

6072

COPY**RELEASE NOTIFICATION/REPORTING FORM**

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

RECEIVED
 Georgia EPD

APR 1 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:	N084-0215	Acreage	1.37	
4	Site or Facility Name	Ace Automotive			
5	Site Street Address	3190 Mercer University Drive			
6	Site City	Macon	County	Bibb	Zip 31204
7	Property Owner	Tevan, Inc. - Attn: Mr. Timothy Evans			
8	Property Owner Mailing Address	10083 Highway 11 South			
9	Property Owner City	Monticello	State	Georgia	Zip 31064
10	Property Owner Telephone No.	706.318.8624			
11	Site Contact Person	Christopher Settles	Title	Engineer	
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	Timothy Evans	Title	Owner	
17	Facility Operator Company Name	Tevan, Inc.			
18	Facility Operator Mailing Address	10083 Highway 11 South			
19	Facility Operator City	Monticello	State	GA	Zip 31064
20	Facility Operator Telephone No.	706.318.8624			

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

Mr. Timothy Evans

Owner

NAME (Please type or print)
Timothy Evans

TITLE
 March 27, 2013

SIGNATURE

DATE

PART II – RELEASE INFORMATION

Page 2 of 5

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

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

Expected that release is likely from former use of subject property as an automotive service center.

- 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).**

The contamination was discovered during a routine Phase I/II assessment for property transfer. The source contaminants are no longer in place and site is no longer in service.

- 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.

Fencing is around the more sensitive portion of the site. Contamination was encountered in well in unrestricted access parking lot to the front of the building.

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

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

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

PART II – RELEASE INFORMATION

(Continued)

Page 3 of 5

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

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

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

Name: Macon Housing Authority

Address: 2015 Felton Avenue - Macon, Georgia 31201

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

GROUND^{ED} Engineering Services, LLC

Geotechnical Engineering – Environmental Consulting – Construction Materials – Land Surveying

Project: Former Ace Automotive Center
3190 Mercer University Drive
Macon, Georgia

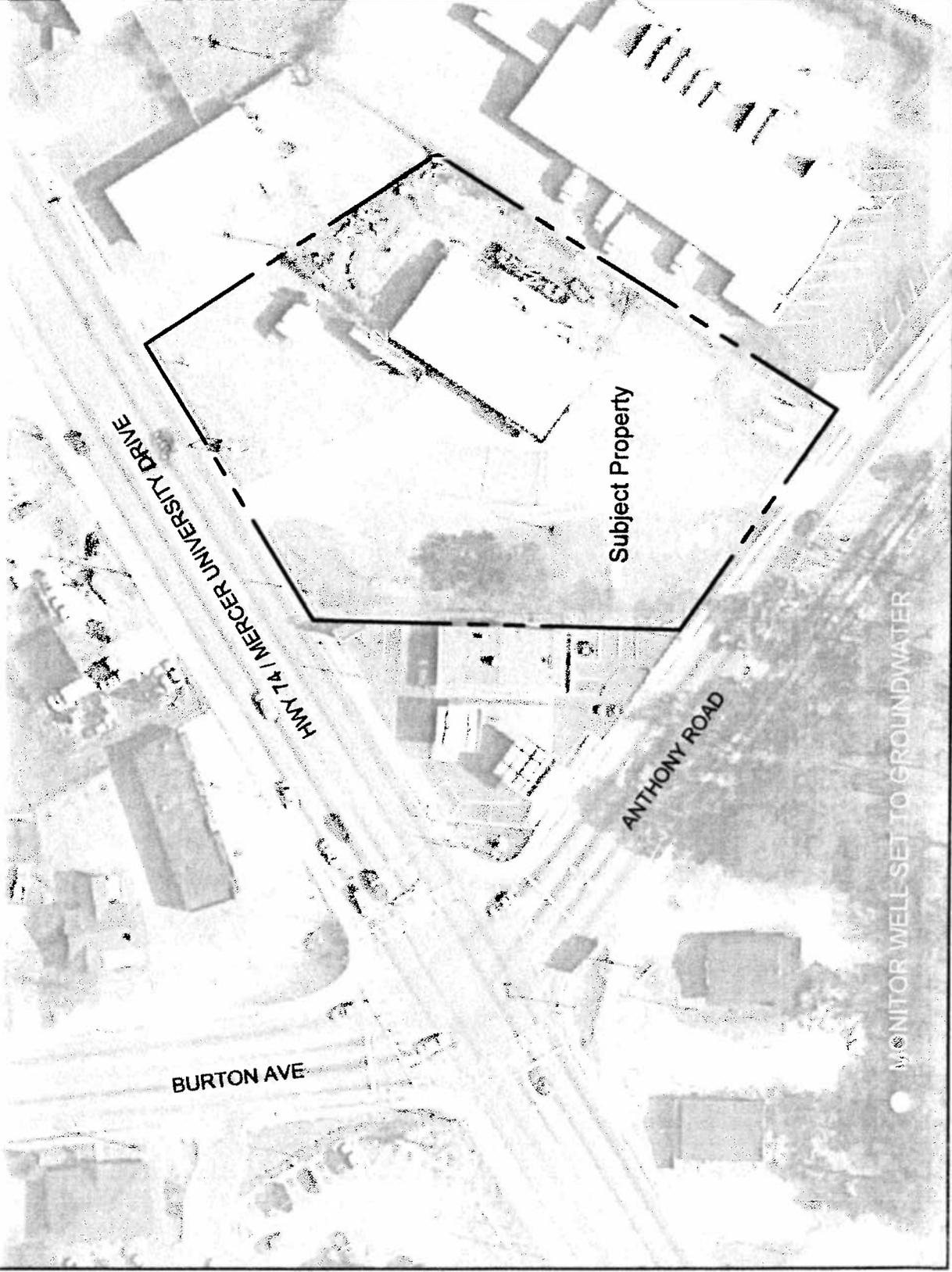
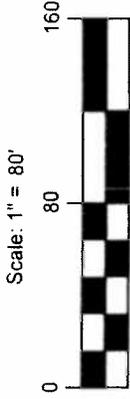
Property Description: The site is located just off the intersection of Mercer University Drive and Anthony Road and is located north of Anthony Road and west of Mercer University Drive. The site is generally vacant and unutilized at present with one structure that is no longer in use. The remainder of the site is covered with asphalt pavement.

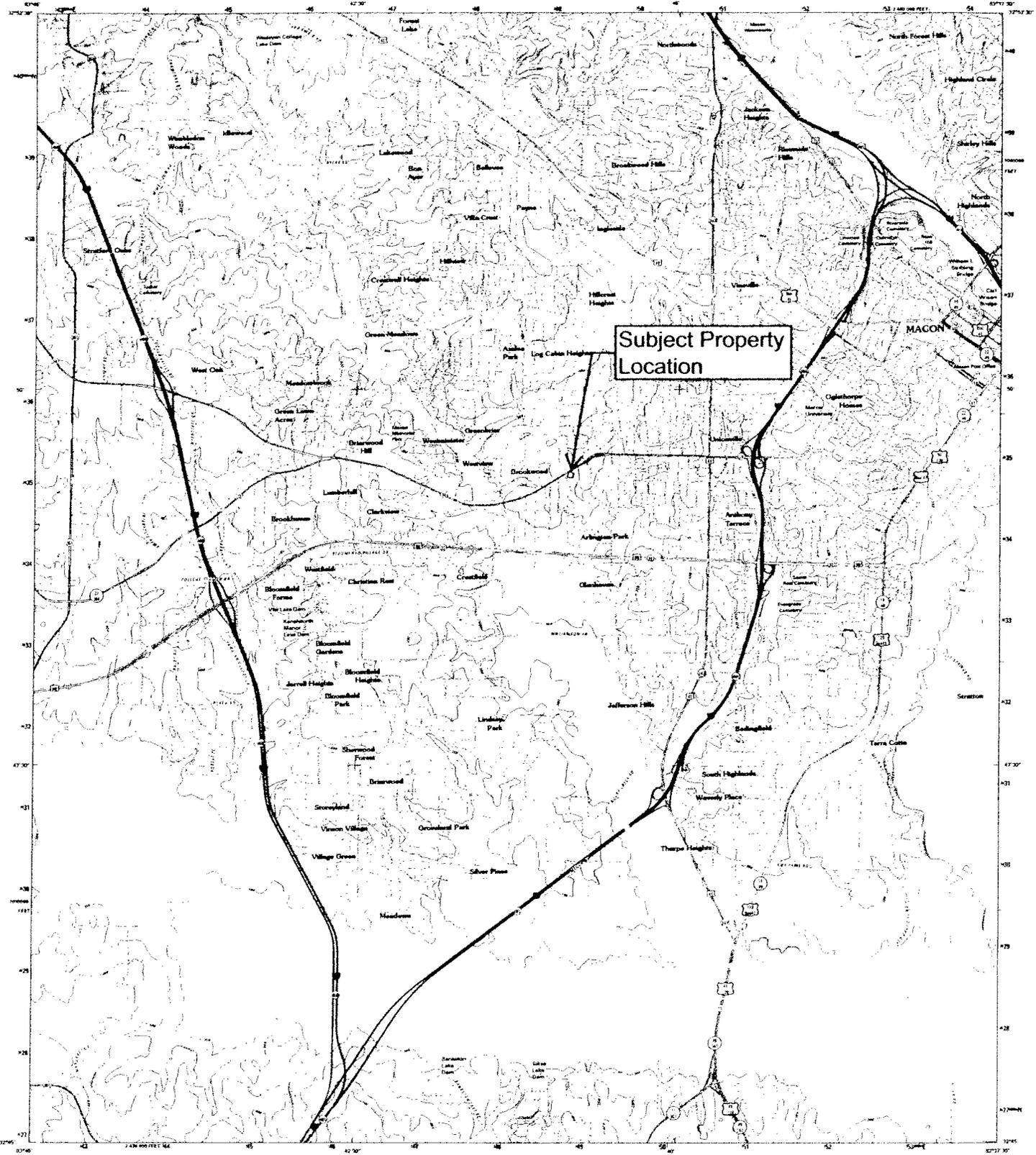
Property Boundaries: The site is bounded by commercial development on all sides and is bounded by commercial development to the north and east, Mercer University Drive to the west and Anthony Road and commercial development to the south.

Suspected Cause: The likely cause of contamination is the former use of the subject property as a auto service and repair center.

1130 Hurricane Shoals Road, Suite 2500
Lawrenceville, Georgia 30043
Tel: 678.825.3690 – Fax: 678.825.3691
www.groundedservices.com

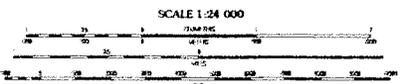
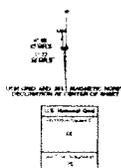
Monitor Well Location Plan
for:
3190 Mercer University Drive
Macon, Georgia
Former Ace Automotive





Subject Property Location

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
Vertical Coordinate System of 1984 (NAVD83). Projection and
1:250,000 scale of the United States National Map Series 1:250,000
10-Minute Series, Georgia Cross-section Series of 1983
Scale 1:250,000



LOWE'S ORIGINAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced by contouring with contours 0.5 ft up of the
1:250,000 scale of the United States National Map Series 1:250,000
10-Minute Series, Georgia Cross-section Series of 1983. It is not
intended to be used as a substitute for a vertical datum.

ROAD CLASSIFICATION

Interstate Route	State Route	County Route	Local Road
Interstate Route	State Route	County Route	Local Road
Interstate Route	State Route	County Route	Local Road
Interstate Route	State Route	County Route	Local Road

6076

RELEASE NOTIFICATION/REPORTING FORM



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Hazardous Sites Response Program
Suite 1462, Floyd Tower East
2 Martin Luther King Jr. Drive, SE
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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)	Not Applicable			
3	Tax Map and Parcel ID Number:	04-01708	Acreage	15.06	
4	Site or Facility Name	Sea Island Nursery a/k/a Epworth Tract			
5	Site Street Address	350 Hamilton Road			
6	Site City	St. Simons Island	County	Glynn	Zip 31522
7	Property Owner	Clayton Forsyth Realty LLC			
8	Property Owner Mailing Address	7707 Forsyth Boulevard			
9	Property Owner City	St. Louis	State	Missouri	Zip 63105
10	Property Owner Telephone No.	314-746-4624			
11	Site Contact Person	Mr. Jim Lewis	Title		
12	Site Contact Company Name	Clayton Forsyth Realty LLC			
13	Site Contact Mailing Address	7707 Forsyth Boulevard			
14	Site Contact City	St. Louis	State	Missouri	Zip 63105
15	Site Contact Telephone No.	314-746-4624			
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 (Please type or print)

TITLE

By: Clayton Forsyth Realty LLC
By: First National Bank of St. Louis, Member

SIGNATURE

DATE

James M. Lewis SVP

3/21/2013

Revised May 2008

PART II -- RELEASE INFORMATION

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

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

The exact source of the detected arsenic is unknown; results of a groundwater sampling event that took place at the site in 2011 were unable to be duplicated during a recent sampling event in February 2013. The presence of total xylenes are likely attributable to a former aboveground storage tank identified during a previous Phase I Environmental Site Assessment (ESA) conducted by Environmental Services, Inc. (ESI) in 2010.

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(s) 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). Soil and groundwater samples were initially collected and analyzed as part of a property transaction in 2011. Regulated substances, including total xylenes and arsenic, were identified in groundwater samples TMW-1 and TMW-2, respectively. Since arsenic was initially above the applicable MCL, subsequent groundwater samples were collected in February 2013 to determine if turbidity contributed to the elevated level of arsenic.

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 areas of release are located within a former plant nursery staging area. Although there are gates at the two (2) entrances, these gates are left open on a regular basis.

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

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

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

Not applicable.

PART II -- RELEASE INFORMATION

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

Not applicable.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 4

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

Less than 300 feet
 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: Kim CA Hanly

Address: 249 Saint James Avenue, St. Simons Island, Georgia 31522

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: Epworth Acres Water System (PWS ID 1270011)

Address: POB 20407, St. Simons Island, Georgia 31520

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

Yes No

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

Not Applicable

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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



Site Summary

Sea Island Nursery Tract (a/k/a Epworth Tract)

The area of concern is located within an approximate 19-acre parcel of land (Glynn County Parcel ID 04-01708), known as the Sea Island Nursery Tract, a/k/a the Epworth Tract, located in the northwest quadrant of the intersection of Hamilton Road and Sea Island Road, on St. Simons Island, in Glynn County, Georgia. A Project Location Map is provided as **Figure 1**, and a copy of a 2011 aerial photograph, annotated with the approximate *property* boundaries, is provided as **Figure 2**.

A Phase I ESA was conducted by ESI on the *property* in February 2011. This assessment identified the following recognized environmental conditions (RECs):

- The use of central, northern, and northwestern portions of the *property* as a plant nursery, with reported pesticide applications on the *property*; and
- The presence of an approximate 500-gallon diesel aboveground storage tank (AST) with petroleum stains and spills identified in the vicinity immediately surrounding the AST.

Pursuant to the Phase I ESA recommendations, ESI completed Limited Phase II ESA activities at the *property* in order to confirm or dismiss the presence of any subsurface soil and/or groundwater impacts at the previously identified areas of concern. A total of six (6) soil borings were installed at locations of environmental concern using a stainless steel hand auger. Soil borings (SB-1 thru SB-4) were installed in cardinal directions surrounding the empty, approximate 500-gallon diesel AST. At each boring, soils were collected at 1-foot depth intervals to the approximate top of the local groundwater table and screened for organic vapors using an organic vapor analyzer (OVA). The results of the OVA/PID screening indicated that subsurface soils at soil boring SB-3 contained excessive, organic vapors that exceeded 10 parts per million (ppm). No petroleum vapors were detected from subsurface soils from soil borings SB-1, SB-2, and SB-4. One (1) soil sample (SS-1) was collected from soil boring SB-3, at the 0-1 foot below ground surface (bgs) depth interval, which exhibited the greatest concentration of petroleum vapors at 120 ppm at the AST area. Soil sample SS-1 was submitted to a State-certified laboratory for analysis of petroleum contaminants. Additionally, soil borings were installed on portions of the *property* that were being used as a plant nursery at the time of the previous assessments, where pesticides and herbicides were reportedly applied on a routine basis. More specifically, two (2) soil samples (SS-2 and SS-3) were collected at the 0-6 inches bgs depth interval. Once collected, soil samples SS-2 and SS-3 were submitted to a State-certified laboratory for analysis of pesticide and herbicide parameters, including organochlorine pesticides, organophosphates, chlorinated herbicides, and arsenic.

After soil sampling activities were completed, the soil borings were advanced to the top of the local groundwater table, approximately 5-feet bgs. Soil sample boring locations SS-1, SS-2, and SS-3 were then converted to temporary groundwater monitoring wells TMW-1, TMW-2, and TMW-3, respectively. Groundwater samples collected from temporary monitoring well TMW-1 were submitted for laboratory analysis of petroleum contaminants, and groundwater samples collected from temporary monitoring wells TMW-2 and TMW-3 were submitted for analysis of pesticide and herbicide parameters, including organochlorine pesticides, organophosphates, chlorinated herbicides, and arsenic.

According to laboratory results of soil samples collected during previous Phase II ESA activities in February 2011, no contaminants of concern were identified above the applicable concentrations included in State of Georgia Hazardous Site Response Act (HSRA) Chapter 391-3-19, O.C.G.A., Appendix I, Notifiable Concentrations in any of the soil samples collected from the *property*.

According to laboratory results of groundwater samples collected during previous Phase II ESA activities in February 2011, no contaminants of concern were identified in concentrations above the laboratory method detection limits (MDLs) in any of the groundwater samples except for the following:

- Total xylenes were identified in groundwater sample TMW-1 at a concentration of 0.00034 mg/L, or parts per million (ppm), above the laboratory MDL, but well below the EPA MCL of 10 ppm; and
- Arsenic was identified in groundwater sample TMW-2 at a concentration of 0.0139 ppm, above the laboratory MDL, as well as the EPA MCL of 0.010 ppm.

Refer to **Attachment 3** for the previous Phase II ESA laboratory analytical results.

In February 2013, ESI remobilized to the site to install one (1) groundwater monitoring well (MW-1) in the vicinity of previous temporary monitoring well location TMW-2, where an arsenic concentration was identified above the applicable Maximum Contaminant Level (MCL). Refer to **Figure 3** for a depiction of the monitoring well locations. Groundwater sample MW-1 was collected from the newly installed monitoring well (MW-1) and submitted to a NELAC-certified laboratory for analyses of arsenic using EPA Method 6010. Analysis of groundwater sample MW-1 yielded arsenic at 6.1 ug/L, which was an estimation between the laboratory method detection limit (MDL) and the laboratory practical quantitation limit (PQL). Refer to **Attachment 3** for the laboratory analytical results.

In accordance with Rule 391-3-19, Appendix II Reportable Quantities Screening Method (RQSM), ESI has calculated the on-site exposure pathway and groundwater pathway scores for arsenic detected above HSRA notification concentrations at the *property*; refer to **Attachment 5** for the calculations used to determine these scores. The on-site exposure pathway score is 0, below the applicable threshold score of 20, and the groundwater pathway score is 2.03, below the applicable threshold score of 10. Based on these RQSM scores, ESI has determined that the arsenic detected at the *property* does not exceed a reportable quantity, and requests that the Georgia EPD issue a letter confirming that the *property* will not be listed on the Hazardous Site Inventory.

6084

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:	0115C 268	Acreage	1.33	
4	Site or Facility Name	Baytree Properties / EP Properties			
5	Site Street Address	908 Baytree Road			
6	Site City	Valdosta	County	Lowndes	Zip 31602
7	Property Owner	EP Properties 30334 9000			
8	Property Owner Mailing Address	908 Baytree Road			
9	Property Owner City	Valdosta	State	GA	Zip 31602
10	Property Owner Telephone No.	(229) 245-0317			
11	Site Contact Person	Carol Kellerman	Title	NA	
12	Site Contact Company Name	EP Properties			
13	Site Contact Mailing Address	908 Baytree Road			
14	Site Contact City	Valdosta	State	GA	Zip 31602
15	Site Contact Telephone No.	(229) 245-0317			
16	Facility Operator Contact Person	Carol Kellerman	Title	NA	
17	Facility Operator Company Name	EP Properties			
18	Facility Operator Mailing Address	908 Baytree Road			
19	Facility Operator City	Valdosta	State	GA	Zip 31602
20	Facility Operator Telephone No.	(229) 245-0317			

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.

EP Properties, Inc. President
 NAME (Please type or print) TITLE
Carol Kellerman, President 4/4/13
 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:

A dry cleaning facility operated at the site from 1992 until 2000. Groundwater (GW) samples collected indicate PERC concentrations of 92 ug/L, 14 ug/L, and 6.3 ug/L in MW-1, MW-2, and MW-3 respectively. Potentiometric data indicates GW flow to the WNW. Highest concentrations, up/side gradient from DC Facility, lowest concentrations down gradient, all soil samples were "non-detect". Duck Barnes Dry Cleaners located south east from the facility has identified PERC concentrations up to 280 ug/L and has operated as a Dry cleaning facility since 1964. Therefore, it is our opinion that a release has not occurred at the EP properties 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.):

Not Applicable

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).

Three monitoring wells were installed on 2/19-20/2013, soil samples were collected from the borings (split spoon) and groundwater samples collected from the completed wells. See attachments.

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

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

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

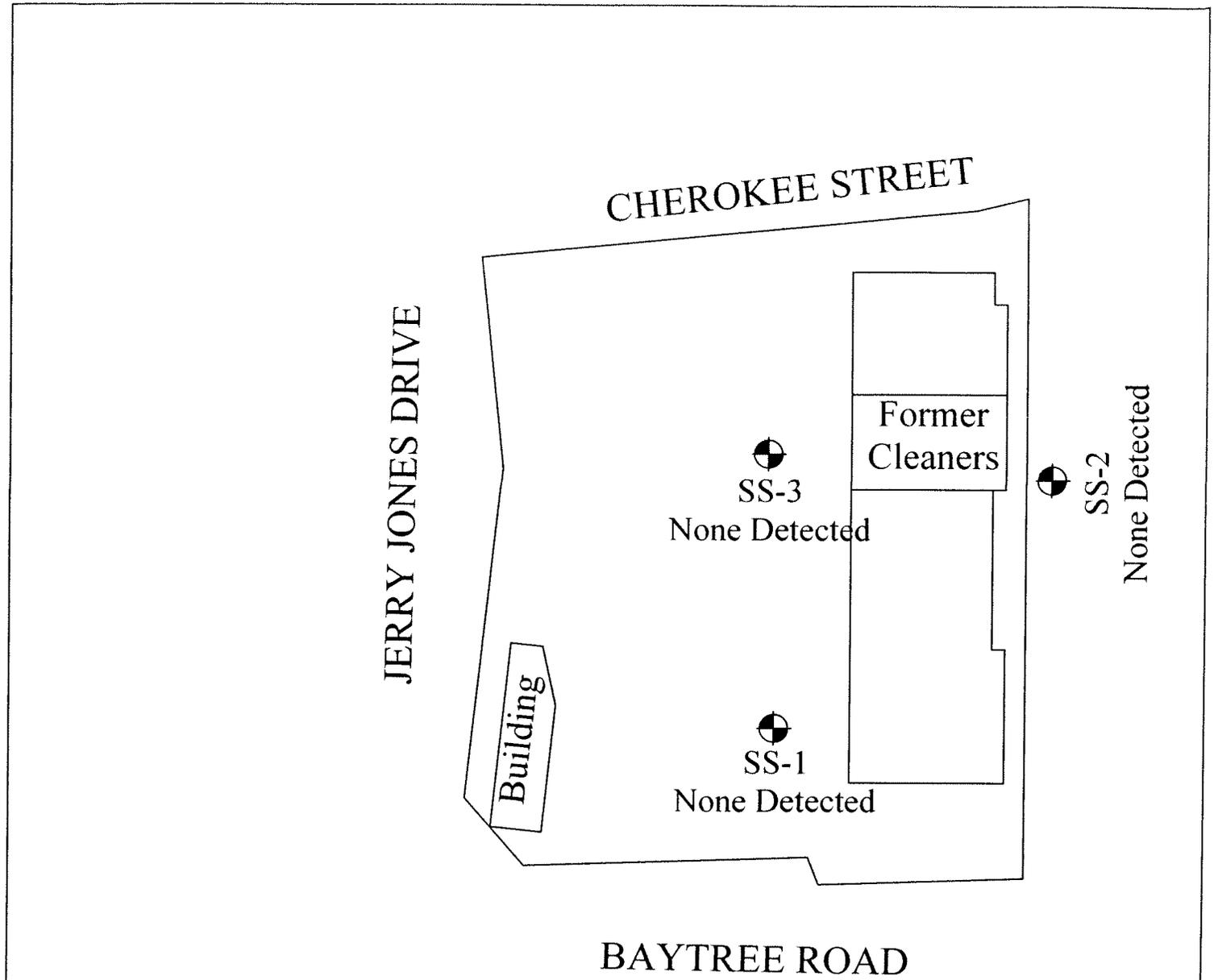
Not Applicable

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

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

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

Site is covered with concrete (unknown thickness) and asphalt (3 inches).



N
 4
 NOTE: Soil samples collected at 5 feet.

FIGURE 2
 SOIL QUALITY MAP
 BAYTREE PROPERTIES
 908 BAYTREE ROAD
 VALDOSTA, GEORGIA

Environmental Audit &
 Assessment, Inc.
 802 Mill Pond road
 Valdosta, GA 31602

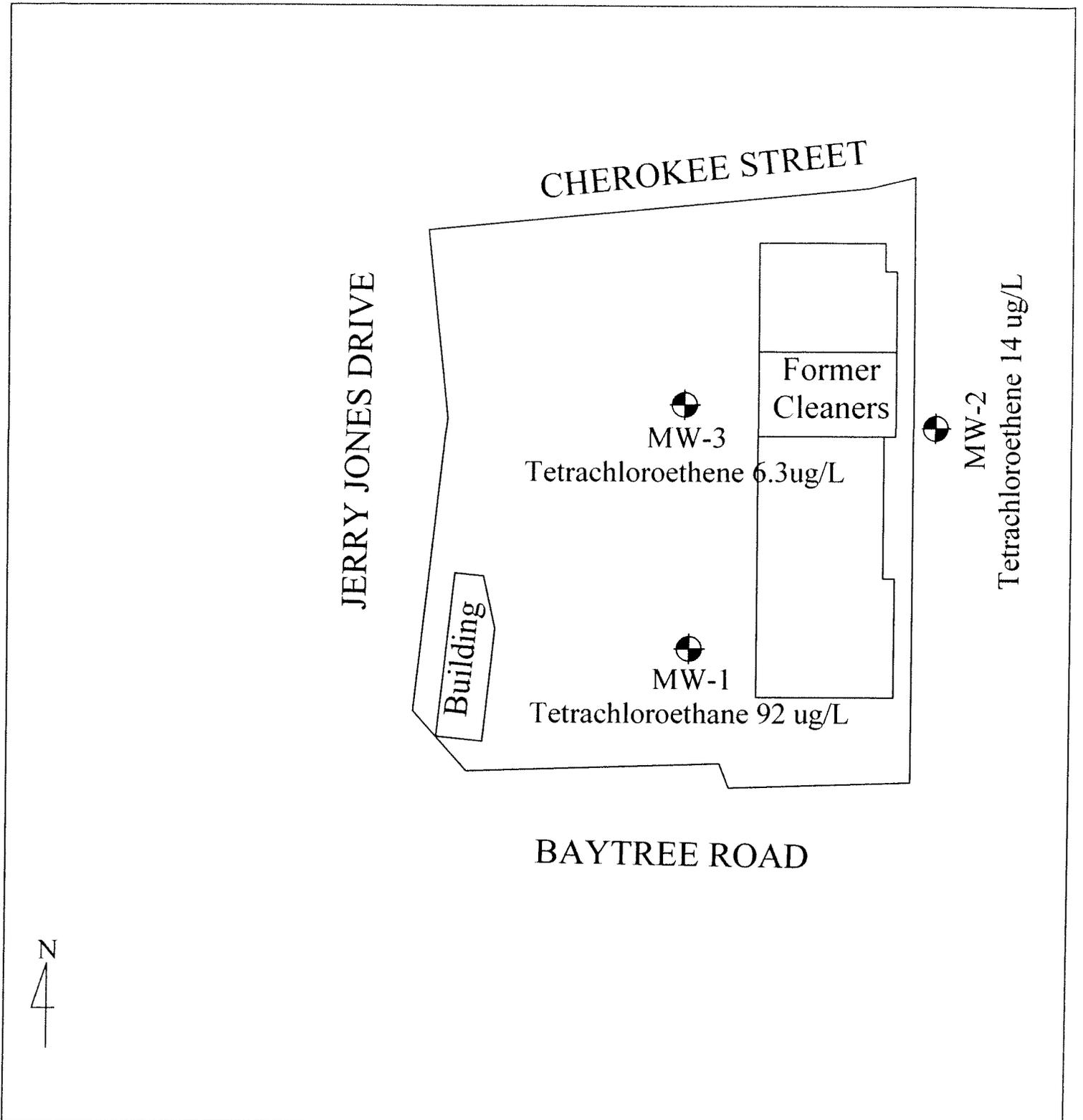


FIGURE 3
 GROUNDWATER QUALITY MAP
 BAYTREE PROPERTIES
 908 BAYTREE ROAD
 VALDOSTA, GEORGIA

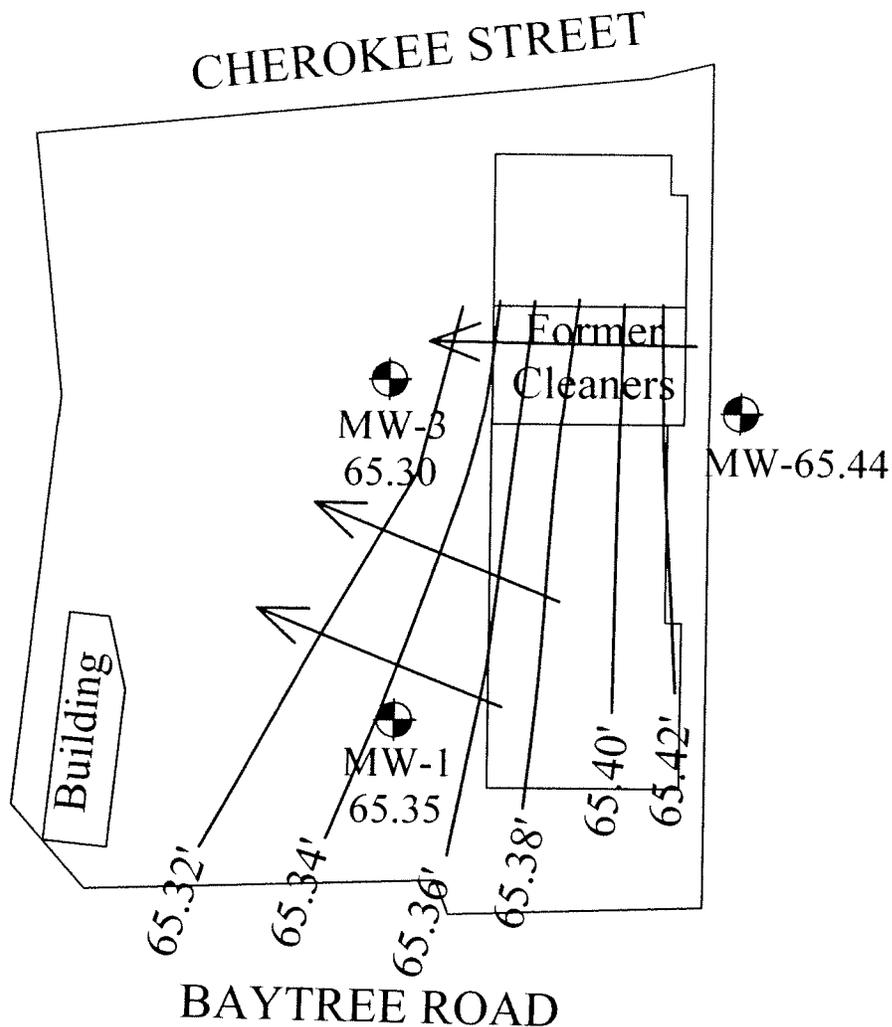
Environmental Audit &
 Assessment, Inc.
 802 Mill Pond road
 Valdosta, GA 31602



← Groundwater flow direction, Hydraulic Gradient = 0.001 ft/ft

Scale 1:60

JERRY JONES DRIVE



Well Number	Date Measured	Ground Elev. (ft)	TOC* Elev. (ft)	Water Depth (ft)	Corrected* GW Elev. (ft)
MW-1	2/20/2013	100.44	100.00	34.65	65.35
MW-2	2/20/2013	105.06	104.73	39.29	65.44
MW-3	2/20/2013	101.01	100.43	35.13	65.30

NA = Not Applicable

* Measured relative to assumed benchmark of 100.00 feet.

FIGURE 4
 POTENTIOMETRIC SURFACE MAP
 BAYTREE PROPERTIES
 908 BAYTREE ROAD
 VALDOSTA, GEORGIA

Environmental Audit &
 Assessment, Inc.
 802 Mill Pond road
 Valdosta, GA 31602

6075

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:	15N14 099	Acreage	0.760	
4	Site or Facility Name	BEMD, Inc. (Former)			
5	Site Street Address	436 Hiram Way			
6	Site City	Canton	County	Cherokee	Zip 30115
7	Property Owner	Bright-Meyers Holly Springs Associates, L.P.			
8	Property Owner Mailing Address	5881 Glenridge Drive, Suite 220			
9	Property Owner City	Atlanta	State	GA	Zip 30328
10	Property Owner Telephone No.	404-252-1499			
11	Site Contact Person	Matt Sasser	Title	Vice President	
12	Site Contact Company Name	Meyers Brothers Properties, L.L.C.			
13	Site Contact Mailing Address	5881 Glenridge Drive, Suite 220			
14	Site Contact City	Atlanta	State	GA	Zip 30328
15	Site Contact Telephone No.	404-252-1499			
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 (Please type or print) Neil Meyers TITLE Vice president of the General Partner
 SIGNATURE [Signature] DATE 4/2/13
Vice president +
Bright Meyers 2001 LLC
General Partner

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:

Unknown - likely from past on-site machine shop operations and/or auto repair 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.):

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).

The property has been extensively investigated for releases to groundwater and soil as part of a recent property transaction. The property is currently scheduled for redevelopment as a large retail development and the developer is pursuing Brownfield liability protections for the entire development (BF ID: Hollysprings Redevelopment Project).

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 _____

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: Edna Reece

Address: 249 Pinecrest 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

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

Name: _____

Address: _____

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

Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

ATTACHMENT 9A: Site Summary

The Subject Site consists of an approximate 0.76-acre tract of land located in Land Lot 233 of the 15th District of Cherokee County, and is referenced by the address of 436 Hiram Way, Canton, Cherokee County, Georgia. The Subject Site is located southwest of the intersection of Hiram Way and Holly Springs Parkway. According to the Cherokee County GIS website, the Subject Site is referenced by Parcel ID 15-0233-0002. The approximate latitude/longitude of the Subject Site is 34.182353/-84.504661. The general location of the Subject Site is illustrated on Figure 9B1.

The Subject Site is improved with an approximate 9,200 square foot, metal building. Plans are in place to demolish this structure. Properties in the vicinity of the Subject Site primarily consist of vacant residential homes, retail storefronts, and undeveloped land. The planned future use of the subject site is commercial retail.

Various due diligence activities had been conducted on the Subject Site and other surrounding properties by United Consulting for Bright-Meyers Holly Springs Associates, LP prior to acquisition. This included a Phase I Environmental Assessment (ESA) and multiple subsurface investigations including soil and groundwater sampling.

The soil and groundwater sampling performed on the Subject Site included 17 soil samples and four groundwater samples for various analysis including volatile organic compounds (VOCs), semi-VOCs (SVOCs), and RCRA metals. Acetone was detected in five of the soil samples collected from the site, these detections however, appear to consistent with matrix interference and in United Consulting's opinion is not indicative of a release. Toluene was also detected in one of the soil samples collected. Both of these constituents were detected below their respective NCs. The metals barium, chromium, and lead were detected in some of the soils samples, however, none of the detections were above their respective NCs. No SVOC constituents were detected in the soil samples collected from the site.

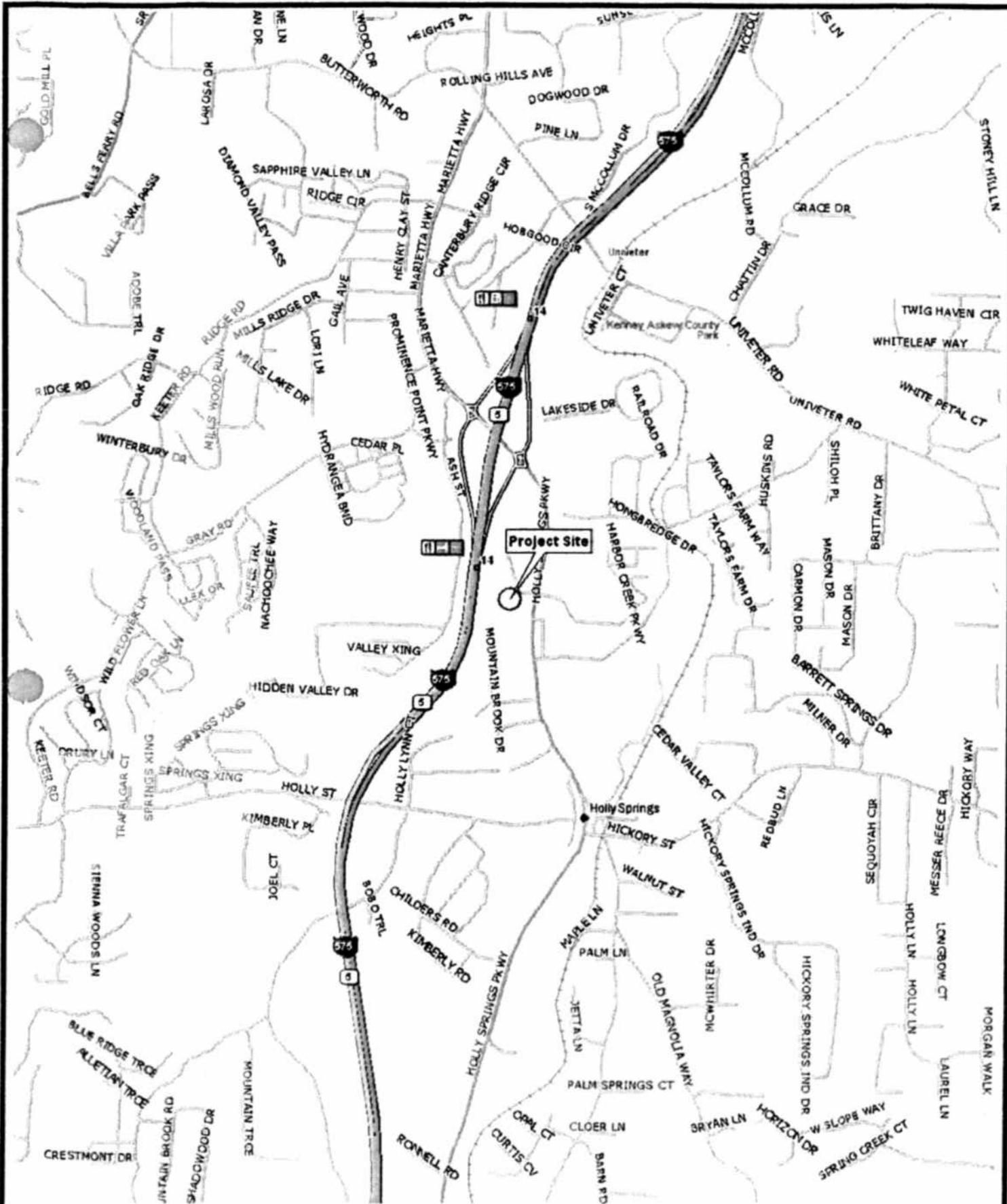
Trichloroethene was detected in one groundwater sample and its associated duplicate sample, and barium was detected in two groundwater samples at concentrations consistent with typical background concentrations for this area. None of the other tested constituents were detected. The locations of the samples collected are illustrated on Figures 9B2, 9B3, and 9B4. Soil and groundwater quality maps are included as 9B3 and 9B4.

Based on United Consulting's receptor survey, the nearest drinking water well/supply to the release on the Subject Site is greater than 3 miles away. The trichloroethene groundwater release has been delineated to non-detect in a down gradient monitoring well on the larger Brownfield site. The locations of the receptors are illustrated on the Well Location Map in Appendix A of Attachment C of this notification.

RQSM Groundwater Pathway calculations were performed for the chemicals detected in the groundwater that are regulated under the HSRP Rules. On-Site Pathway scoring was not conducted as the soil detections were not above the NCs. Further, the Subject Site and other

surrounding properties have entered into the Brownfield Program through submission of a Prospective Purchaser Corrective Action Plan (PPCAP) under the name Holly Springs Redevelopment Property. The PPCAP was approved on January 14, 2013. Scoring justifications are included with the RQSM Calculation in Appendix B of Attachment C of this notification. Based on the scoring calculation, the Groundwater Pathway score is below the threshold of 10.

With this above documented site conditions and data, United Consulting respectfully requests on behalf of the property owner, that the Subject Site not be listed on the Hazardous Site Inventory (HSI).




We're here for you
UNITED CONSULTING



Scale:	1"=2,000"
Prepared:	SHH
Checked:	shh
Project No.:	2012.3366.08

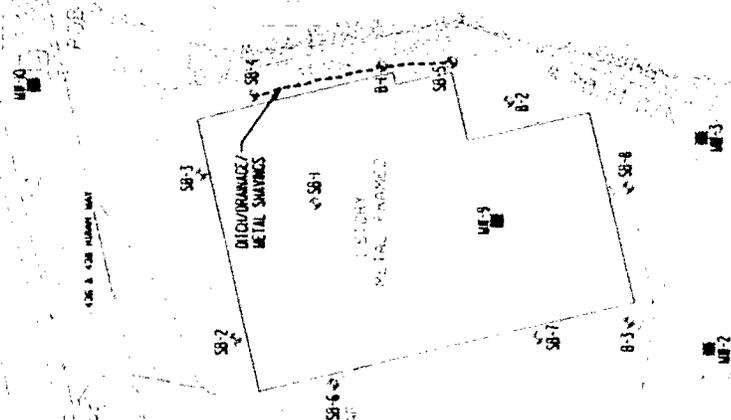
Client:	Meyers Brothers Properties
Site:	Former BEMD, Inc.
Title:	Site Location Map

FIG.9B1

LEGEND
 ■ SOIL & GROUNDWATER MONITORING WELL
 ◀ SOIL BORING

HIRAM WAY

STUDIO BUILDING
 DO. SHOOTING RANG
 P6, T2, PG. 105
 TRP. 105-1055
 ZONING: C-2C
 647-44 SF 2004
 1.462 ACRES



SCALE: 1" = 60'	DATE: 4-2-13	PROJECT NO: 2012.3366.08	TITLE: SAMPLE LOCATION PLAN FORMER BEMD, INC. HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA
PREPARED: VPV	CHECKED:	REVISIONS:	 UNITED CONSULTING 770 - 208-0029 FAX 582-2800 E-MAIL ADDRESS UNITED@UNITEDCONSULTING.COM WEB SITE WWW.UNITEDCONSULTING.COM <small>Copyright © United Consulting Group, Ltd</small>
CLIENT: MEYERS BROTHERS PROPERTIES			

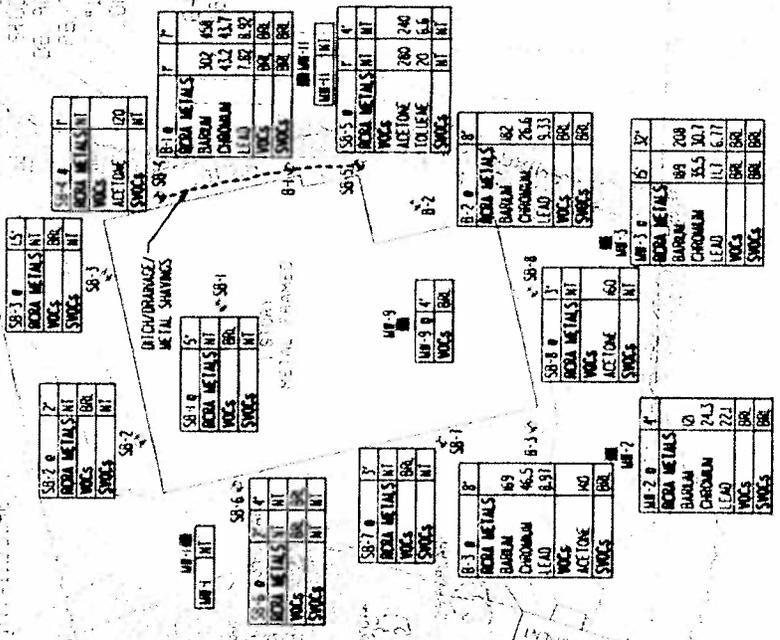
FIG. 9B2

LEGEND

- SOIL & GROUNDWATER MONITORING WELL
- SOIL BORING

HIRAM WAY

028 & 029 NUMBER MAP



NOTE: VOCS & SWOCS RESULTS ARE REPORTED IN MICROGRAMS PER KILOGRAM (ug/kg).
 HCRA METALS RESULTS ARE REPORTED IN MILLIGRAMS PER KILOGRAM (mg/kg).

SCALE: 1" = 60'	DATE: 4-2-13	PROJECT NO: 2012.3366.08	TITLE: SOIL QUALITY MAP FORMER BEMD, INC. HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA
PREPARED: VPV	CHECKED:	REVISIONS:	
CLIENT: MEYERS BROTHERS PROPERTIES	 <p>UNITED CONSULTING 770 - 208-0028 FAX 582-2800 E-MAIL ADDRESS UNITED@UNITEDCONSULTING.COM WEB SITE WWW.UNITEDCONSULTING.COM</p>		

FIG. 9B3

LEGEND
SOIL & GROUNDWATER MONITORING WELL

HIRAM WAY

MT-10 (DP)	
RODA METALS	0.40 (0.045 L)
BARLIUM	0.0542 (0.01)
CHROMIUM	0.070 (0.01)
LEAD	
NI	
TRICHOLOTHRENE	5.4
SVOCs	ND

MT-11	
RODA METALS	0.495 (0.0416)
BARLIUM	0.02 (0.01)
CHROMIUM	0.0230 (0.01)
LEAD	
NI	
TRICHOLOTHRENE	5.2
SVOCs	ND

MT-11

MT-6

MT-9	
RODA METALS	NI
BARLIUM	0.01
CHROMIUM	0.01
LEAD	
NI	
TRICHOLOTHRENE	5.2
SVOCs	ND

MT-9

MT-2

MT-2	
RODA METALS	1.62 (0.0750)
BARLIUM	0.650 (0.01)
CHROMIUM	0.096 (0.01)
LEAD	
NI	
TRICHOLOTHRENE	5.2
SVOCs	ND

MT-3

MT-5

MT-4

MT-11

MT-10

MT-10	
RODA METALS	NI
BARLIUM	0.01
CHROMIUM	0.01
LEAD	
NI	
TRICHOLOTHRENE	5.2
SVOCs	ND

MT-10

NOTE:
 VOCs & SVOCs RESULTS ARE REPORTED IN MICROGRAMS PER LITER (ug/L).
 RCRA METALS RESULTS ARE REPORTED IN MILLIGRAMS PER LITER (mg/L).

PROJECT NO: 2012.3366.08

TITLE: GROUNDWATER QUALITY MAP

REVISIONS:

FORMER BEMD, INC.
 HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

CLIENT: MEYERS BROTHERS PROPERTIES

UNITED CONSULTING
 770 - 209-0029 FAX 582-2900
 E-MAIL ADDRESS UNITED@UNITEDCONSULTING.COM
 WEB SITE WWW.UNITEDCONSULTING.COM



FIG. 9B4

6077

RELEASE NOTIFICATION/REPORTING FORM



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

RECEIVED
 Georgia EPD

APR 9 2013

Response and Remediation Program

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:	18-096-05-005	Acreage	0.80	
4	Site or Facility Name	Signature Automotive			
5	Site Street Address	1125 N Indian Creek Drive			
6	Site City	Clarkston	County	DeKalb	Zip 30021
7	Property Owner	Triangle Realty, Inc.			
8	Property Owner Mailing Address	1191 Montreal Road			
9	Property Owner City	Tucker	State	GA	Zip 30084
10	Property Owner Telephone No.	678.825.3690			
11	Site Contact Person	Mr. Leonard Buffington	Title	Owner	
12	Site Contact Company Name	Triangle Realty, Inc.			
13	Site Contact Mailing Address	1191 Montreal Road			
14	Site Contact City	Tucker	State	GA	Zip 30084
15	Site Contact Telephone No.	678.325.3690			
16	Facility Operator Contact Person	Mr. Leonard Buffington	Title	Owner	
17	Facility Operator Company Name	Triangle Realty, Inc.			
18	Facility Operator Mailing Address	1191 Montreal Road			
19	Facility Operator City	Tucker	State	GA	Zip 30084
20	Facility Operator Telephone No.	678.825.3690			

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

Mr. Leonard Buffington

Owner

NAME (Please type or print)

TITLE

Leonard Buffington

03-27-2013

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:

Likely source is from past and present uses as an autoservice center.

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

Release dates unknown.

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).

Contamination was discovered during a routine Phase I/II for property transfer.

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: Amazing World of Learning

Address: 4122 E Ponce De Leon Ave, Decatur, GA 30021- (404) 297-2882

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>.

GROUND^{ED} Engineering Services, LLC

Geotechnical Engineering • Foundation • Environmental Remediation • Construction • Forensic • Investigation • Construction Management • Construction Safety

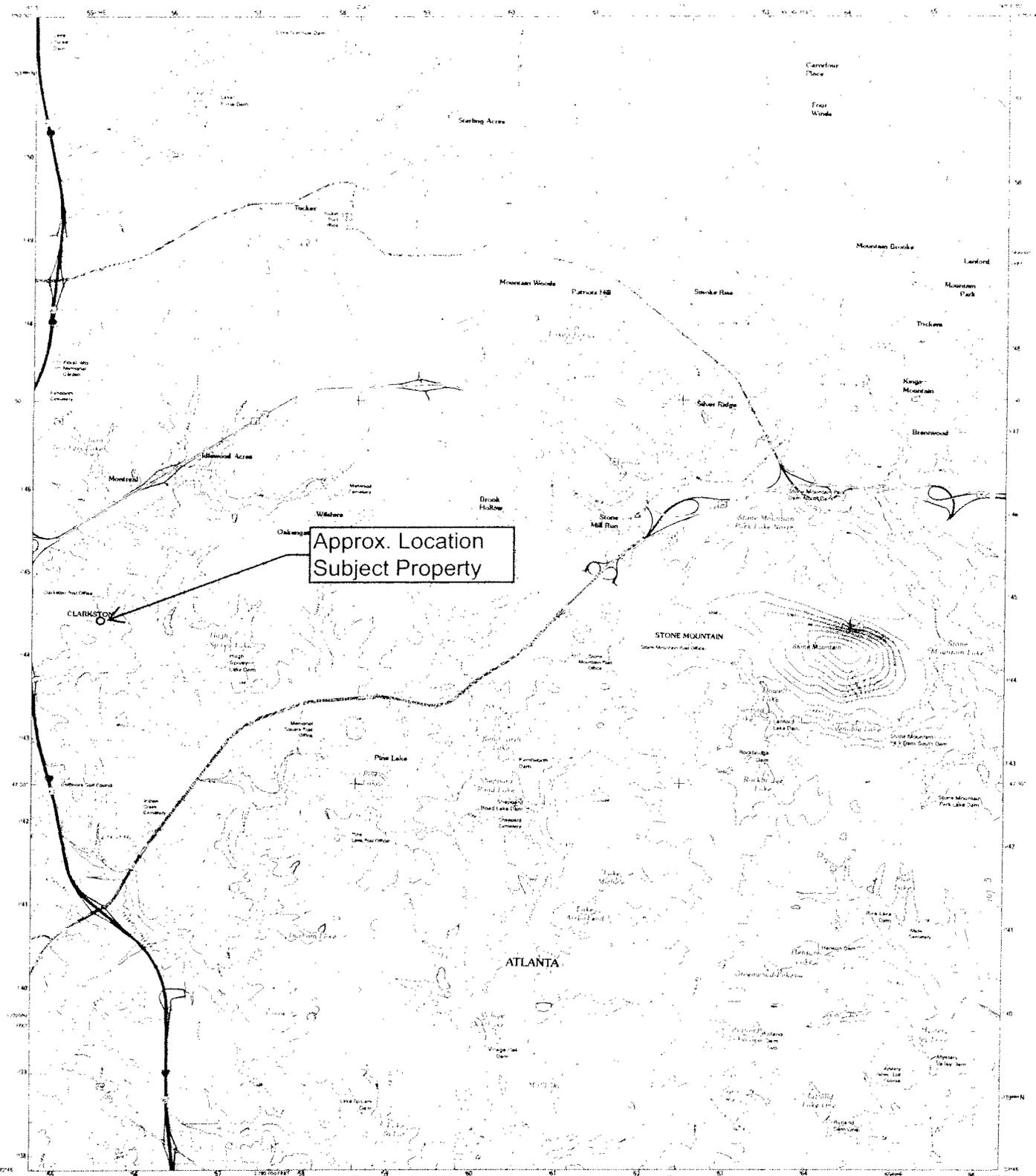
Project: Signature Automotive Center
1125 N. Indian Creek Drive
Clarkston, Georgia

Property Description: The site is located at 1125 N. Indian Creek Drive which is downtown in a municipal district of Clarkston. The site is approximately 0.8 acres in size and is located between N. Indian Creek Drive and Vaughn Street.

Property Boundaries: The site is bounded by commercial development and/or undeveloped property on all sides with the closest daycare center or like facility approximately 500 feet to the west.

Suspected Cause: The likely cause of contamination is the former use of the subject property as a auto service and repair center.

1130 Hurricane Shoals Road, Suite 2500
Lawrenceville, Georgia 30043
Tel: 678.825.3690 – Fax: 678.825.3691
www.groundedservices.com



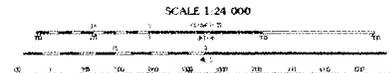
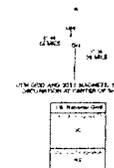
Approx. Location
Subject Property

CLARKSTON

ATLANTA

STONE MOUNTAIN

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
Vertical Datum: Mean Sea Level (MSL)
1:50,000 Scale, 7.5-Minute Series, Stone Mountain, Georgia
1:50,000 Scale, Georgia State Plane System of 1983
Base Date: 2009



ROAD CLASSIFICATION

Interstate	State Route
U.S. Route	Local Road
Other	RD

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-9
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-001	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL-SEMIVOLATILE ORGANICS SW8270D		(SW3510C)						
Carbazole	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Chrysene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Di-n-butyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Di-n-octyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Dibenz(a,h)anthracene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Dibenzofuran	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Diethyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Dimethyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Fluoranthene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Fluorene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Hexachlorobenzene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Hexachlorobutadiene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Hexachlorocyclopentadiene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Hexachloroethane	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Indeno(1,2,3-cd)pyrene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Isophorone	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
N-Nitrosodi-n-propylamine	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
N-Nitrosodiphenylamine	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Naphthalene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Nitrobenzene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Pentachlorophenol	BRL	25		ug/L	164438	1	07/31/2012 13:36	YH
Phenanthrene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Phenol	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Pyrene	BRL	10		ug/L	164438	1	07/31/2012 13:36	YH
Surr: 2,4,6-Tribromophenol	111	47.4-146		%REC	164438	1	07/31/2012 13:36	YH
Surr: 2-Fluorobiphenyl	99.7	51.5-122		%REC	164438	1	07/31/2012 13:36	YH
Surr: 2-Fluorophenol	66.9	28.5-120		%REC	164438	1	07/31/2012 13:36	YH
Surr: 4-Terphenyl-d14	115	47.7-133		%REC	164438	1	07/31/2012 13:36	YH
Surr: Nitrobenzene-d5	89.5	45.7-120		%REC	164438	1	07/31/2012 13:36	YH
Surr: Phenol-d5	45.6	10.9-120		%REC	164438	1	07/31/2012 13:36	YH
TCL VOLATILE ORGANICS SW8260B		(SW5030B)						
1,1,1-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,1,2,2-Tetrachloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,1,2-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,1-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,1-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,2,4-Trichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,2-Dibromo-3-chloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,2-Dibromoethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,2-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Client: Grounded Engineering Services, LLC
 Project Name: Clarkston Retail
 Lab ID: 1207J21-001

Client Sample ID: MW-9
 Collection Date: 7/27/2012
 Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B					(SW5030B)			
1,2-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,2-Dichloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,3-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
1,4-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
2-Butanone	BRL	50		ug/L	164520	1	07/30/2012 20:31	NP
2-Hexanone	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
4-Methyl-2-pentanone	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
Acetone	BRL	50		ug/L	164520	1	07/30/2012 20:31	NP
Benzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Bromodichloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Bromoform	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Bromomethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Carbon disulfide	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Carbon tetrachloride	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Chlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Chloroethane	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
Chloroform	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Chloromethane	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
cis-1,2-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
cis-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Cyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Dibromochloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Dichlorodifluoromethane	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
Ethylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Freon-113	BRL	10		ug/L	164520	1	07/30/2012 20:31	NP
Isopropylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
m,p-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Methyl acetate	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Methyl tert-butyl ether	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Methylcyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Methylene chloride	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
o-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Styrene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Tetrachloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Toluene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
trans-1,2-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
trans-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Trichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Trichlorofluoromethane	BRL	5.0		ug/L	164520	1	07/30/2012 20:31	NP
Vinyl chloride	BRL	2.0		ug/L	164520	1	07/30/2012 20:31	NP
Surr: 4-Bromofluorobenzene	94.2	67.4-123		%REC	164520	1	07/30/2012 20:31	NP

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value
- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- < Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-9
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-001	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B					(SW5030B)			
Surr: Dibromofluoromethane	102	75.5-128		%REC	164520	1	07/30/2012 20:31	NP
Surr: Toluene-d8	94.9	70-120		%REC	164520	1	07/30/2012 20:31	NP

Qualifiers:	<ul style="list-style-type: none"> * Value exceeds maximum contaminant level BRL Below reporting limit H Holding times for preparation or analysis exceeded N Analyte not NELAC certified B Analyte detected in the associated method blank > Greater than Result value 	<ul style="list-style-type: none"> E Estimated (value above quantitation range) S Spike Recovery outside limits due to matrix Narr See case narrative NC Not confirmed - Less than Result value J Estimated value detected below Reporting Limit
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Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-1
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-002	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL-SEMIVOLATILE ORGANICS SW8270D					(SW3510C)			
1,1'-Biphenyl	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2,4,5-Trichlorophenol	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
2,4,6-Trichlorophenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2,4-Dichlorophenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2,4-Dimethylphenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2,4-Dinitrophenol	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
2,4-Dinitrotoluene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2,6-Dinitrotoluene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2-Chloronaphthalene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2-Chlorophenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2-Methylnaphthalene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2-Methylphenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
2-Nitroaniline	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
2-Nitrophenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
3,3'-Dichlorobenzidine	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
3-Nitroaniline	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
4,6-Dinitro-2-methylphenol	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
4-Bromophenyl phenyl ether	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
4-Chloro-3-methylphenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
4-Chloroaniline	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
4-Chlorophenyl phenyl ether	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
4-Methylphenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
4-Nitroaniline	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
4-Nitrophenol	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
Acenaphthene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Acenaphthylene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Acetophenone	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Anthracene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Atrazine	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benz(a)anthracene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benzaldehyde	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benzo(a)pyrene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benzo(b)fluoranthene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benzo(g,h,i)perylene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Benzo(k)fluoranthene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Bis(2-chloroethoxy)methane	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Bis(2-chloroethyl)ether	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Bis(2-chloroisopropyl)ether	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Bis(2-ethylhexyl)phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Butyl benzyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Caprolactam	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value
- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-1
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-002	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL-SEMIVOLATILE ORGANICS SW8270D		(SW3510C)						
Carbazole	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Chrysene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Di-n-butyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Di-n-octyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Dibenz(a,h)anthracene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Dibenzofuran	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Diethyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Dimethyl phthalate	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Fluoranthene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Fluorene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Hexachlorobenzene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Hexachlorobutadiene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Hexachlorocyclopentadiene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Hexachloroethane	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Indeno(1,2,3-cd)pyrene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Isophorone	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
N-Nitrosodi-n-propylamine	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
N-Nitrosodiphenylamine	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Naphthalene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Nitrobenzene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Pentachlorophenol	BRL	25		ug/L	164438	1	07/31/2012 14:55	YH
Phenanthrene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Phenol	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Pyrene	BRL	10		ug/L	164438	1	07/31/2012 14:55	YH
Surr: 2,4,6-Tribromophenol	105	47.4-146		%REC	164438	1	07/31/2012 14:55	YH
Surr: 2-Fluorobiphenyl	94.4	51.5-122		%REC	164438	1	07/31/2012 14:55	YH
Surr: 2-Fluorophenol	59.6	28.5-120		%REC	164438	1	07/31/2012 14:55	YH
Surr: 4-Terphenyl-d14	115	47.7-133		%REC	164438	1	07/31/2012 14:55	YH
Surr: Nitrobenzene-d5	82.2	45.7-120		%REC	164438	1	07/31/2012 14:55	YH
Surr: Phenol-d5	42.1	10.9-120		%REC	164438	1	07/31/2012 14:55	YH
TCL VOLATILE ORGANICS SW8260B		(SW5030B)						
1,1,1-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,1,2,2-Tetrachloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,1,2-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,1-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,1-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,2,4-Trichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,2-Dibromo-3-chloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,2-Dibromoethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,2-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP

Qualifiers:	• Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-1
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-002	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B		(SW5030B)						
1,2-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,2-Dichloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,3-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
1,4-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
2-Butanone	BRL	50		ug/L	164520	1	07/30/2012 21:01	NP
2-Hexanone	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
4-Methyl-2-pentanone	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
Acetone	BRL	50		ug/L	164520	1	07/30/2012 21:01	NP
Benzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Bromodichloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Bromoform	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Bromomethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Carbon disulfide	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Carbon tetrachloride	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Chlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Chloroethane	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
Chloroform	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Chloromethane	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
cis-1,2-Dichloroethene	12	5.0		ug/L	164520	1	07/30/2012 21:01	NP
cis-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Cyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Dibromochloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Dichlorodifluoromethane	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
Ethylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Freon-113	BRL	10		ug/L	164520	1	07/30/2012 21:01	NP
Isopropylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
m,p-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Methyl acetate	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Methyl tert-butyl ether	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Methylcyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Methylene chloride	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
o-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Styrene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Tetrachloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Toluene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
trans-1,2-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
trans-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Trichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Trichlorofluoromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:01	NP
Vinyl chloride	BRL	2.0		ug/L	164520	1	07/30/2012 21:01	NP
Surr: 4-Bromofluorobenzene	89.4	67.4-123		%REC	164520	1	07/30/2012 21:01	NP

Qualifiers:	• Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NELAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-1
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207121-002	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B					(SW5030B)			
Surr: Dibromofluoromethane	104	75.5-128		%REC	164520	1	07/30/2012 21:01	NP
Surr: Toluene-d8	93.7	70-120		%REC	164520	1	07/30/2012 21:01	NP

Qualifiers:

- * Value exceeds maximum contaminant level
- BRL Below reporting limit
- H Holding times for preparation or analysis exceeded
- N Analyte not NELAC certified
- B Analyte detected in the associated method blank
- > Greater than Result value

- E Estimated (value above quantitation range)
- S Spike Recovery outside limits due to matrix
- Narr See case narrative
- NC Not confirmed
- Less than Result value
- J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC
 Project Name: Clarkston Retail
 Lab ID: 1207J21-003

Client Sample ID: MW-2
 Collection Date: 7/27/2012
 Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B					(SW5030B)			
1,1,1-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,1,2,2-Tetrachloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,1,2-Trichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,1-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,1-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2,4-Trichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2-Dibromo-3-chloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2-Dibromoethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2-Dichloroethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,2-Dichloropropane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,3-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
1,4-Dichlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
2-Butanone	BRL	50		ug/L	164520	1	07/30/2012 21:30	NP
2-Hexanone	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
4-Methyl-2-pentanone	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
Acetone	BRL	50		ug/L	164520	1	07/30/2012 21:30	NP
Benzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Bromodichloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Bromoform	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Bromomethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Carbon disulfide	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Carbon tetrachloride	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Chlorobenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Chloroethane	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
Chloroform	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Chloromethane	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
cis-1,2-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
cis-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Cyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Dibromochloromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Dichlorodifluoromethane	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
Ethylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Freon-113	BRL	10		ug/L	164520	1	07/30/2012 21:30	NP
Isopropylbenzene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
m,p-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Methyl acetate	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Methyl tert-butyl ether	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Methylcyclohexane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Methylene chloride	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
o-Xylene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP

Qualifiers: * Value exceeds maximum contaminant level
 BRL Below reporting limit
 H Holding times for preparation or analysis exceeded
 N Analyte not NELAC certified
 B Analyte detected in the associated method blank
 > Greater than Result value

E Estimated (value above quantitation range)
 S Spike Recovery outside limits due to matrix
 Narr See case narrative
 NC Not confirmed
 < Less than Result value
 J Estimated value detected below Reporting Limit

Analytical Environmental Services, Inc

Date: 8-Aug-12

Client: Grounded Engineering Services, LLC	Client Sample ID: MW-2
Project Name: Clarkston Retail	Collection Date: 7/27/2012
Lab ID: 1207J21-003	Matrix: Groundwater

Analyses	Result	Reporting Limit	Qual	Units	BatchID	Dilution Factor	Date Analyzed	Analyst
TCL VOLATILE ORGANICS SW8260B					(SW5030B)			
Styrene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Tetrachloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Toluene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
trans-1,2-Dichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
trans-1,3-Dichloropropene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Trichloroethene	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Trichlorofluoromethane	BRL	5.0		ug/L	164520	1	07/30/2012 21:30	NP
Vinyl chloride	BRL	2.0		ug/L	164520	1	07/30/2012 21:30	NP
Surr: 4-Bromofluorobenzene	93.1	67.4-123		%REC	164520	1	07/30/2012 21:30	NP
Surr: Dibromofluoromethane	112	75.5-128		%REC	164520	1	07/30/2012 21:30	NP
Surr: Toluene-d8	96.7	70-120		%REC	164520	1	07/30/2012 21:30	NP

Qualifiers:	* Value exceeds maximum contaminant level	E Estimated (value above quantitation range)
	BRL Below reporting limit	S Spike Recovery outside limits due to matrix
	H Holding times for preparation or analysis exceeded	Narr See case narrative
	N Analyte not NFLAC certified	NC Not confirmed
	B Analyte detected in the associated method blank	< Less than Result value
	> Greater than Result value	J Estimated value detected below Reporting Limit

6073

RELEASE NOTIFICATION/REPORTING FORM



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

RECEIVED
Georgia EPD

APR 15 2013

Response and Remediation Program

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:	18-064-02-151	Acreeage	1.03	
4	Site or Facility Name				
5	Site Street Address	627 Valley Brook Road			
6	Site City	Scottdale	County	DeKalb	Zip 30079
7	Property Owner	Kathryn Lorene Burdett			
8	Property Owner Mailing Address	219 Triple Oaks Drive			
9	Property Owner City	Tucker	State	GA	Zip 30084
10	Property Owner Telephone No.	404-697-3289			
11	Site Contact Person	Kira L. Karlin	Title	Broker	
12	Site Contact Company Name	Karlin Real Estate			
13	Site Contact Mailing Address	5785 Northside Drive			
14	Site Contact City	Atlanta	State	GA	Zip 30328
15	Site Contact Telephone No.				
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.

Kathryn Lorene Burdett
NAME (Please type or print)
Kathryn Lorene Burdett
SIGNATURE
TITLE
April 11, 2013
DATE

PART II -- RELEASE INFORMATION

Page 1 of 4

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

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

Based on sampling information obtained from a prospective purchaser of the property, the suspected source appears to be from an offsite source of petroleum constituents.

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.):

No information is available on any release dates.

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 in January 2013 by a prospective purchaser, details are presented in the in the site summary.

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

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

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

There are two buildings located onsite. One building is a residential structure and the other building is a garage, both buildings are unoccupied and locked.

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

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

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

No soil sample results were above the method detection limit. Groundwater sampling results, above the method detection limit, were reported in the western portion of the property. The groundwater was encountered approximately 34 feet below ground surface.

PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 4

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

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

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

Name: Edward G. Gendron

Address: 635 Valley Brook 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: Bolton

Address: unknown

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

Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

SITE SUMMARY

Site Summary
627 Valley Brook Road
Scottsdale, GA 30079

The Property, located at 627 Valley Brook Road (Subject Property) encompasses approximately 1.03 acres located in Scottsdale, DeKalb County, Georgia (Figures 1). The Property is currently occupied by approximately 1,236 square feet residential structure and 1,632 square foot garage. The grounds include gravel driveway and concrete around the garage area. Historically, the site contained a garage for the maintenance of automobiles and heavy equipment from approximately 1966 to 1970. The site is located in an area of Lower Groundwater Pollution Susceptibility based upon the Groundwater Pollution Susceptibility Map of Georgia (Georgia Geologic Survey, 1992).

The surrounding area is described as mixed residential/commercial, and the subject property is immediately bordered by:

To the North: Residential;

To the East: Commercial, automotive repair shops, gas station, and retail;

To the West: Commercial, automotive repair shops and retail facilities and;

To the South: Commercial, active gasoline station and retail facilities.

As part of the sampling conducted on the property by a prospective purchaser, a total of three (3) borings were installed in the vicinity of the former garage. Soil samples were collected from the three (3) locations with depths ranging from 4 feet to 12 feet below ground surface (bgs) (Figure 2). Groundwater samples were collected from two (2) of the boring locations and water was encountered at approximately 34 feet bgs. All samples were submitted for laboratory analysis by Method 8260 for volatile organic compounds and Method 8270 for polynuclear aromatic hydrocarbons. The sample results indicated no impacts to soil. However, impacts to groundwater are present and consisted of petroleum constituents including 1,2-dichloroethane (Table 1). 1,2-dichloroethane was previously used as a anti knock agent in leaded gasoline. As a result, these impacts appear to originate from a release of gasoline from an off-site source. The laboratory results are presented in Attachment 1.

A water well survey was completed to identify any public and non-public water supply sources within a three-mile radius of the subject property and is presented in Attachment 2. No water wells were identified within 1.0-mile radius of the site. A hydrogeologic evaluation was also conducted in the local area to determine if a hydrogeologic connection could be present between groundwater at 627 Valley Brook Road residence and the suspected water wells located within the 3-mile radius. Based on the evaluation, there is no evidence of a hydrogeologic connection between groundwater at the subject property and these suspected wells.

Based on the limited nature of the release and current site conditions, a release exceeding a reportable quantity does not appear to have occurred on the property. Therefore, we are requesting a "non HIS" determination for this property.

**ATTACHMENT 1
LABROTORY ANALYTICAL RESULTS**



LRS, Inc.

Laboratory Resources & Solutions, Inc.

163 5th Street
Ashville, AL 35953
(205) 683-6731

www.lab-resource.com

Analytical Data Report

CLIENT Universal Engineering Sciences, Inc.
3040 Business Park Drive
Norcross GA 30071

ATTENTION Jeffery Goodyear

PROJECT ID Valley Brook

LABORATORY REPORT NUMBER 1301D96

DATE January 24, 2013

Primary Data Review By

Nicole Jessup

Project Manager

Analytical Environmental Services
njessup@aesatlanta.com

Secondary Data Review By

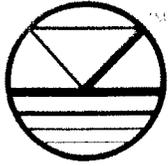
Wayne Gaston

Project Manager

Laboratory Resources & Solutions, Inc
wgaston@lab-resource.com

PLEASE NOTE:

- Unless otherwise noted, all analysis on this report performed at Analytical Environmental Services Inc. (AES Inc), 3785 Presidential Parkway, Atlanta, GA 30340.
- AES is certified in the following: NELAC/Florida Certification number E87582 for analysis of Environmental Water, soil/hazardous waste, and Drinking Water Microbiology, effective 07/01/11-06/30/12. AIHA Certification ID #100671 for Industrial Hygiene samples (Organics, Inorganics), Environmental Lead (Paint, Soil, Dust Wipes, Air), and Environmental Microbiology (Fungal) effective until 09/01/13.
- These results relate only to the items tested. This report may only be reproduced in full.
- Local support services for this project are provided by Laboratory Resources & Solutions, Inc. (LRS). All questions regarding this report should be directed to LRS, Inc. at (205) 683-6731.



Genesis Project, Inc.

ENVIRONMENTAL SERVICES

April 11, 2013

RECEIVED
Georgia EPD

APR 15 2013

Response and Remediation Program

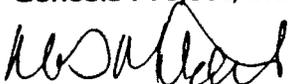
Mr. Charles D. Williams
Program Manager
Response & Remediation
Georgia Environmental Protection Division
2 Martin Luther King Jr. Drive, SE
Suite 1462, East Tower
Atlanta, Georgia 30334

Re: HSRA Release Notification Form
627 Valley Brook Road
Scottdale, GA 30079

Dear Mr. Williams,

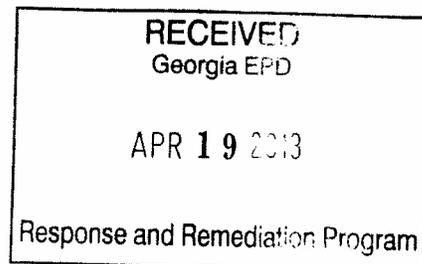
Please find enclosed the Hazardous Site Response Act (HSRA) Release Notification Form as well as all required documentation for the above-referenced facility.

Please call if you have any questions or comments concerning this submittal.

Sincerely,
Genesis Project, Inc.

Mark D. Mitchell P.G.
Principal



Laundry and Dry Cleaning Supplies Since 1899



April 15, 2013

**Georgia Environmental Protection Division
Hazardous Sites Response Program
Suite 1462, Floyd Tower East
2 Martin Luther King Jr. Drive SE
Atlanta, GA. 30334-9000**

To Whom It may Concern:

Enclosed is a submission of a Release Notification / Reporting Form on property @ 5330 Dividend Drive, Decatur, GA. 30043, currently owned by Phenix Supply Company. Phenix Supply is submitting this form because during a recent phase II study done in conjunction with a potential sale of the property, it was determined that our site had slight contamination due to Tetrachlorethylene, and as suggested by the environmental company that notification to the state was required.

The original work order for the phase II study was issued by the subsequent potential new owner, to which the sale has not been formalized at this time. Originally reported to the potential new owner January 11, 2013, it was not until some time afterward that the entire report was made available to Phenix Supply Company, the current owner of the property. Phenix Supply commissioned additional information from the environmental company that conducted the phase II study and has included that information along with this report.

It is Phenix Supply's intention to provide all necessary information to the state that is required, and a willingness to provide any future information that the state may require. Please inform Phenix Supply Company of the next step(s) required after review.

On behalf of Phenix Supply Company,

Lawton Jones
V.P. Operations

Atlanta Birmingham Columbia Jacksonville Knoxville Nashville Richmond Tampa

Mailing Address: P.O. Box 360574 • Decatur, Georgia 30036-0574

Shipping Address: 5330 Dividend Drive • Decatur, Georgia 30035-3805

Phone: (770) 981-2800 • Fax: (770) 981-6462



6085

1

RELEASE NOTIFICATION/REPORTING FORM

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

RECEIVED
Georgia EPD
APR 19 2013
Response and Remediation Program

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

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:				Acreage	3.44
4	Site or Facility Name	Phenix Supply Company				
5	Site Street Address	5330 Dividend Drive				
6	Site City	Decatur	County	Dekalb	Zip	30035
7	Property Owner	Phenix Supply Company				
8	Property Owner Mailing Address	5330 Dividend Drive				
9	Property Owner City	Decatur	State	Ga	Zip	30035
10	Property Owner Telephone No.	770-981-2800				
11	Site Contact Person	Lawton Jones	Title	V.P. Operations		
12	Site Contact Company Name	"same as above"				
13	Site Contact Mailing Address					
14	Site Contact City		State		Zip	
15	Site Contact Telephone No.					
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.

"For Phenix Supply Company" Lawton Jones V.P. Operations

NAME (Please type or print) Lawton Jones V.P. Operations TITLE 4-15-13
SIGNATURE DATE

1/21

PART II -- RELEASE INFORMATION

Page 1

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:** Over years of deliveries, it appears there were slight leaks from bulk tanker delivery of Tetrachloroethylene, aka Perchloroethylene (PCE).
- 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.):** Various dates for multiple deliveries. Liquid product. Unknown as to quantity at any given time. There were no reports of leaking at time of deliveries. No immediate physical evidence of any type of spills.
- 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 and Phase II studies were done. Bulk deliveries were discontinued in 2010. No other remediation has been started at this time, as it has just been brought to our attention there was any problem.

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

"X" Limited Access: Less than 24-hour surveillance system, and/or a barrier or fence that is partially open.

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. Area is the parking lot and delivery area for trucks. Fenced and gated and under lock and surveillance cameras when area not in use.

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

"X" A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt

Describe the type and thickness of the material covering the contaminated soil or wastes. Asphalt area appears to be between 4" and 6" deep. Concrete area is 12".

2/21

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.

"X" 3001 to 5280 feet

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

Name: _unknown

Address: _2,000 block of Panola Road

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

"X" 2.5 miles - Industrial complex AND AREA SURROUNDING THE SITE IS ON COUNTY WATER + SEWAGE.

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?

"X" No

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

3/21

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.

see attached

PAGE 5/21

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.

see attached

PAGE 8+9/21

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>.

Exhibit #1

4/21



Laundry and Dry Cleaning Supplies Since 1899

5330 DIVIDEND DRIVE SITE SUMMARY

Phenix Supply Company is a supplier of laundry and dry cleaning supplies to the laundry and dry cleaning industries of the state of Georgia, as well as 7 other Southeastern states. The company has been in existence since 1899. The general focus of the company is delivery on company owned trucks to the end-user all supplies needed for production.

The property at 5330 Dividend Drive is approximately 3.44 acres. A single building of 36,880 square feet sits on the western edge of the property. Loading dock doors face the east with a parking lot and truck area that has been extended outward from the building to a total of 130 feet deep and runs the entire length of the building. Outside of this area is the remaining property, which is pine forest. The general topography slopes away from the building.

Phase I and Phase II studies were authorized as a preliminary for selling of the property to a perspective purchaser. As a results, the studies indicate that one area has slight concentrations higher that state limits of Tetrachloroethylene, also know as Perchloroethylene (PCE) in a sampling of ground water. This area is listed on attachments described as GW-2, which is located in the far northeast corner of the property and is the lowest level area of the lot. All other areas tested revealed either no contamination or levels below state mandates.

Since there was never a reported release by trucking employees upon delivery, it can only be assumed that release occurred gradually of small amounts over numerous deliveries of the product over a number of years. In 2010, all bulk deliveries ceased, therefore, eliminating the opportunity for continued release potential. All deliveries were required to have containment pans under points of potential leaks. No other remediation has taken place at this time.

Based on the reports from the environmental company, it was advised that Phenix Supply report the findings to the state.

Atlanta Birmingham Columbia Jacksonville Knoxville Nashville Richmond Tampa

Mailing Address: P.O. Box 360574 • Decatur, Georgia 30036-0574

Shipping Address: 5330 Dividend Drive • Decatur, Georgia 30035-3805

Phone: (770) 981-2800 • Fax: (770) 981-6462



5/21

EXHIBIT "A"

LEGAL DESCRIPTION

Tract No. 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 40 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the north right-of-way line of Dividend Drive (having a 60-foot right-of-way and also being known as Hearn Drive), which rebar is located a distance of 553.00 feet easterly, as measured along said north right-of-way line of Dividend Drive, from the point of intersection of said north right-of-way line of Dividend Drive with the east right-of-way line of Park Central Boulevard (having a 60-foot right-of-way); running thence north 00 degrees 02 minutes 06 seconds east, a distance of 300.00 feet to a ½ inch rebar found; thence south 89 degrees 57 minutes 49 seconds east, a distance of 300.00 feet to a ½ inch rebar set; thence south 00 degrees 02 minutes 06 seconds west, a distance of 300.00 feet to a ½ inch rebar found on said north right-of-way line of Dividend Drive; thence north 89 degrees 57 minutes 49 seconds west along said north right-of-way line of Dividend Drive, a distance of 300.00 feet to said ½ inch rebar found and the Point of Beginning.

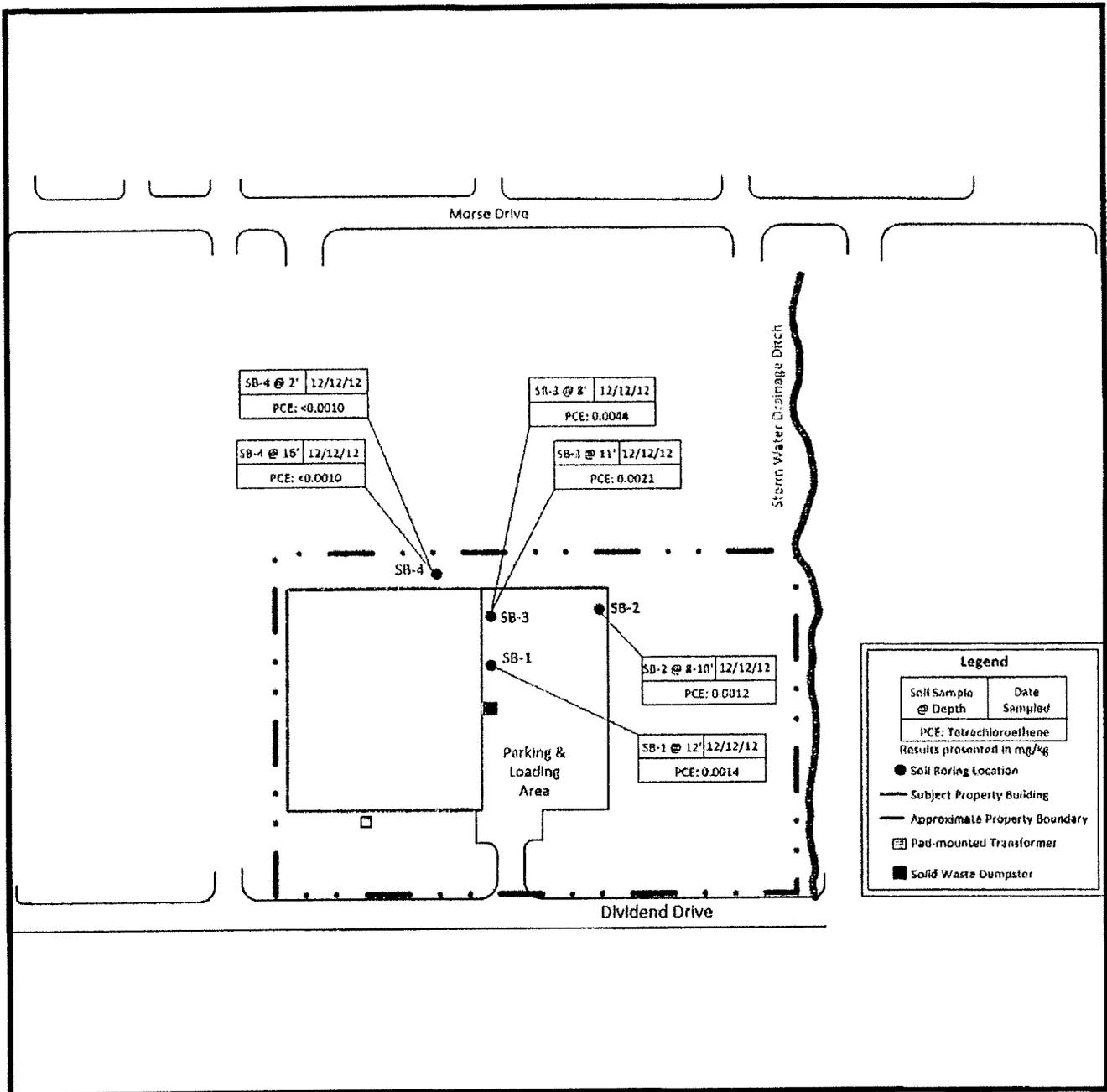
Tract No. 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 40 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the north right-of-way line of Dividend Drive (having a 60-foot right-of-way and also being known as Hearn Drive), which rebar is located a distance of 853.00 feet easterly, as measured along said north right-of-way line of Dividend Drive, from the point of intersection of said north right-of-way line of Dividend Drive with the east right-of-way line of Park Central Boulevard (having a 60-foot right-of-way); running thence north 00 degrees 02 minutes 06 seconds east, a distance of 300.00 feet to a ½ inch rebar set; thence south 89 degrees 57 minutes 50 seconds east, a distance of 200.14 feet to a ½ inch rebar found; thence south 00 degrees 02 minutes 15 seconds west, a distance of 299.83 feet to a ½ inch rebar set on said north right-of-way line of Dividend Drive; thence south 89 degrees 59 minutes 11 seconds west along said north right-of-way line of Dividend Drive, a distance of 200.13 feet to said ½ inch rebar found and the Point of Beginning.

TOTAL ACERAGE with TRACTS → 3.444 ACRES

7/21



PHENIX SUPPLY
5330 Dividend Drive
Decatur, GA 30035



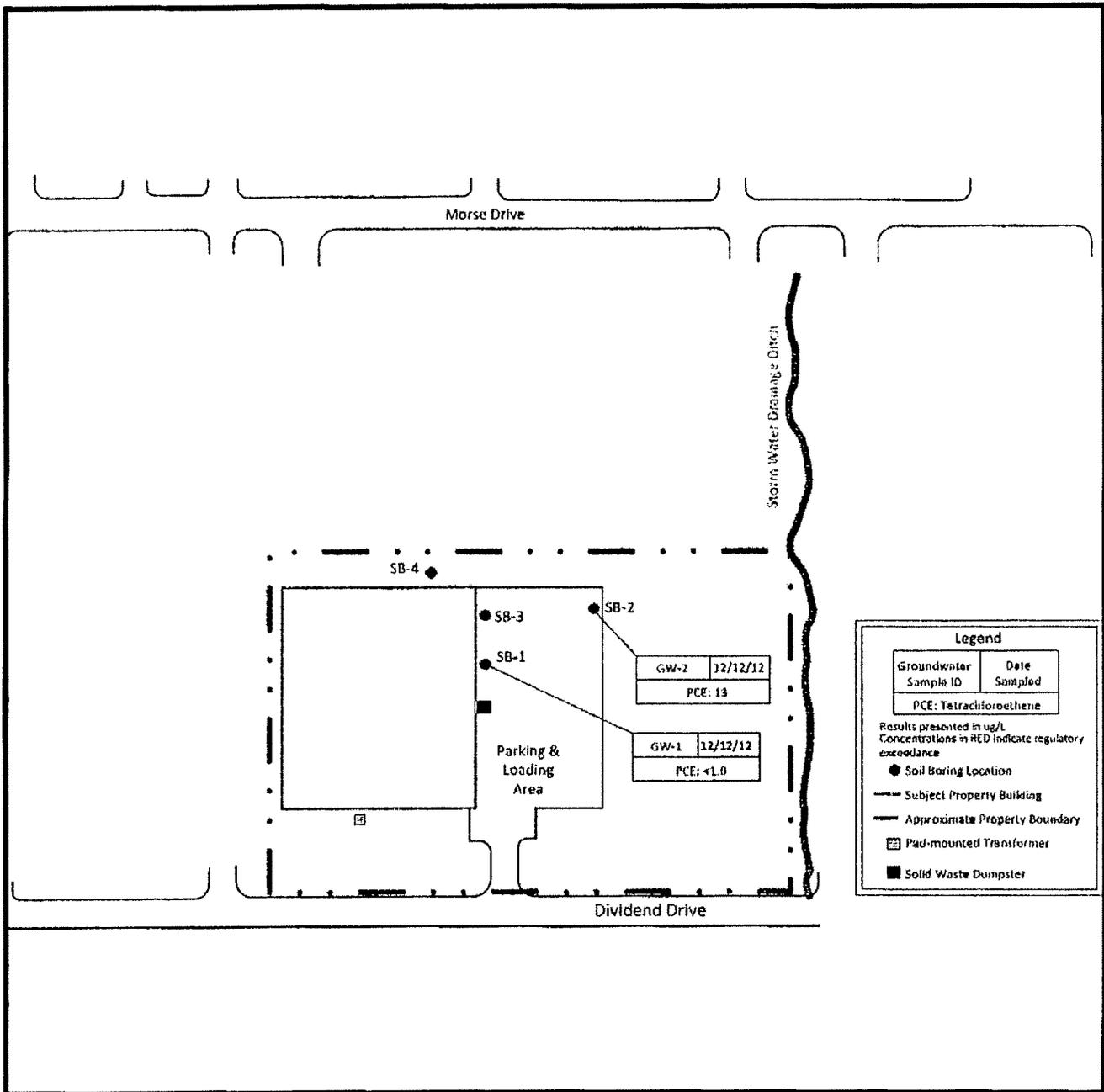
Not to Scale

ENERCON

Figure 3A
Soil Analytical Results

Project No: CBNKDAL304

8/21



PHENIX SUPPLY
5330 Dividend Drive
Decatur, GA 30035



Not to Scale



ENERCON

Figure 3B
Groundwater Analytical Results

Project No: CBNKDAL304

9/21



The USGS Store

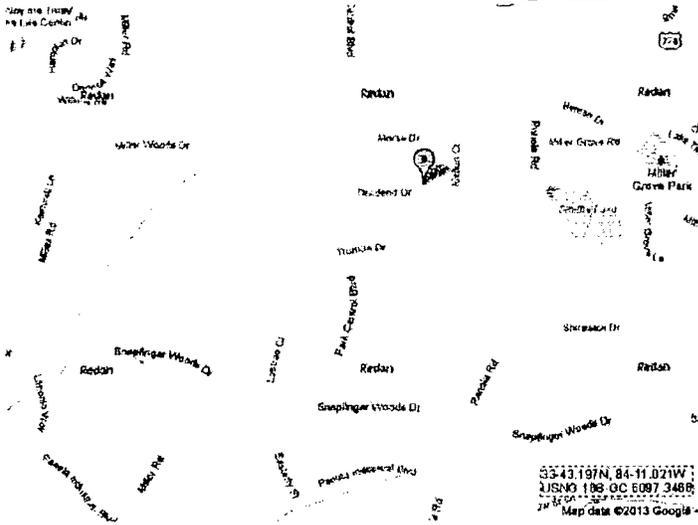
USD.00 | No Items in Basket | Help

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Don't see the Map Locator & Downloader? [Help](#) | Having trouble? Call: 1-888-ASR-USGS (1-816-275-6747, Select Option 2) or Write: USGSSTORE@USGS.GOV for help.

Search: 5330 Dividend Drive Decatur, GA Address or Place Go



Find a place on the map [\(Navigation Help\)](#)

NAVIGATE:
Double click to re-center, click and drag to pull the map around, zoom in and out.

MARK POINTS:
Click on a place to add a marker.

NOTES:
Switch between Navigate and Mark Points at any time.
The following [Time Delays](#) appear when you are in the Mark Points mode and zoom in:
7.5 and 15 Minute

SELECT AND GET YOUR MAPS:
Click marker to see an information bubble showing maps available, then click on "order", "download", or add maps your download cart.

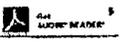
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Page Last Modified: May 17, 2012

10/21

EXECUTIVE SUMMARY

Enercon Services, Inc. (ENERCON) was retained by FabriClean Supply (hereafter referred to as Client), to perform a Limited Phase II Environmental Site Assessment (ESA) at the Phenix Supply Company (Phenix Supply), located at 5330 Dividend Drive in Decatur, DeKalb County, Georgia (subject property).

The purpose of this Limited Phase II ESA was to evaluate the subsurface soil and groundwater conditions present at the subject property, as the subject property occupant stores and distributes commercial laundry and dry cleaning supplies including tetrachloroethene (tetrachloroethylene / perchloroethylene [PCE]). The subject property occupant, Phenix Supply, has stored and distributed PCE since occupying the property in 1999. The subsurface investigation was conducted at the northern, central, and eastern portions of the developed areas of the subject property. Phase II ESA activities included the collection of soil and groundwater samples from the soil borings. The investigation also included review of any applicable Georgia Environmental Protection Division (GA EPD) files and previous Phase I ESA reports for the subject property. The Limited Phase II ESA investigation was performed as part of the FabriClean Supply environmental due diligence process.

A previous Phase I ESA was conducted on the subject property by LandAmerica Commercial Services, LandAmerica Assessment Corporation (LAC), dated September 8, 2008. The ESA reported the historical repacking and storage of dry cleaning solvents at the property, which included PCE. The investigation identified recognized environmental conditions (RECs) at the site. The LAC Phase I ESA recommended that a Phase II ESA should be performed to further evaluate the potential impact to the Property from the potential releases of dry cleaning solvents.

"soil"
Four soil borings, SB-1 through SB-4, were advanced on the subject property via direct push techniques. Soil borings SB-1 and SB-2 were advanced to groundwater, while refusal was encountered in soil borings SB-3 and SB-4 prior to reaching the static groundwater table. One soil sample was obtained from each soil boring with a second soil sample being obtained in soil borings SB-3 and SB-4 where refusal was encountered. A groundwater sample was obtained in soil borings SB-1 and SB-2. All obtained soil and groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs) by U.S. Environmental Protection Agency (EPA) Method 8260B. Laboratory analysis for the collected soil samples SB-1@ 12', SB-2@ 8-10', SB-3@ 8', and SB-3@ 11' contained concentrations of PCE at 0.0014 milligrams per kilogram (mg/kg), 0.0012 mg/kg, 0.0044 mg/kg, and 0.0021 mg/kg, respectively. No other VOC constituents were detected above laboratory detection limits. The soil samples obtained from soil boring SB-4 did not contain any VOC constituents above laboratory detection limits. The detected concentrations of PCE in SB-1, SB-2, and SB-3 do not exceed the GA EPD Hazardous Site Response Act (HSRA) Notification Concentration (0.18 mg/kg).

12/21

Enercon Services, Inc.

Phenix Supply
5330 Dividend Drive
Decatur, DeKalb County, Georgia

TABLE 1: ORGANIC VAPOR SUMMARY

Sample Location	Date Sampled	Sample Interval (feet bgs)	PID Reading (ppm)	Comments
SB-1	12/12/12	0-1'	0.0	
		2-4'	0.0	
		4-6'	0.0	
		6-8'	0.0	
		8-10'	0.0	
		10-12'	0.1	Collected soil sample
SB-2	12/12/12	0-1'	0.0	
		1-3'	0.0	
		3-5'	0.0	
		5-7'	0.0	
		7-9'	0.1	Collected soil sample
		9-11'	0.0	
SB-3	12/12/12	0-1'	0.0	
		1-2'	0.1	
		2-4'	0.1	
		4-6'	0.0	
		6-7'	0.0	
		8-10'	0.2	Collected soil sample
		10-11'	0.0	Collected soil sample
SB-4	12/12/12	0-1'	12.6	Collected soil sample
		1-2'	0.2	
		2-4'	0.1	
		4-5'	0.0	
		5-7'	0.0	
		7-8'	0.0	
		8-9'	0.3	
		9-11'	0.0	
		11-12'	0.0	
		12-14'	0.0	
		14-16'	0.0	Collected soil sample

13/21

Enercon Services, Inc.

Phenix Supply
 5330 Dividend Drive
 Decatur, DeKalb County, Georgia

TABLE 2: SOIL ANALYTICAL SUMMARY

Sample Location	Date Sampled	Analytical results (in milligrams per Kilogram (mg/kg))				
		VOCs				
		cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Tetrachloroethene	Trichloroethene	Vinyl Chloride
SB-1 @ 12'	12/12/2012	<0.0010	<0.0010	0.0014	<0.0010	<0.0010
SB-2 @ 8-10'	12/12/2012	<0.0010	<0.0010	0.0012	<0.0010	<0.0010
SB-3 @ 8'	12/12/2012	<0.0010	<0.0010	0.0044	<0.0010	<0.0010
SB-3 @ 11'	12/12/2012	<0.0010	<0.0010	0.0021	<0.0010	<0.0010
SB-4 @ 2'	12/12/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
SB-4 @ 11'	12/12/2012	<0.0010	<0.0010	<0.0010	<0.0010	<0.0010
GA EPD HSR Appendix I		0.53	0.53	0.18	0.21	0.04

Georgia Environmental Protection Division Hazardous Site Response Act Notification Concentrations Appendix I

14/21

EXECUTIVE SUMMARY (continued)

Groundwater samples GW-1 and GW-2 were obtained from soil borings SB-1 and SB-2, respectively. Groundwater sample GW-1 did not contain any VOC concentrations above laboratory detection limits. Groundwater sample GW-2 contained concentrations of PCE at 13 micrograms per liter (ug/L), which is above the GA EPD HSRP reportable limit. No other VOC constituents were detected above laboratory detection limits in this groundwater sample. Based on the groundwater sample containing a detectable concentration of PCE, ENERCON recommends a GA EPD HSRP Release Notification / Reporting Form should be completed and submitted by the subject property owner to the GA EPD HSRP. Completion and submission of this form is required by the GA EPD Rule 391-3-19-.04(4).

WATER

Based on the laboratory analytical results, a release of PCE has occurred at the subject property. This release has impacted the soil and groundwater at the subject property however only the groundwater is impacted at a concentration in excess of regulatory action levels.

16/21

6056

RELEASE NOTIFICATION/REPORTING FORM



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

RECEIVED
Georgia EPD

APR 25 2013

Response and Remediation Program

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:	17092400240	Acreage	0.597	
4	Site or Facility Name	Office Suites			
5	Site Street Address	1234 Powers Ferry Rd.			
6	Site City	Marietta	County	Cobb	Zip 30067
7	Property Owner	1234 Powers Ferry LLC			
8	Property Owner Mailing Address	1234 Powers Ferry Rd.			
9	Property Owner City	Marietta	State	GA	Zip 30067
10	Property Owner Telephone No.	404-625-6252			
11	Site Contact Person	Eric Bowles	Title	Practice Manager	
12	Site Contact Company Name	JT Cooper MD PC			
13	Site Contact Mailing Address	1234 Powers Ferry Rd. Suite 104			
14	Site Contact City	Marietta	State	GA	Zip 30067
15	Site Contact Telephone No.	404-625-6252			
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.

Eric Bowles
NAME (Please type or print)

TITLE
23 APRIL 2013
DATE

SIGNATURE

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 sources are current and/or former off-site dry cleaning 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.):

A Phase II ESA conducted in March 2013 identified the contaminants at the subject property. The source of the contamination is likely from off-site dry cleaning facilities and therefore specific information pertaining to the release 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).

Groundwater sampling was conducted during Phase II ESA activities through temporary monitoring wells. These wells were abandoned following the Phase II ESA.

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: NA Foxwood 54 (Large Apartment Complex)

Address: 2850 Delk Rd.

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

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

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

Name: Unknown

Address: Unknown

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

- Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

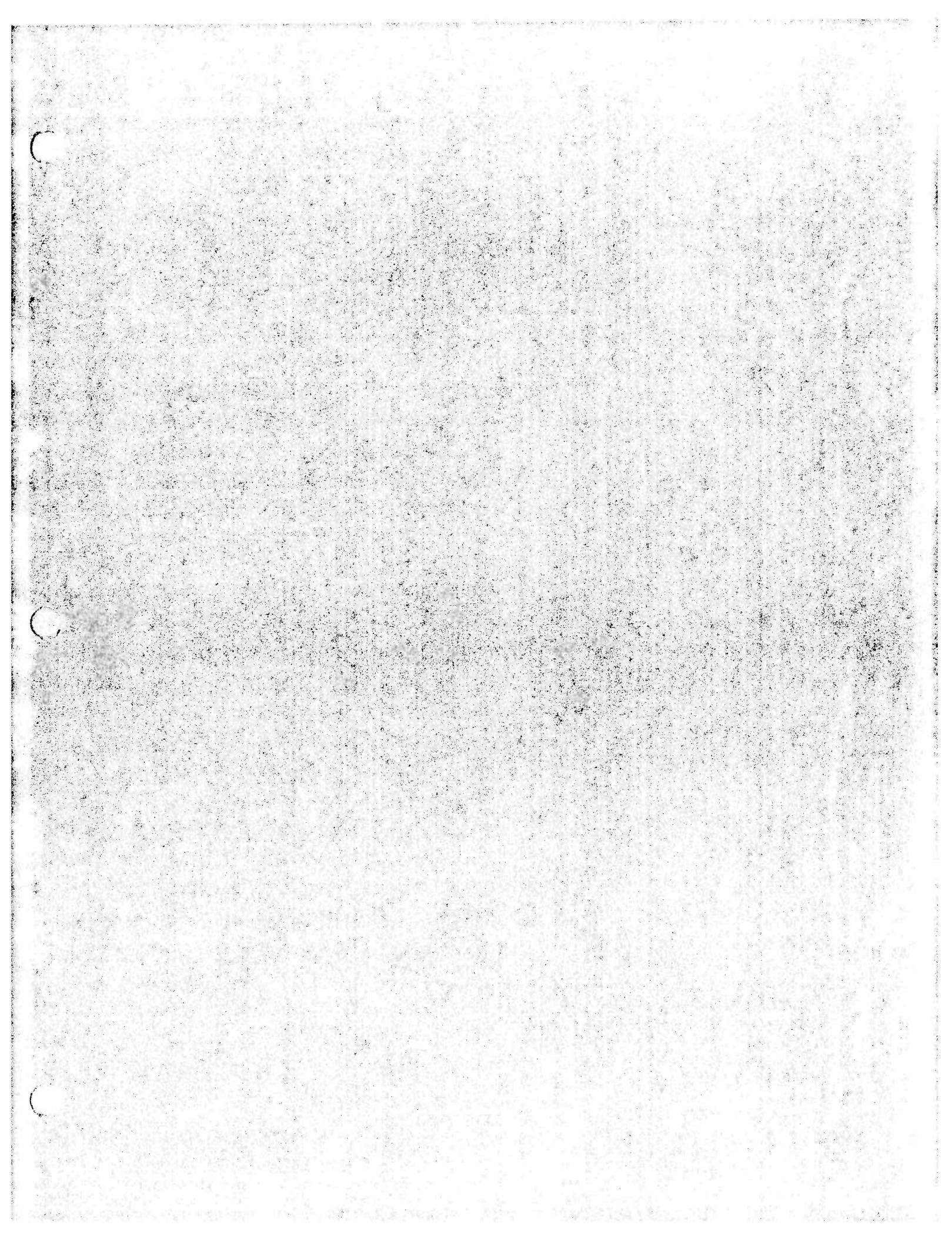
Site Summary

The subject property, located at 1234 Powers Ferry Road, Marietta, GA, is developed with an approximate 12,725 square foot commercial office building. The building is subdivided into multiple suites and is currently utilized as office space. The subject property is located in an area of primarily commercial and retail properties, with residential properties existing to the south. A Phase I and Phase II Environmental Site Assessment (ESA) was conducted as a part of due diligence activities at the subject property.

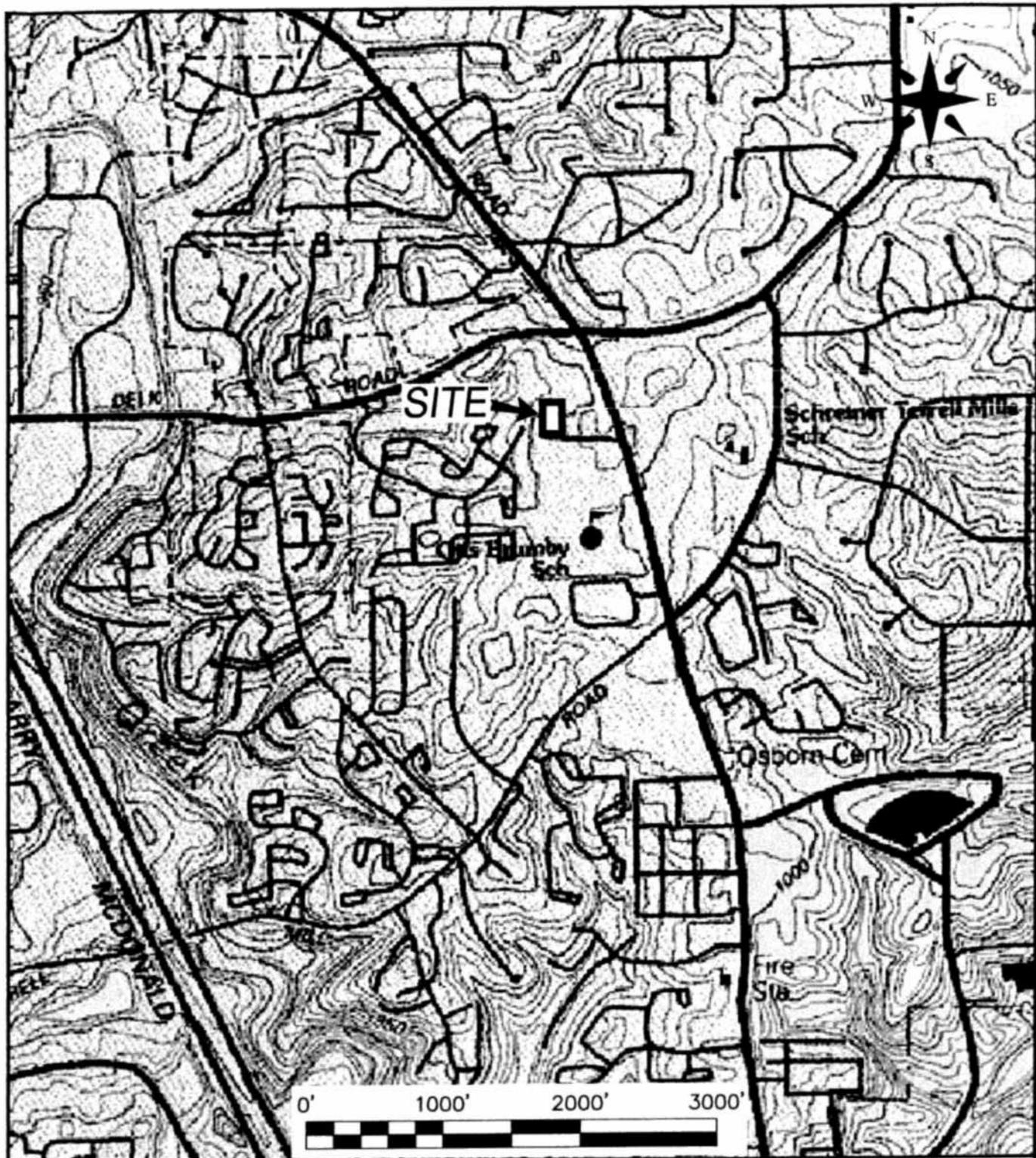
The Phase I ESA conducted by Contour Environmental, LLC (Contour) identified a current dry cleaning facility and a former dry cleaning facility located within close proximity to the subject property as Recognized Environmental Conditions (RECs). One of these facilities was identified on the Georgia Non-Hazardous Site Inventory (HSI). Prater & York, LLC (Prater & York) conducted a Phase II ESA where two borings were advanced to groundwater and groundwater samples were collected and analyzed for Volatile Organic Compounds (VOCs). Both samples reported concentrations of tetrachloroethene above the Maximum Contaminant Level (MCL) of 5 ug/L, with the highest concentration being 930 ug/L. Additionally, the boring located in the northeastern portion of the property was reported to have trichloroethene at a concentration (8.8 ug/L) which exceeds the MCL of 5 ug/L. Pertinent Phase II ESA information is included as an attachment.

Based on information in the Contour Phase I ESA, the subject property was undeveloped prior to the construction of the current medical office in the early 1980's. The subject property has only been utilized as office space since construction. Based on this, the source of the impact to groundwater is assumed to be the drycleaners identified in the Contour Phase I ESA.

Prater & York spoke with Jim Parsons of the Cobb County-Marietta Water Authority to determine if any active wells were located within a one mile radius of the subject property. Mr. Parsons indicated that there are not any wells within the one mile radius and any wells that the Authority operates are located to the north of the subject property. Additionally, Prater & York reviewed the file for the adjoining property which is included on the Non-HSI. This review yielded information pertaining to the closure of two residential wells which were located within ½ of a mile of the subject property. Upon closure of these wells, the release at this facility was determined to not exceed the RQSM Groundwater Pathway Threshold. This information is included as an attachment to this submittal.



FIGURES



HSRA Release Notification

Medical Office on 0.728 Acres
 1234 Powers Ferry Road
 Marietta, Cobb County, GA

PROJECT NUMBER: PY-13-161



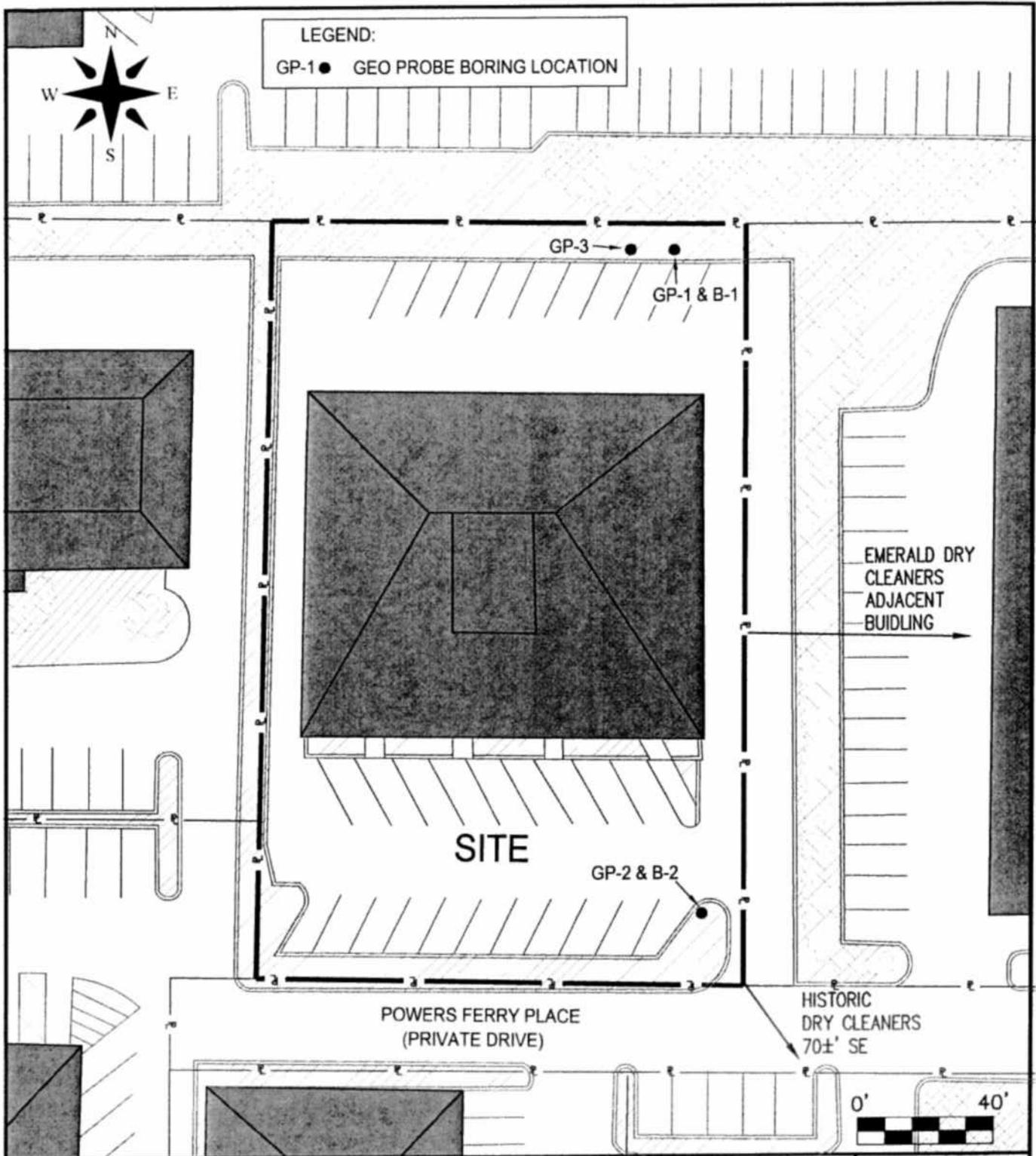
PRATER & YORK

Prater & York, LLC, P.O. Box 304, Rome, GA 30162

**SITE
 LOCATION
 MAP**

Figure 1

4/22/2013



HSRA Release Notification

Medical Office on 0.728 Acres
1234 Powers Ferry Road
Marietta, Cobb County, GA

PROJECT NUMBER: PY-13-161



PRATER & YORK

Prater & York, LLC, P.O. Box 304, Rome, GA 30162

SITE VICINITY /
BORING
LOCATION MAP

Figure 2

4/22/2013



Prater & York

April 24, 2013

PY-13-161

**Georgia Environmental Protection Division
Suite 1462, Floyd Tower East
2 Martin Luther King Jr. Drive, SE
Atlanta, GA 30333-9000**

RECEIVED
Georgia EPD

APR 25 2013

Response and Remediation Program

**Re: Release Notification
Office Suites
1234 Powers Ferry Road
Marietta, Cobb County, Georgia**

To Whom It May Concern:

Prater & York, LLC (Prater & York) is pleased to submit this Release Notification for the office suites located at 1234 Powers Ferry Road in Marietta, Georgia. Prater & York completed a Phase II Environmental Site Assessment (ESA) at the property in March 2013. During the Phase II ESA air rotary drilling techniques were utilized to install two temporary monitoring wells at the subject property. Groundwater samples collected were reported to have concentrations of cis 1,2-Dichloroethene, chloroform, tetrachloroethene, and trichloroethene.

According to a Phase I ESA conducted by Contour Environmental, LLC the subject property has been owned by the same owners and operated as office suites since it was initially developed in 1983. Additionally, the Phase I ESA noted that the adjoining property to the north, currently a Kroger grocery store, is included on the Non-HSI and that the adjoining property to the east is currently operating as a dry cleaning facility. Based on this information, Prater & York believes the source of impact to groundwater to be off-site.

Prater & York reviewed the Georgia EPD file of the adjoining property to the north which is included on the Non-HSI based on a release of tetrachloroethene. During the file review, information pertaining to two residential wells located within a half mile of the subject property was reviewed. The information stated that these wells were properly abandoned and that these

Georgia EPD – Release Notification

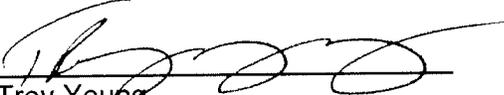
April 24, 2013

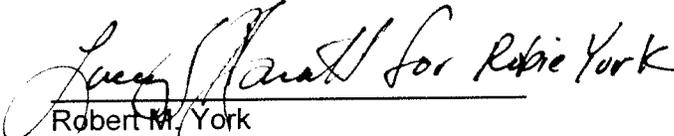
Page 2

properties were then serviced by the Cobb County Water System. The RQMS score was then based on wells being greater than one mile from the property.

Should you have any questions or concerns please contact either of the undersigned at 678-839-7940.

Sincerely,


Trey Young
Environmental Department Manager


Robert M. York
Principal

6087

RELEASE NOTIFICATION/REPORTING FORM



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

RECEIVED
 Georgia EPD

APR 26 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)	N/A			
3	Tax Map and Parcel ID Number:	Parcel ID No. 17 008900090546 (See Attachment 9B1 for Tax Map)	Acreage	2.0218	
4	Site or Facility Name	AB Northside Tower LLC Property			
5	Site Street Address	6065 Roswell Road NW			
6	Site City	Atlanta	County	Fulton	Zip 30328
7	Property Owner	AB Northside Tower LLC			
8	Property Owner Mailing Address	300 E Lombard Street, Suite 900			
9	Property Owner City	Baltimore	State	MD	Zip 21202
10	Property Owner Telephone No.				
11	Site Contact Person	Mr. John Baker	Title		
12	Site Contact Company Name	Baker, Dennard and Goetz			
13	Site Contact Mailing Address	3424 Peachtree Road NE			
14	Site Contact City	Atlanta	State	GA	Zip 30326
15	Site Contact Telephone No.	(404) 459-4300 ext. 205 (office) or (404) 272-5551 (cell)			
16	Facility Operator Contact Person	N/A	Title		
17	Facility Operator Company Name	N/A			
18	Facility Operator Mailing Address	N/A			
19	Facility Operator City	N/A	State		Zip
20	Facility Operator Telephone No.	N/A			

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.

By: ~~BROWN REALTY MANAGER INC.~~, its manager
 Kathleen Flynn

Vice President of Manager

NAME (Please type or print)

TITLE

[Signature]

SIGNATURE

DATE

**RESPONSE AND REMEDIATION PROGRAM
RELEASE NOTIFICATION/REPORTING FORM**

**AB Northside Tower LLC Property
6065 Roswell Road
Atlanta, Fulton County, Georgia 30328**

GLE Project No: 13000-12864

Prepared for:

**Response and Remediation Program
Environmental Protection Division
Department of Natural Resources
2 Martin Luther King Jr. Drive SE
Suite 1154 East Tower
Atlanta, Georgia 30334**

April 26, 2013

Prepared by:



1100 Spring Street NW
Suite 820
Atlanta, Georgia 30309
404-373-3844 • Fax 404-373-3927

PART II -- RELEASE INFORMATION

Page 2 of 7

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 this groundwater release is attributed to a dry cleaners (Pavilion Cleaners) located north of 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 date, physical state, and quantity of the release are unknown.

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

Five (5) direct-push borings were advanced at the Property during a limited investigation, and groundwater samples were collected from temporary monitoring wells installed in three (3) of the borings. One (1) soil sample was also collected from a boring located on the western end of the Property. The soil sample was analyzed for volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). Groundwater samples were analyzed for VOCs. Tetrachloroethene was detected above laboratory detection limits in one (1) groundwater sample collected from the northeast corner of the Property at a concentration of 28 micrograms per liter ($\mu\text{g/L}$). See 9A Site Summary for a more detailed summary of the limited investigation conducted.

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 majority of the Property is occupied by a nine-story office building and two-story parking deck. The Property is monitored by video cameras and security personnel, and access controls are utilized.

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

N/A

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

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

N/A

PART II - - RELEASE INFORMATION

(continued)

Page 3 of 7

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: Lajeane Turner

Address: 6056 Harlston Road, Atlanta, GA

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

- Less than .05 miles 1 to 2 miles Greater than 3 miles
 0.5 to 1 mile 2 to 3 miles

Well located at 5950 Mitchell Drive within one-mile to the west, determined by EPD to be cross-gradient of the property to the west.

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

Name: None identified

Address: None identified

A well survey is included in Attachment 11.

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. SEE ATTACHMENT 9A: Site Summary

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. SEE ATTACHMENT 9B: Figures 9B2 and 9B3

27. U.S.G.S. Topographic Map

Along with this form, you **MUST** submit an original U.S.G.S. topographical map (1:24,000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located. SEE ATTACHMENT 10: USGS Topographic Map (EPD's copy only).

ATTACHMENT 9A: Site Summary

The Property consists of one (1) parcel of land (Parcel ID No. 17 008900090546) totaling 2.0218-acres in Atlanta, Fulton County, Georgia. The Property is located approximately 300-feet north of the intersection of Roswell Road NW and Sandy Springs Place NE and was referenced by the physical address of 6065 Roswell Road NE, Atlanta, Georgia, 30328. The Property is improved with a nine-story office building and associated two-story parking deck. The building is located on the southwest portion of the Property. The building and parking deck encompasses the entire Property, except for the westernmost portion of the Property, which contains a small landscaped area. A tax assessor's map of the Property (refer to **Attachment 9B1**) and a site and area layout, with soil boring/sampling locations (refer to **Attachment 9B2**) are included in **Attachment 9B**.

The Property is bounded on the north by an office building and restaurant (Non-HSI facility known as 6075-6087 Roswell Road NE) followed by Pavilion Cleaners further north, to the south by a McDonalds restaurant, to the east by Boylston Road and further east by an office building and undeveloped land, and to the west by Roswell Road NE and further west by a Duncan Donuts (former gasoline station) and a Jimmy Johns restaurant.

The regulatory files for the Non-HSI facility to the north indicate, toluene and vinyl chloride were detected in a groundwater sample at concentrations of 10 micrograms per liter ($\mu\text{g/L}$) and 52 $\mu\text{g/L}$, respectively. No volatile organic compounds (VOC) constituents were detected in the four (4) soil samples collected at depths ranging from 5-feet below ground surface (bgs) to 15-feet bgs. The source of groundwater impact was attributed to a dry cleaner (Pavilion Cleaners) located north of this property. A Release Notification was subsequently submitted to EPD on June 29, 2005. A review of the USGS topographic map for this area indicates that this facility is topographically upgradient of the Property and the inferred groundwater flow direction at this facility is to the south-southeast and potentially toward the Property.

On March 21, 2013, GLE Associates, Inc. (GLE), on behalf of the lender, advanced a total of five (5) direct push soil borings (B-1 through B-5) at the Property (refer to **Attachment 9B2** for boring locations) to determine if the Property had been impacted by potential releases from the off-site regulated facilities to the north and west. Soil samples were field-screened with a photoionization detector (PID). PID readings ranged from none detected (0 parts per million, ppm) to 5.6 ppm. Based on the absence of groundwater in boring B-5, one (1) soil sample (B-5-26@26-ft. bgs) was collected at the boring refusal depth of 26-feet bgs in boring B-5, which was advanced on the western portion of the Property, and submitted for laboratory analysis of VOCs by EPA Method 8260B and polynuclear aromatic hydrocarbons (PAHs) by EPD Method 8270C. No VOC or PAH constituents were detected in soil sample B-5-26@26-ft.bgs.

Temporary groundwater monitoring wells were installed in borings B-2, B-3, and B-4 using a stainless steel screen point sampler to facilitate the collection of groundwater samples. Groundwater samples were collected from borings B-2 (B-2-GW) located on the northeast corner of the Property, B-3 (B-3-GW), and B-4 (B-4-GW), and submitted for VOC analysis by EPA Method 8260B. Tetrachloroethene was detected only in groundwater sample B-2-GW at a concentration of 28.0 $\mu\text{g/L}$. No other VOC constituents were detected in the groundwater samples analyzed. Soil and groundwater data are presented on **Attachment 9B3**. A copy of the laboratory analytical data for the Property, boring logs, and boring location plan are appended in **Attachment 9B**.

GLE reviewed available literature and previous receptor surveys performed by others for Non-HSI facilities located adjacent to and in the immediate vicinity of the Property, and also conducted a well survey to identify drinking water wells in the vicinity of the Property. Based on GLE's review of available literature, interviews with government officials, review of previous well surveys, and GLE's field reconnaissance, one (1) drinking water well was identified between one-half mile and 1-mile west-southwest of the Property. However, based on a 2012 notification and trip report for a site located to the west of the Property, EPD determined that groundwater in the vicinity flows to the southeast, away from this well. The inferred groundwater flow direction at the Property is to the also southeast and away from this well. Additionally, this well appears to be located in a separate drainage basin than the Property. The well survey is included in **Attachment 11**.

Based on our information and belief, there are no groundwater users which would be impacted. Therefore, based on the historic development of the Property (residential and commercial offices), nearby dry cleaner with documented impacts on the up-gradient property to the north, lack of exposure, location in an area of lower groundwater pollution susceptibility, and location of the nearest drinking water source, we respectfully request that the Property not be listed on the Hazardous Site Inventory (HSI).

ATTACHMENT 9B:

9B1 – Fulton County Tax Assessors Tax Map
9B2 – Site and Area Layout with Boring Locations
9B3 – Soil and Groundwater Analysis Map
Boring Logs
Laboratory Analytical Data
Topographic Map
Well Survey

APR 26 2013



Response and Remediation Program

April 26, 2013

Mr. Jason Metzger
Response and Remediation Program
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Drive SE
Suite 1154 East Tower
Atlanta, GA 30334

**RE: RRP Initial Release Notification/Reporting Form
AB Northside Tower LLC Property
6065 Roswell Road
Atlanta, Fulton County, Georgia 30328**

GLE Project No: 13000-12864

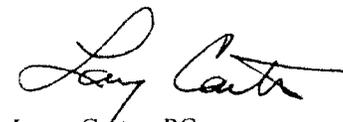
Dear Mr. Metzger:

Please find enclosed a Response and Remediation Program (RRP) release notification form and supporting documentation for the detection of a regulated substance in groundwater at the above-referenced Property. The source of the groundwater release identified at the Property is attributed to an off-site dry cleaners (Pavilion Cleaners) located north of the Property. However, based on the investigation and research activities performed to date, the Property does not appear to merit listing on the Hazardous Site Inventory (HSI).

If any other information regarding the Property is required, please contact Ms. Kerry Borders. at (404) 373-3844. Thank you in advance for your prompt attention.

Sincerely,
GLE Associates, Inc.


Kerry L. Borders
Director of Atlanta Operations


Larry Carter, PG
Senior Professional Geologist

KLB/LC/dd

cc: Mr. David E. Wolfe, Alex, Brown Realty, Inc.
Ms. Andrea Rimer, Troutman Sanders LLP
Mr. John Baker, Dennard and Goetz

GLE Associates, Inc.

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Georgia EPD

APR 26 2013



Response and Remediation Program

April 26, 2013

Mr. Jason Metzger
Response and Remediation Program
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Drive SE
Suite 1154 East Tower
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GLE Associates, Inc.

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