



January 17, 2013

Gerald L. Pouncey, Jr.
404-504-7738
glp@mmlaw.com
www.mmlaw.com

VIA HAND DELIVERY

Mr. Derrick Williams
Program Manager, Hazardous Sites Response Program
Georgia Department of Natural Resources
2 Martin Luther King, Jr., Dr., SE
Suite 1462, East
Atlanta, GA 30334

RECEIVED
Georgia EPD

JAN 17 2013

Response and Remediation Program

Re: Supplemental HSRA Notification: Sandy Springs Plaza, Sandy Springs, Fulton Co.

Mr. Williams:

This firm represents Sandy Springs Regency, LLC which recently purchased Sandy Springs Plaza. Pre-purchase due diligence testing was performed on the property which identified PCE and TCE in the groundwater. PCE had previously been detected in the groundwater on the property in 1998 and resulted in a February 1998 No Listing letter. Attached please find a Supplemental HSRA Notification Package for the property which addresses both PCE and TCE in the groundwater.

Based upon the recent soil and groundwater testing and an updated water well survey, we respectfully request a No Listing letter for this Supplemental Notification.

Sincerely,

MORRIS, MANNING & MARTIN, LLP

Gerald L. Pouncey, Jr.

GLP:sbb

6051

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

JAN 17 2013

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	9.87
4	Site or Facility Name	Sandy Springs Plaza Shopping Center			
5	Site Street Address	6221-6315 Roswell Road			
6	Site City	Sandy Springs	County	Fulton	Zip
7	Property Owner	Sandy Springs Regency, LLC			
8	Property Owner Mailing Address	One Independent Drive, Suite 114			
9	Property Owner City	Jacksonville	State	FL	Zip 32202
10	Property Owner Telephone No.	904-598-7490			
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, N.E.			
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.

Name: Kathy D. Miller Title: SVP

SANDY SPRINGS REGENCY, LLC,
a Delaware limited liability company
By: Regency Centers, L.P., a Delaware
limited partnership, its sole member and manager
By: Regency Centers Corporation, a
Florida corporation, its general partner


SIGNATURE

1/16/13
DATE

PART II -- RELEASE INFORMATION

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

1. Source of this release (i.e., drums, tanks, spills, wastepile etc.). Provide specific information on the suspected or known source of the release, including the source of this information:
The source of the release is unknown. Suspected sources include former on-site and off-site drycleaning operations and engine repair operations.

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 testing was performed as part of pre-purchase due diligence activities.

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 4 of 6

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

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

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

Name: Sandy Springs Tower

Address: 300 Johnson Ferry 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
 0.5 to 1 mile
- 1 to 2 miles
 2 to 3 miles
- Greater than 3 miles
* Outside of one mile

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

Name: * No active drinking water wells exist within one mile of the property based upon a one mile water well survey. No information has been obtained for areas beyond a one mile radius.

Address: _____

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

- Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Site Summary

The subject property consists of 9.87 acres of land and contains the Sandy Springs Plaza Shopping Center. The property is located at 6221-6315 Roswell Road in Sandy Springs, Fulton County, and contains two strip center buildings and a small building within an outparcel. The shopping center buildings were reportedly constructed in 1959 and 1987.

Based upon a Phase I Environmental Assessment of the subject property, several former and current onsite operations were identified as potential concerns. A small engine repair facility, C&C Lawnmower Repair, currently operates onsite at 6315-R Roswell Road. Previously, Beacon Cleaners operated within a tenant space adjacent to C&C Lawnmower Repair at 6303 Roswell Road. Beacon Cleaners reportedly used PCE within this tenant space in the late 1960s. A former auto garage, Spring Auto Garage, also formerly operated onsite between the 1960s and 1980s at 6295 Roswell Road. In addition, two underground storage tanks (USTs) had previously been located at the Womack Electric tenant space located at 6305 Roswell Road.

While not identified as potential concerns, three other drycleaners had also been previously located onsite. Household Cleaners and Elegant Cleaners, located at 6221 Roswell Road and 6273 Roswell Road, respectively, had both been drop-off facilities. In addition, Beacon Cleaners had also operated at one time at 6243 Roswell Road, but reportedly as a drop-off facility. The only current drycleaner at the subject property, Emerald Cleaners, is a drop-off facility and it is located within a small stand alone building at 6279 Roswell Road.

A release notification package was previously filed for the subject property in 1998 based upon the discovery of PCE in groundwater. A No Listing Letter was subsequently issued in February of 1998 (see attached No Listing letter). As part of recent pre-acquisition due diligence activities, additional sampling was performed on the property in November of 2012. In addition, an updated water well survey was performed for the subject property by Sailors Engineering.

Nine (9) exterior borings were installed across the property and converted to temporary monitoring wells. Four (4) interior borings were also installed at the property (two borings within each of the two tenant spaces which had been occupied by Beacon Cleaners). Soil samples were collected and analyzed for volatile organic compounds (VOCs) and semi-VOCs. In addition, several of the soil samples were also analyzed for total petroleum hydrocarbons (TPH). The nine (9) groundwater samples were analyzed for VOCs and SVOCs.

The 2012 soil results identified minor concentrations of TPH in the soil near the two former underground storage tanks at the property. The groundwater results identified PCE and TCE in the groundwater. Chloroform was also detected in the groundwater at minor concentrations, but was not attributed to a release at the property.

This supplemental notification pertains to the detection of PCE and TCE in the groundwater. Based upon the recent data and the lack of any active drinking water wells within a one-mile radius of the property, we respectfully request a No Listing letter in response to this supplemental notification package.

6050

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

JAN 17 2013

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)

COPY

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	18 003 06 001, 18 003 06 029	Acreage	0.825	
4	Site or Facility Name	Property of Village Community Investors, Inc.			
5	Site Street Address	1605 North Decatur Road			
6	Site City	Decatur	County	Dekalb	Zip 30307
7	Property Owner	Village Community Investors, Inc.			
8	Property Owner Mailing Address	1175 Peachtree Street, NE Suite 350			
9	Property Owner City	Atlanta	State	GA	Zip 30361
10	Property Owner Telephone No.	404-909-8386			
11	Site Contact Person	Nicholas Walldorff	Title	Project Manager	
12	Site Contact Company Name	Village Community Investors, Inc.			
13	Site Contact Mailing Address	1175 Peachtree Street, NE Suite 350			
14	Site Contact City	Atlanta	State	GA	Zip 30361
15	Site Contact Telephone No.	404-909-8386			
16	Facility Operator Contact Person	None	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.

Nicholas Walldorff
NAME (Please type or print) Project Manager

TITLE
1/17/13

SIGNATURE

DATE
1/17/13

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:

On-site UST release of petroleum and suspected off-site (dry-cleaner) release of solvents.

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.):
On-site UST release documented August 2009 (GAEPD USTMP release notification Facility No. 4440213); off-site solvent release detected August 10, 2012 (release date and quantity 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).

On-site USTs removed in 2009, monitoring wells installed, CAP-A to investigate petroleum release.

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

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

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

5. For soil releases, indicate the type of material covering 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 12 feet of fill and native soil cover petroleum impacted soil.

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: Unknown

Address: 1468 Oxford Road Northeast

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>.

SITE SUMMARY

The 0.825 acre property (See attached Figures and maps) is located at 1605 North Decature Road, Decatur, GA and was purchased by Village Community Investors, LLC on December 18, 2012 from BP Products North America, Inc. Prior to purchase, Village Community Investors retained PSI to perform a Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA. The subject property (GAEPD Facility ID No. 4440213) was being managed as an active petroleum release by the Georgia Environmental Protection Division (GAEPD) Underground Storage Tank Management Program (USTMP). Adjacent properties are commercial retail strip center to the west, residential properties to the south, residential and light commercial properties to the east and Emory University to the north.

One 10,000-gallon diesel UST and three 10,000-gallon gasoline USTs were installed at the subject property in 1984 and removed from the subject property in August 2009. A release notification was submitted to GAEPD USTMP on September 9, 2009. A CAP-A was prepared, groundwater and soil were sampled. Petroleum constituents exceeding their respective groundwater maximum contaminant levels (MCLs) have been reported as recently as December 2011 and separate phase hydrocarbons have been measured at the property. The full extent of the petroleum release is unknown.

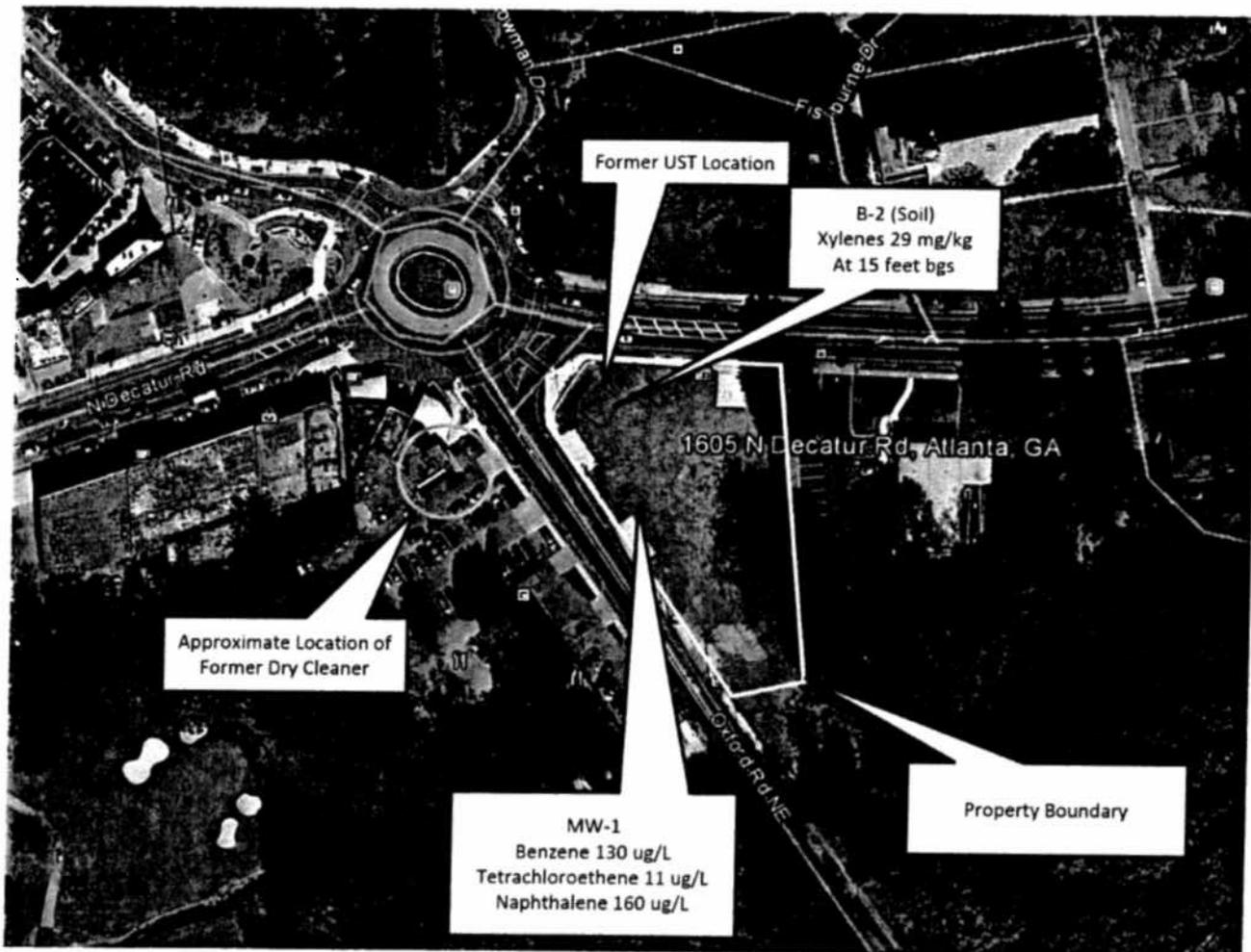
Xylenes have been detected in the soil in one location exceeding the HSRA notification concentrations; tetrachloroethene, benzene and naphthalene have been detected above HSRA notification concentrations in one well at the property (see attached figure).

PSI's Phase I ESA revealed the presence of four former dry cleaners (Crystal Laundry & Odorless Cleaners, Druid Hills Cleaners and Launderers, Excelsior Laundry & Cleaners, and Capital City Cleaners) located between 147 to 270 feet west and northwest of the subject property. During the Phase I ESA PSI observed only two groundwater monitoring wells at the subject property. Only one monitoring well (MW-1) exhibited constituents above their respective notification concentrations.

It is PSI's opinion that the PCE detected in MW-1/MW-4 is likely the result of an off-site release from one of the historic dry cleaners located west of Oxford Road, hydraulically cross gradient from the subject property.

Previous environmental sampling and testing of groundwater beneath the site also indicated that free phase product was encountered in monitoring well MW-4 as recently as December 2011; however, MW-4 no longer exists at the site.

To our knowledge, a HSRA Release Notification has not been generated for the property and the PCE contamination in the groundwater has not been reported to the State of Georgia Environmental Protection Division (GAEPD). The prospective purchaser understands there is a notification responsibility for this release within 30 days of taking responsibility should the current owner not provide the notification before then.



psi Information
To Build On
 Engineering • Consulting • Testing
 95 Chastain Road, Suite 301 Kennesaw, Georgia, 30144
 Ph: (770) 424-6200 Fax: (770) 424-9982

Sample Locations
 HSRA Notification
 1605 N. Decatur Rd.
 Decatur, Georgia

Project No.:	Date: 1-15-2012
Drawn by: PW Checked by: ASP	Scale: Not to scale

3052

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

1. The information provided in this form is for:

Initial Release Notification

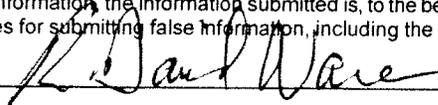
Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	14-0088-0002-044-2	Acreage	2.7	
4	Site or Facility Name				
5	Site Street Address	1332 Metropolitan Parkway SW			
6	Site City	Atlanta	County	Fulton	Zip 30310
7	Property Owner	Fulton County Government			
8	Property Owner Mailing Address	141 Pryor Street, 10 th Floor			
9	Property Owner City	Atlanta	State	GA	Zip 30303
10	Property Owner Telephone No.	404 612-0235			
11	Site Contact Person	Alfred Collins	Title	Project Manager	
12	Site Contact Company Name	Fulton County Government - Facilities and Transportation Services Department			
13	Site Contact Mailing Address	One Margaret Mitchell Square, 6 th Floor			
14	Site Contact City	Atlanta	State	GA	Zip 30303
15	Site Contact Telephone No.	404 730-1822			
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.

R. David Ware  Interim County Manager
 NAME (Please type or print) TITLE

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:
Historic Dry-Cleaners nearby.

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.):

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).
One temporary groundwater monitoring well was installed and one groundwater sample was collected.

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.
Surrounded by a locked fence.

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: _____

Address: _____

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

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

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

Name: _____

Address: _____

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

Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

SITE SUMMARY
1332 Metropolitan Parkway
Atlanta, Fulton County, Georgia

In October 2012, Shaw conducted a Phase I Environmental Site Assessment (ESA) which identified the following Recognized Environmental Conditions (RECs):

- Several businesses identified as historic dry cleaners appear to have occupied property nearby on Dill Avenue. No record of a release from this nearby property was identified.
- A nearby property identified as Skye Food Mart located at 1341 Metropolitan Parkway on the southwest corner of the intersection of Dill Avenue and Metropolitan Parkway is listed in the Georgia Environmental Protection Division Leaking Underground Storage Tank (LUST) database and has not received No Further Action status.

Subsequently, Shaw mobilized to the property for a Limited Phase II ESA to collect a groundwater sample along the property boundary with Metropolitan Parkway. Concentrations of contaminants associated with the LUST site were detected in the groundwater sample. Additionally, a detection of Tetrachloroethylene at a concentration which exceeds the reportable concentration under the Hazardous Site Response Act, Appendix III, criteria for groundwater.

On December 21, 2012 Fulton County acquired the property and is currently seeking limitation of liability under the Georgia Brownfields Program.



1332 Metropolitan Pkwy
Atlanta Georgia 30307

USGS 1:24000

SOUTHWEST ATLANTA 2011

3731

3734

3737

41

3731

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 property accommodates a dry cleaning facility (Duck Barnes Dry Cleaners - DBDC). The DBDC facility historically operated dry cleaning machinery that used tetrachloroethene (PCE). However, according to Mr. Scott Smith, Manager for the DBDC facility, the use of PCEs was discontinued at the facility approximately eight to ten years ago. According to Mr. Smith, no PCE is presently used or stored on the property.

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

The actual dates and quantities of possibly released material is not known. The DBDC facility has been in operation since 1964. As stated above, the use (including storage) of PCEs was discontinued approximately eight to ten years ago.

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).

Soil and groundwater samples were collected from three exterior locations adjacent to the facility structure. Please see attached site map for sample locations and attached laboratory data for analytical results.

No actions have been taken to remediate the possible release at the subject 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.

There are currently no security mechanisms in place for the suspected area of 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 DBDC facility is surrounded by an approximately four to six inch layer of asphalt pavement or approximately six to twelve inches of concrete.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

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

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

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

Name: Kent Lee Beams, Jr. (Owner of Record)

Address: 904 Blanton Street, Valdosta, Georgia 31602

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: Floycce Vickers Tillman (Owner of Record)

Address: 2101 Jerry Jones Drive, Valdosta, Georgia

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

Yes No

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

N/A

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Site Summary: Duck Barnes Dry Cleaning Facility Property – Valdosta, Lowndes County, Georgia

The Duck Barnes Dry Cleaning facility property (subject property) is a commercially zoned parcel located at 905 Baytree Road within the Valdosta, Lowndes County, Georgia (Attached Figures 1 and 2). It encompasses approximately 0.27 acres and is currently accommodates a dry cleaning facility (Duck Barnes Dry Cleaning – DBDC). The facility has been operating at this location since approximately 1964. According to Mr. Scott Smith, Manager of the DBDC facility, the use of tetrachloroethene (PCE) was discontinued approximately eight to ten years ago, and it is not currently used or stored on the property.

The owners of the DBDC facility received a Notification Call-In letter from the Georgia Environmental Protection Division (EPD), which was dated November 15, 2012. This letter informed the DBDC owners that their property had been identified in a Release Notification report (dated July 16, 2012), which was submitted by Jay Shri Ganesh Corporation. This report was submitted for the Baytree Road 66 property located west of the DBDC property at 917 Baytree Road. The report indicated that tetrachloroethene (PCE), cis-1,2-dichloroethene (1,2-DCE), and trichloroethene (TCE) were detected in groundwater samples collected from the Baytree 66 property. The report also indicated that the DBDC property was one of two dry cleaning facilities located within the immediate vicinity of the Baytree 66 property. It was also stated in the EPD correspondence that a possible release requiring notification has occurred on the DBDC property.

On December 27, 2012, TTL mobilized to the DBDC property to advance three soil borings and install three temporary monitoring wells (B-1 through B-3; Figure 3). Two soil samples were collected from each soil boring during advancement. One sample was collected from zero to two feet below ground surface (bgs) and one sample was collected from the 30 to 32 foot bgs interval, which was approximately two feet above the groundwater table. Each sample was shipped on ice to an accredited laboratory for analysis for Volatile Organic Compounds (VOCs). The laboratory analytical results for these six samples indicated that PCE, TCE, and 1,2-DCE were detected above their laboratory reporting limits. However, only the sample collected from B-2 (0 to 2 foot bgs interval) contained all three listed constituents. Please refer to the attached Figure 4, Table 1, and laboratory analytical results report for actual detected concentrations.

A temporary monitoring well was installed in each boring following advancement (Figure 3). These wells were each installed to depth of approximately 40 feet bgs. On January 2, 2013 each well was purged with a new Teflon-lined disposable bailer and nylon rope until the well bailed dry. Following recharge of each well, a groundwater sample was collected from each for laboratory analysis for VOCs. Based on laboratory results, PCE was the only constituent detected above the laboratory reporting limit. Please refer to Figure 5, Table 2, and laboratory analytical results report for actual detected concentrations.

A potentiometric map (Figure 6) was generated for the DBDC property based on groundwater measurements collected on January 2, 2013. Based on these measurements, groundwater flow beneath the DBDC property is estimated to be to the southwest. The nearest water supply wells are located north of the property (2101 Jerry Jones Drive; approximately 0.22 miles) and a City of Remerton water supply well (approximately 0.44 miles west-southwest). These locations are shown in the attached Figure 7. An unused and damaged well was identified near the southeast corner of the facility structure on the DBDC property. The nearest residential property is located adjacent to the DBDC property to the south (904 Blanton Street) and is owned by Kent Lee Beams, Jr. of Valdosta, Georgia (Figure 7).

Sampling activities and laboratory analytical results presented herein did not delineate the extent of the VOC detections, and no actions have been taken to remediate the property.

APPENDIX A
Figures 1 Through 7

6053

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

COPY

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	015-042-013, 014, 016, 017, and 018	Acres	1.32	
4	Site or Facility Name	Hamilton at 24th Tract			
5	Site Street Address	2323 Hamilton Road			
6	Site City	Columbus	County	Muscogee	Zip 31904
7	Property Owner	Ginger Celeste Nowell			
8	Property Owner Mailing Address	PO Box 8683			
9	Property Owner City	Columbus	State	Georgia	Zip 31908
10	Property Owner Telephone No.	706.587.0516			
11	Site Contact Person	Christopher J. Settles, PE	Title	President	
12	Site Contact Company Name	GROUNDED Engineering Services, LLC			
13	Site Contact Mailing Address	1130 Hurricane Shoals Road, Suite 2500			
14	Site Contact City	Lawrenceville	State	Georgia	Zip 30043
15	Site Contact Telephone No.	678.414.5413			
16	Facility Operator Contact Person	Ginger Nowell	Title	Owner	
17	Facility Operator Company Name	N/A			
18	Facility Operator Mailing Address	Same as above			
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.

Ginger Celeste Nowell

Owner

NAME (Please type or print)

TITLE

Ginger Celeste Nowell
SIGNATURE

January 22, 2013
DATE

Revised May 2008

RECEIVED
Georgia EPD

JAN 30 2013

Response and Remediation Program

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:**

Suspected source of release is the Sun Ray Cleaners located across Hamilton Road from the subject site. This site has performed dry cleaning activities and was noted in historical research as a dry cleaning "plant" during historical research.

- 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.):**

Not Known.

- 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 I / Phase II was underway when contamination was encountered. Based on information present likely source is the Sun Ray Drycleaners located adjacent to the subject property to the east.

- 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: Tindell Percey

Address: 614 24th 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: _____

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>.

GROUND^{ED} Engineering Services, LLC

Geotechnical Engineering-Environmental Consulting-Construction Materials-Land Survey

Project: Planned Retail Development
Hamilton Road at 24th Street
Columbus, Georgia

Property Description: The site is located at the intersection of Hamilton Road and 24th Street in Columbus, Georgia. The site is generally vacant with the exception of one (1) structure located in the southern quadrant of the site. The remaining property is covered with grasses and brush and the site is currently un-utilized at present.

Property Boundaries: The site is bounded to the north by 24th Street, to the east by Hamilton Road, to the South by a commercial development and Hughes Street and to the west by Residential Development.

Suspected Cause: The release is suspected to have been the result of the dry cleaning establishment to the east, northeast of the subject property. This was a former dry cleaning "plant" as detailed in our historical research and is likely the source of the found contamination.

1130 Hurricane Shoals Road, Suite 2500
Lawrenceville, Georgia 30043
Tel: 678.825.3690 - Fax: 770.825.3691
www.groundedservices.com



GRID NORTH
GA-WEST



Monitor Well / Sample Location Plan

Prepared by:
GROUND Engineering Services, LLC
1130 Hurricane Shoals Road, Suite 2500
Lawrenceville, Georgia 30043
Tel: 678.825.3690 - Fax: 678.825.3691
www.groundservices.com

Date: 01-08-2013
Project #: 12CG028
Drawn by: Settles, PE

LEGEND:
 MONITOR WELL / SAMPLE LOCATION

PREPARED FOR:
Garrard Development Services, LLC

Planned Retail Development
2323 Hamilton Road
Columbus, Georgia