= Not detected at or above the reporting limit. NT=Not tested

**TABLE 1**  
**Monitoring Well / Soil Boring Elevation Data**  
**and Groundwater Level Observations**  
**Equity One - Georgia Phase II Subsurface Investigation**  
**Measurements taken: October 3-5, 2012**

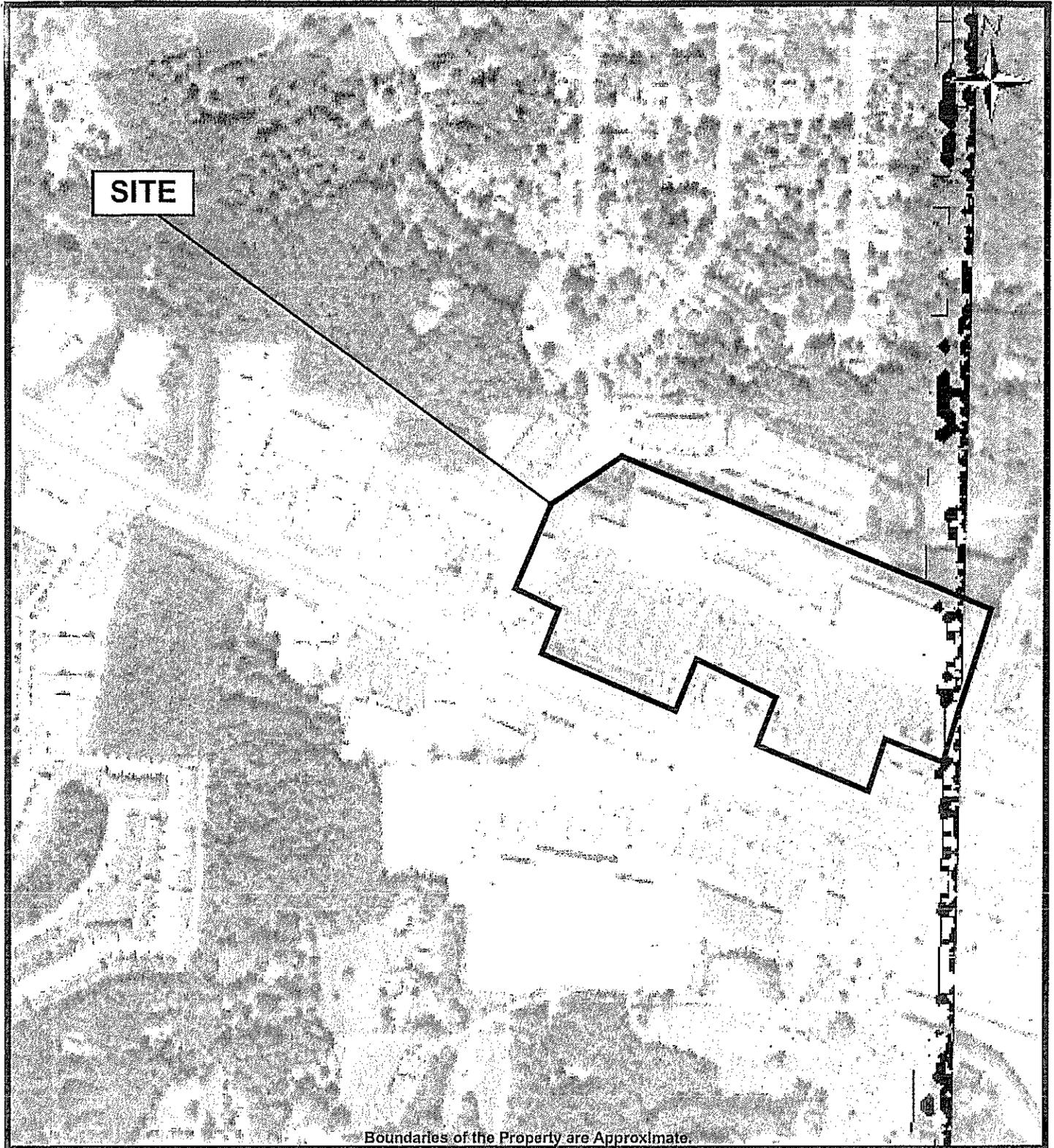
Property Location	Soil Boring ID	Top of Casing Elevation <sup>[b]</sup>	Depth to Bottom of Well	Water Level Readings	
		<i>ft msl</i>	<i>ft bgs</i>	Depth to Water - feet below TOC <sup>[c]</sup>	Groundwater Elevation <i>feet above msl</i>
Paulding Commons	SB1	1051.20	24.50	15.54	1035.66
	SB2	1050.81	24.70	15.06	1035.75
	SB3	1052.18	24.70	15.80	1036.38
	SB4	1049.78	24.79	20.64	1029.14

Notes:

(a) Temporary wells were installed into auger borings using 2-inch diameter screened PVC and solid PVC riser pipe and annulus filled with filter sand to top of screen.

(b) Survey of vertical and horizontal control of borings was conducted by licensed surveyor. Horizontal and vertical control from on-site GPS instrument having assumed accuracy of  $\pm 0.05$  feet.

(c) Depth to water (DTW) measurements are static level.



Boundaries of the Property are Approximate.



Figure 2 - Site Layout  
Paulding Common  
4109 Jimmy Lee Smith Pkwy  
Hiram, GA 30141

PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Marie Gyllstrom

DATE: 08/16/2011  
PROJ. #: 11978.006

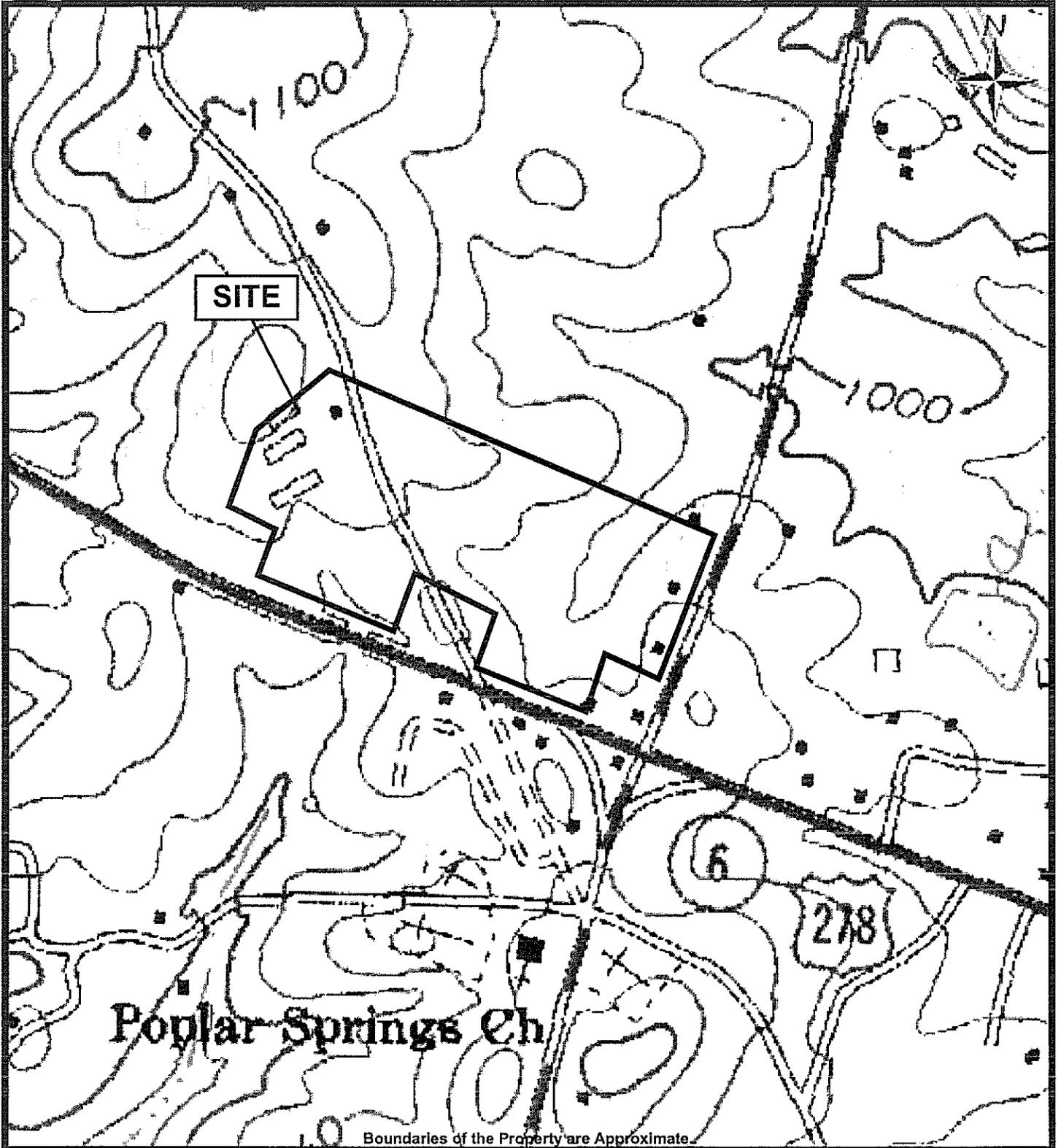


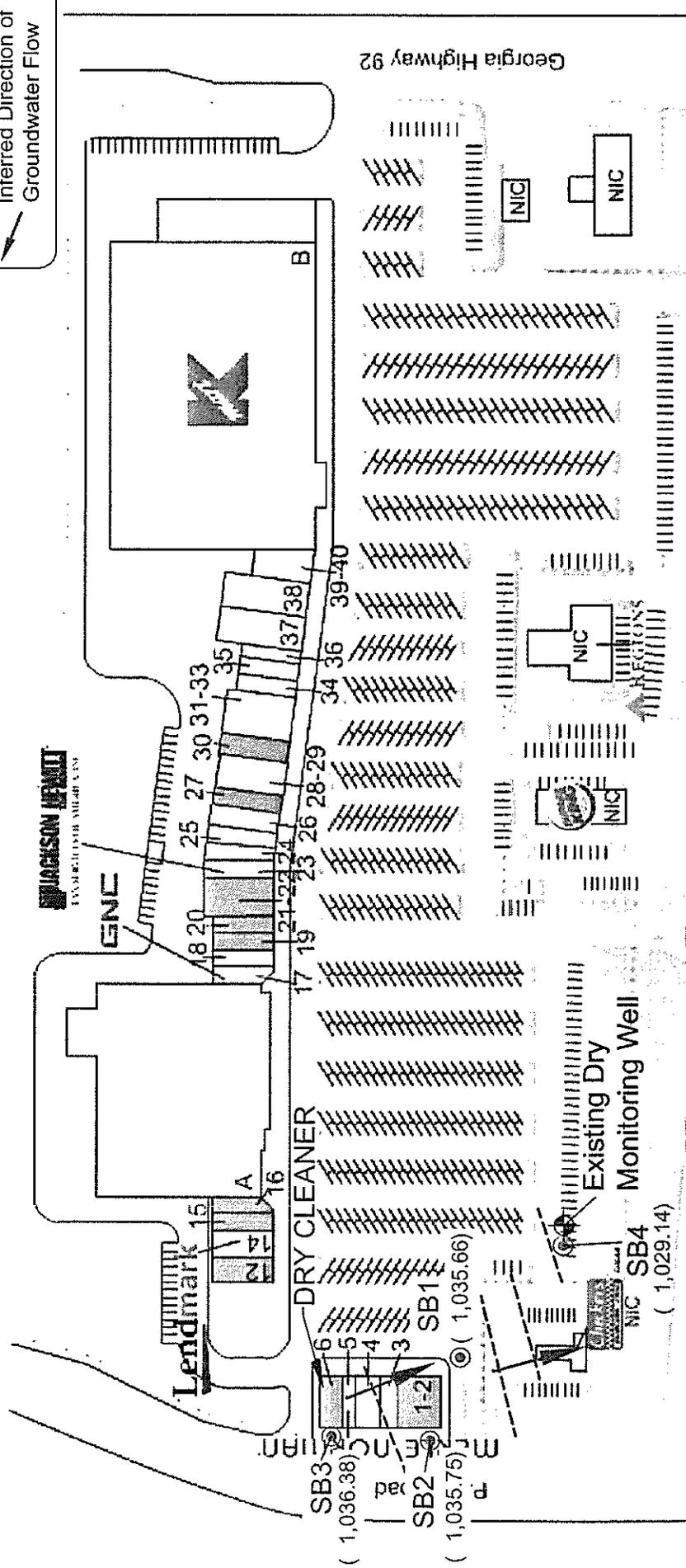
Figure 1 - Site Location Map  
Paulding Common  
4109 Jimmy Lee Smith Pkwy  
Hiram, GA 30141

PREPARED FOR: Equity One, Inc.  
PROJ. MGR: Matt Neigh  
DRAWN BY: Marie Gyllstrom

DATE: 08/16/2011  
PROJ. #: 11978.006

**LEGEND:**

- Temporary Monitoring Well Location
- Groundwater Contour - 2 ft Intervals
- Inferred Direction of Groundwater Flow



State Road/ US 278

**Figure 3**  
**Groundwater Elevation Map**  
**Paulding Commons**

Date:	10-12-12	Project Title:	PAULDING COMMONS
Drawn By:	OS	4109 and 4215 Jimmy Lee Smith Pkwy HIRAM, GA 30141	
Project Number:	CAD File: 11978.020	Approx. Scale:	NTS
		Client:	EQUITY ONE

APEX COMPANIES, LLC  
 15850 CRABBS BRANCH WAY, SUITE 200  
 ROCKVILLE, MD 20855  
 PHONE: (301) 417-0200  
 FAX: (301) 975-0169





6024

# 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

OCT 30 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)				
3	Tax Map and Parcel ID Number:	B22 236	Acreage	6.35	
4	Site or Facility Name	Barnesville Bear, Inc.			
5	Site Street Address	Lee Street at College Drive			
6	Site City	Barnesville	County	Lamar	Zip 30204
7	Property Owner	Barnesville Bear, Inc. - Mr. Mike Jackson			
8	Property Owner Mailing Address	5138 Old Atlanta Road			
9	Property Owner City	Hampton	State	GA	Zip 30228
10	Property Owner Telephone No.	770-318-3520			
11	Site Contact Person		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	Mr. Mike Jackson	Title	Owner	
17	Facility Operator Company Name	Barnesville Bear, Inc.			
18	Facility Operator Mailing Address	5138 Old Atlanta Road			
19	Facility Operator City	Hampton	State	GA	Zip 30228
20	Facility Operator Telephone No.	770-318-3520			

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.

Michael H. Jackson

President

NAME (Please type or print)

TITLE

*Michael H. Jackson*

10-25-12

SIGNATURE

DATE

## PART II -- RELEASE INFORMATION

Page 2 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 unknown. The chloroform identified in site groundwater is not used on site. The presence of the chloroform in the groundwater samples may be an artifact of laboratory extraction or analytical methods or due to a leaking municipal drinking water line.

**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. The site was developed as a former textile mill in approximately 1900 which operated for at least 100 years. Additionally, heavy commercial automotive parts were decommissioned and staged at the site for sale as scrap metal. Previous releases have not been documented for the site.

**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).**

Cleanup activities have not been initiated. Soil and groundwater samples were collected in August 2012.

**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 occupied during business 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 majority of the site is paved with concrete or asphalt, or is covered by the site building. Asphalt or concrete thickness is not known. Areas bordering the site building are covered with vegetation/not paved.

## PART II -- RELEASE INFORMATION

(Continued)

Page 3 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: Residence

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: A well survey was not conducted; however, it is presumed that a well exists within 0.5 miles of the site. Due to contamination levels reported  
Address: below MCLs, private wells are not anticipated to be impacted by the release.

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.

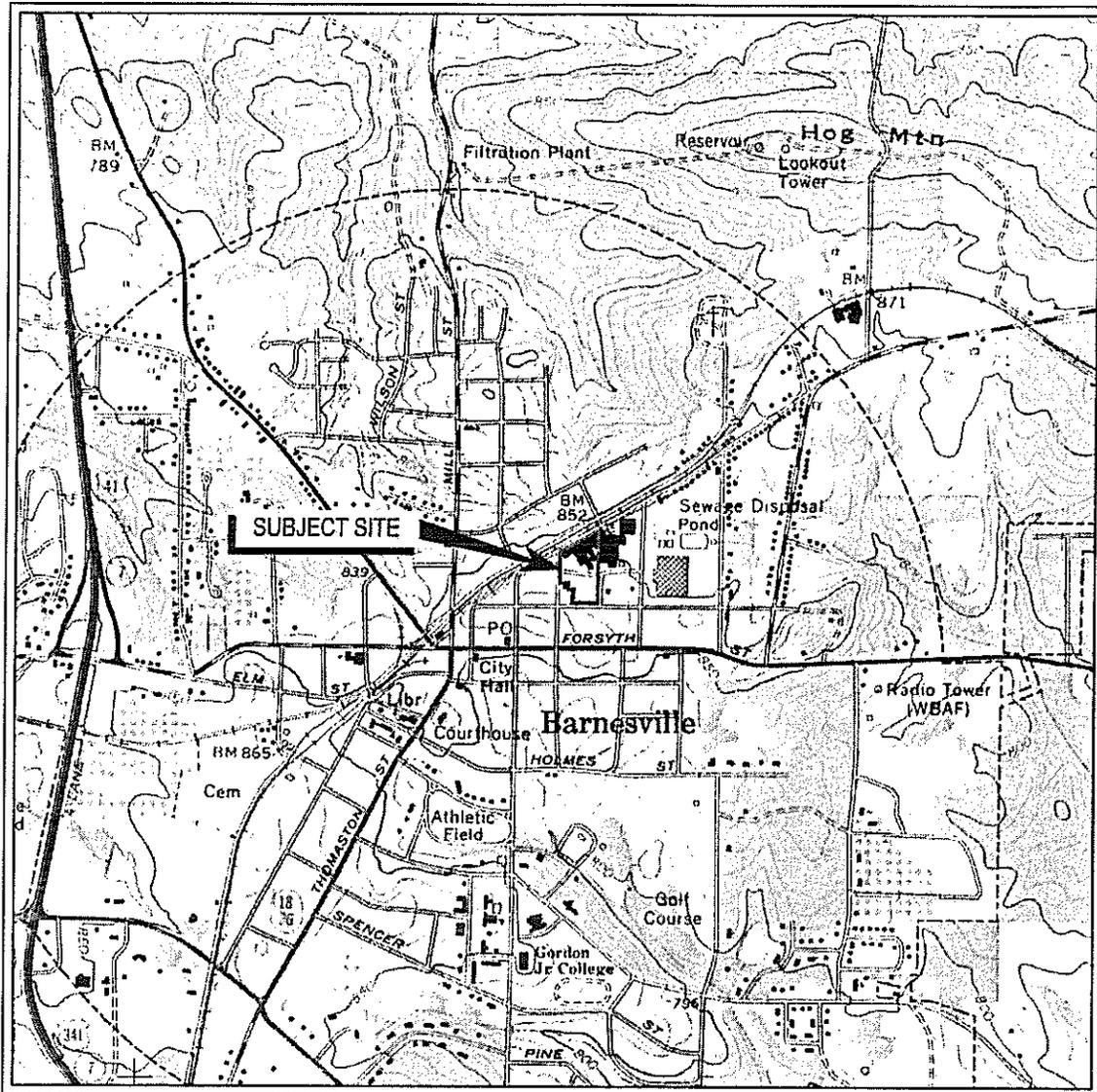
#### 10. U.S.G.S. Topographic Map

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>.

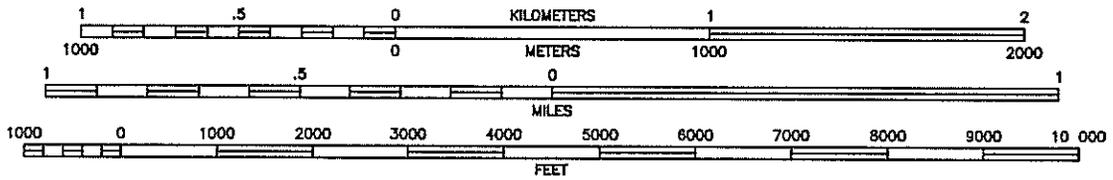




UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE  
BARNESVILLE, GA  
1973  
7.5 MINUTE SERIES (TOPOGRAPHIC)



Project Mgr:	RLD
Drawn By:	SEG
Checked By:	MRF/RLD
Approved By:	JAM

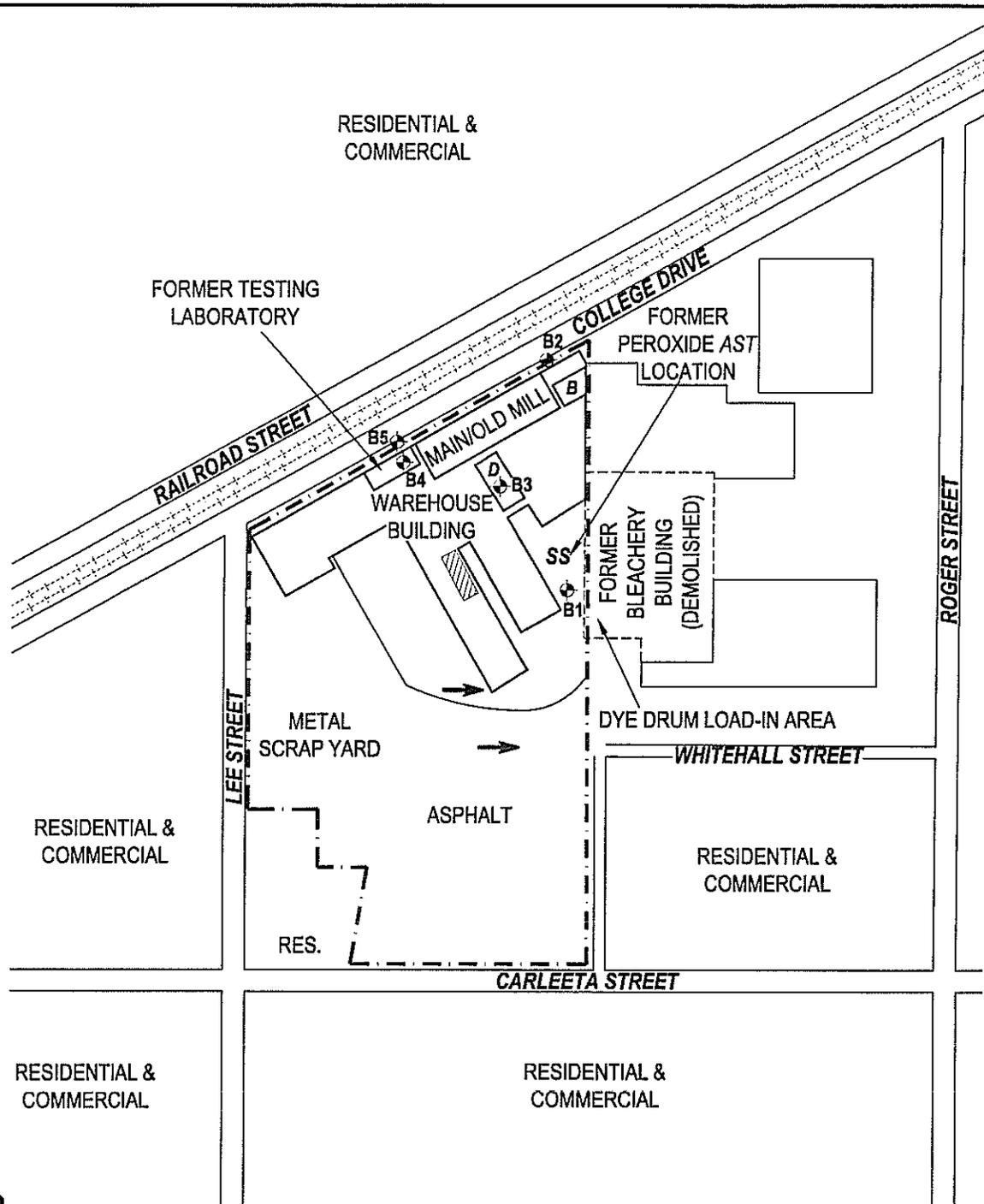
Project No.	49127170A
Scale:	AS SHOWN
File No.	LSI49127170A-1
Date:	SEPTEMBER 2012

**Terracon**  
Consulting Engineers and Scientists

2855 Premier Parkway, Suite C    Duluth, GA 30097  
(770) 623-0755    (770) 623-9628

TOPOGRAPHIC VICINITY MAP  
LIMITED SITE INVESTIGATION  
BARNESVILLE BEAR  
LEE STREET & COLLEGE DRIVE  
BARNESVILLE, GA

EXHIBIT
1



**LEGEND**

- - - - - SITE BOUNDARY
- . - . - RAILROAD TRACKS
- SS SOIL STAINING
- [D] DRYING ROOM
- [B] BOILER ROOM
- [Hatched Box] FORMER FORMALDEHYDE DIP AREA
- ⊕ SOIL BORING AND TEMPORARY WELL LOCATION
- SURFICIAL WATER FLOW DIRECTION



NOT TO SCALE

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

Project Mgr: RLD	Project No. 49127170A	<p>2855 Premiere Parkway, Suite C Duluth, GA 30097 (770) 623-0755 (770) 623-9628</p>	<b>BORING LOCATION MAP</b> LIMITED SITE INVESTIGATION BARNESVILLE BEAR LEE STREET & COLLEGE DRIVE BARNESVILLE, GA	<b>EXHIBIT</b>  <b>2</b>
Drawn By: SEG	Scale: AS SHOWN			
Checked By: MRF/RLD	File No. LSI49127170A-2			
Approved By: JAM	Date: SEPTEMBER 2012			

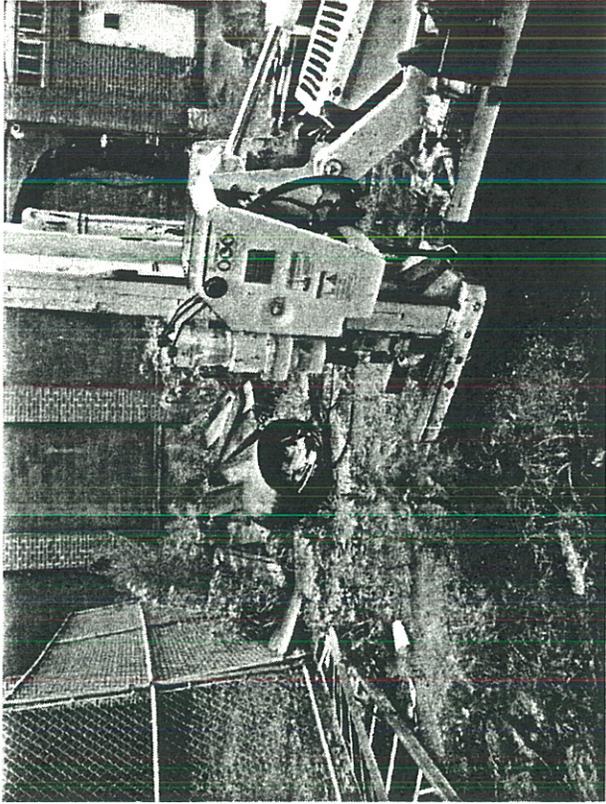


Photo 1: Advancing boring B1.



Photo 2: Temporary well B1.

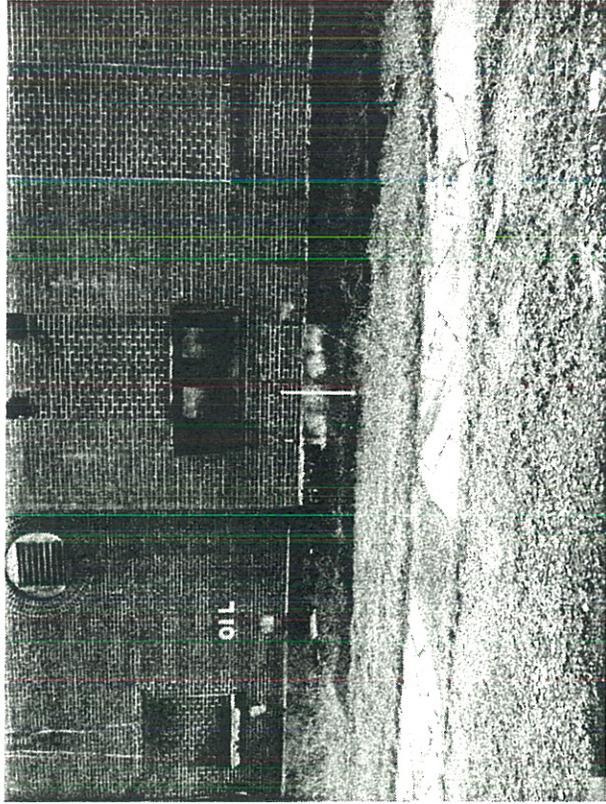


Photo 3: Temporary well B2.

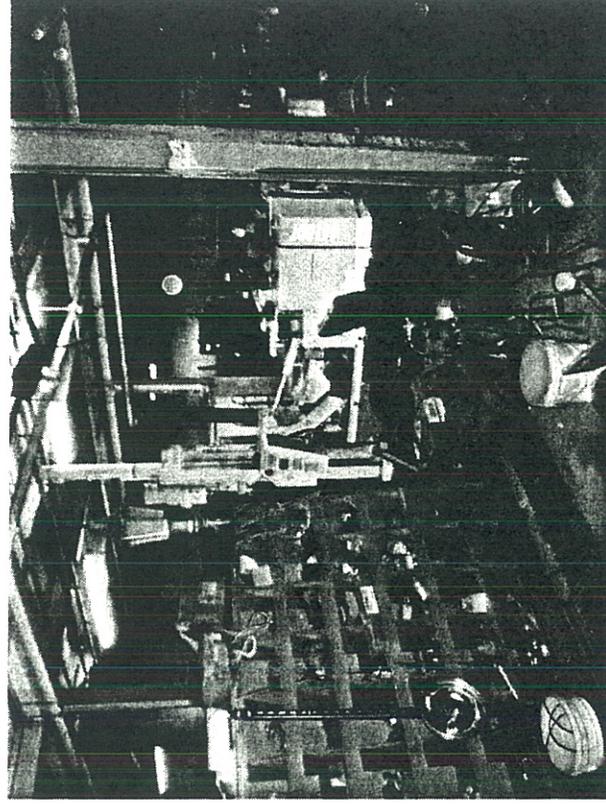


Photo 4: Advancing boring B3 in former drying room.

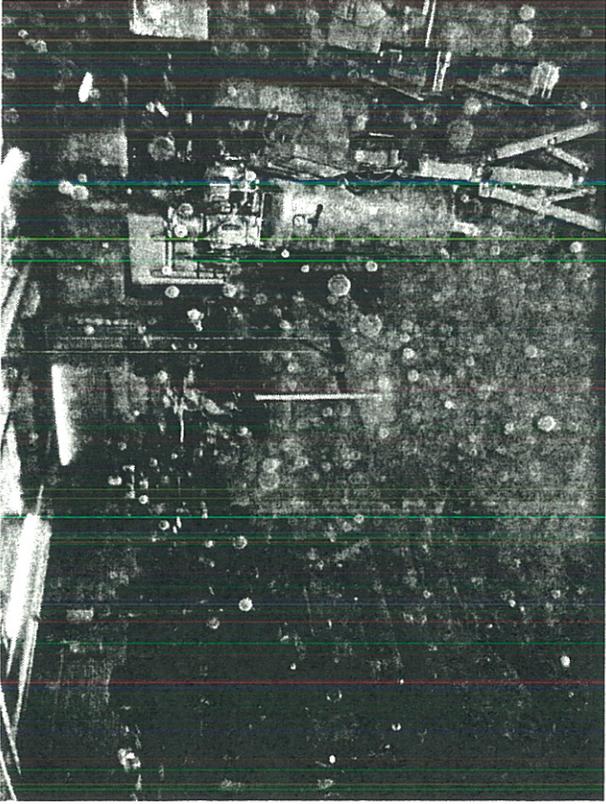


Photo 5: Temporary well B3.

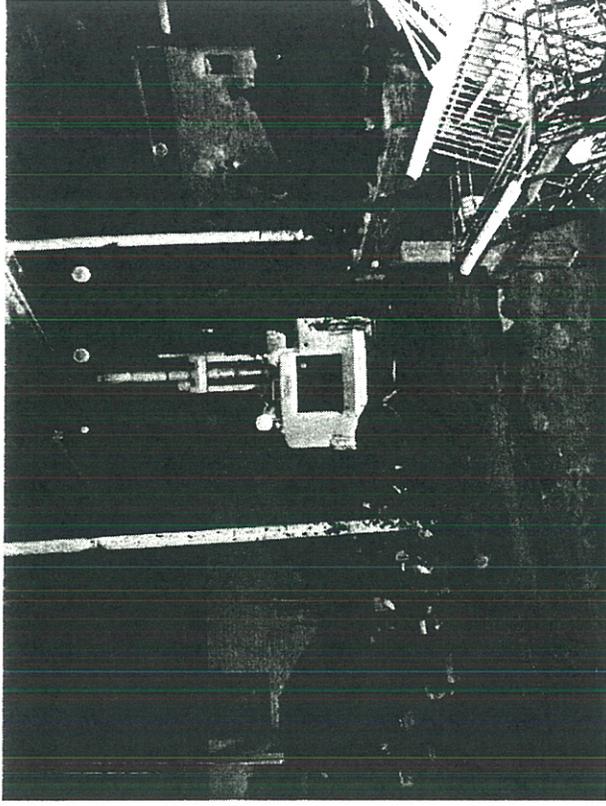


Photo 6: Advancing boring B4 in former testing lab area.

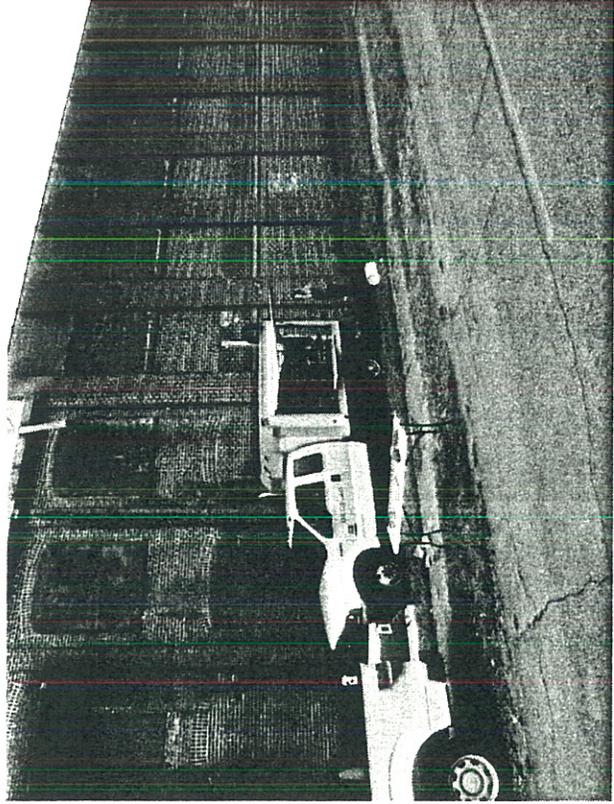


Photo 7: Drilling boring B5, outside former testing laboratory.



Photo 8: Temporary well B5.

# LOG OF WELL NO. B1

CLIENT <b>CertusBank</b>									
SITE <b>Lee Street and College Drive Barnesville, Georgia</b>		PROJECT <b>Barnesville Bear, Inc.</b>							
GRAPHIC LOG	DESCRIPTION	WELL DETAIL	DEPTH, ft.	SAMPLES				TESTS	
				USCS SYMBOL	NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %
	BOREHOLE DIA.: 2.25 in WELL DIA.: 1 in TOP OF PROTECTOR PIPE: ft TOP OF CASING: NM ft GROUND SURFACE ELEV.: NM								
	Surface: topsoil. Begin drilling with hand auger methods. <b>Sandy silt</b> , red, no odor.  Grades to clayey silt, trace sand.  Switch to direct push drilling methods. Grades to silt, saprolitic, orange. Soil sample collected for analysis, 5 to 7.5 feet bgs. Grades to layered.  Grades to sandy silt, layered, multicolored.		0 5 10 15 20 25	ML	1A	HS	---	HA	0.5
				ML	1B	HS	---	HA	0.6
				ML	2A	SS	57	DPT	1.1
				ML	2B				1.0
				ML	3A	SS	41	DPT	1.1
	15 <b>Silty sand</b> , saprolitic/layered, tan, white, black.  Grades to fine, orange, white, wet.	0 	15 20	SM	4A	SS	42	DPT	0.9
				SM	5A	SS	50	DPT	---
	25 Boring terminated at 25 feet bgs. Temporary well constructed. Casing 0 to 15 feet Screen 15 to 25 feet Filter pack sand 13 to 25 feet Bentonite seal 0 to 13 feet.	0	25						

WELL BARNESVILLE BEARLOGS.GPJ TERRACON.GDT 9/10/12

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual.

\* ND indicates a reading of less than the field detection limit (FDL) of one (1) part per million isobutylene equivalents (ppmi).

**WATER LEVEL OBSERVATIONS, ft**

WL	▽	19.30	8/29/12	▽
WL	▽			▽
WL				



BORING STARTED		8-28-12
BORING COMPLETED		8-28-12
RIG	6610DT	FOREMAN
LOGGED	RLDJr	JOB # 49127170A

# LOG OF WELL NO. B2

<b>CLIENT</b> <p style="text-align: center;"><b>CertusBank</b></p>	
<b>SITE</b> <p style="text-align: center;">Lee Street and College Drive Barnesville, Georgia</p>	<b>PROJECT</b> <p style="text-align: center;"><b>Barnesville Bear, Inc.</b></p>

GRAPHIC LOG	DESCRIPTION	WELL DETAIL	DEPTH, ft.	SAMPLES				TESTS	
				USCS SYMBOL	NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %
	BOREHOLE DIA.: 2.25 in WELL DIA.: 1 in TOP OF PROTECTOR PIPE: ft TOP OF CASING: NM ft GROUND SURFACE ELEV.: NM								
5	Surface: topsoil. Begin drilling with hand auger methods. Refusal at 2 feet bgs in first attempt. Offset to west for second attempt. <b>Silty sand</b> , medium, fill, dark orange, dark brown, black, with fine-gravel size chunks of anthracite coal, no odor. Grades to orange. Soil sample collected for analysis, 3 to 4 feet bgs.	0	5	SM	1A	HS	---	HA	1.9
				SM	1B	HS	---	HA	5.3
10	Switch to direct push drilling methods. <b>Sandy silt</b> , red, pink.	0	10	SM	2A	SS	47	DPT	---
				SM	2B				2.7
	<b>Silty sand</b> , medium to coarse, saprolitic, white, red.	0	10	SM	3A	SS	46	DPT	4.2
				SM	3B				4.1
			15	SM	4A	SS	42	DPT	---
28	Boring terminated at 28 feet bgs. Temporary well constructed. Casing 0 to 18 feet Screen 18 to 28 feet Filter pack sand 16 to 28 feet Bentonite seal 0 to 16 feet.	0	28						

WELL BARNESVILLE BEARLOGS GPJ TERRACON GDT 9/10/12

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual.

\* ND indicates a reading of less than the field detection limit (FDL) of one (1) part per million isobutylene equivalents (ppmi).

WATER LEVEL OBSERVATIONS, ft			
WL	▽ 19.50	8/29/12	▽
WL	▽		▽
WL			



BORING STARTED	8-28-12
BORING COMPLETED	8-28-12
RIG	6610DT FOREMAN
LOGGED	RLDJr JOB # 49127170A

# LOG OF WELL NO. B3

<b>CLIENT</b> CertusBank	
<b>SITE</b> Lee Street and College Drive Barnesville, Georgia	<b>PROJECT</b> Barnesville Bear, Inc.

GRAPHIC LOG	DESCRIPTION	WELL DETAIL	DEPTH, ft.	SAMPLES				TESTS	
				USCS SYMBOL	NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %
	BOREHOLE DIA.: 2.25 in WELL DIA.: 1 in TOP OF PROTECTOR PIPE: ft TOP OF CASING: NM ft GROUND SURFACE ELEV.: NM								
2	Surface: concrete. Begin drilling with hand auger methods. <b>Sand</b> , fine with concrete chunks.	0		GM	1A	HS	---	HA	2.8
5	Hand auger refusal at 2 feet bgs. Switch to direct push drilling methods. <b>Clay</b> , trace sand, red, no odor. Soil sample collected for analysis, 2 to 5 feet bgs. <b>Silty sand</b> , fine, red, pink.	0		CL	1B	SS	22	DPT	4.7
	Grades to tan, white.		5	SM	2A	SS	60	DPT	1.5
				SM	2B				4.6
	Grades to fine to medium, saprolite, tan, white, black.		10	SM	3A	SS	57	DPT	3.0
				SM	3B				2.2
	Grades to wet, tan, black, pink.	▽	15	SM	4A	SS	40	DPT	4.5
			20	SM	5A	SS	41	DPT	---
25	Boring terminated at 25 feet bgs. Temporary well constructed. Casing 0 to 15 feet Screen 15 to 25 feet Filter pack sand 13 to 25 feet Bentonite seal 0 to 13 feet.	0	25						

WELL BARNESVILLE BEAR LOGS.GPJ TERRACON.GDT 9/10/12

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual. \* ND indicates a reading of less than the field detection limit (FDL) of one (1) part per million isobutylene equivalents (ppmi).

WATER LEVEL OBSERVATIONS, ft		
WL	▽ 19.89	8/29/12 ▽
WL	▽	▽
WL		



BORING STARTED		8-28-12
BORING COMPLETED		8-28-12
RIG	6610DT	FOREMAN
LOGGED	RLD Jr	JOB # 49127170A

LOG OF WELL NO. B□

CLIENT <b>CertusBank</b>									
SITE <b>Lee Street and College Drive Barnesville, Georgia</b>		PROJECT <b>Barnesville Bear, Inc.</b>							
GRAPHIC LOG	DESCRIPTION	WELL DETAIL	DEPTH, ft.	SAMPLES			TESTS		
				USCS SYMBOL	NUMBER	TYPE	RECOVERY, in.	SPT - N BLOWS / ft.	WATER CONTENT, %
	BOREHOLE DIA.: 2.25 in WELL DIA.: 1 in TOP OF PROTECTOR PIPE: ft TOP OF CASING: NM ft GROUND SURFACE ELEV.: NM								
	Surface: concrete. Begin drilling with hand auger methods. <b>Sandy silt</b> , red, no odor.			ML	1A	HS	---	HA	3.6
				ML	1B	HS	---	HA	3.0
	Switch to direct push drilling methods. Soil sample collected for analysis, 5 to 7.5 feet bgs.		5	ML	2A	SS	51	DPT	3.3
	<b>Silty sand</b> , fine, saprolite, layered, pink, white, brown.			SM	2B				3.6
	Grades to medium to coarse.		10	SM	3A	SS	40	DPT	3.3
			15	SM	4A	SS	44	DPT	3.3
			20	SM	5A	SS	43	DPT	3.0
			25	SM	6A	SS	41	DPT	1.8
	Grades to wet.		30	SM	7A	SS	39	DPT	2.9
			35	SM	8A	SS	37	DPT	1.1
	Refusal at 40 feet bgs. Temporary well constructed. Casing 0 to 20 feet Screen 20 to 40 feet Filter pack sand 18 to 40 feet Bentonite seal 0 to 18 feet.		40						

The stratification lines represent the approximate boundary lines between soil and rock types: in-situ, the transition may be gradual.

\* ND indicates a reading of less than the field detection limit (FDL) of one (1) part per million isobutylene equivalents (ppmi).

WATER LEVEL OBSERVATIONS, ft

WL	▽ 19.95	8/29/12	▽
WL	▽		▽
WL			



BORING STARTED		8-28-12
BORING COMPLETED		8-28-12
RIG	6610DT	FOREMAN
LOGGED	RLDJr	JOB # 49127170A

WELL BARNESVILLE BEAR LOGS GPJ TERRACON.GDT 9/10/12

