

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

MAY 2 2014

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

PART I -- PROPERTY INFORMATION Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	056 04003	Acreage	1.09	
4	Site or Facility Name	Commercial Property			
5	Site Street Address	1301 West Taylor Street			
6	Site City	GRIFFIN	County	Spalding	Zip 30223
7	Property Owner	Liberty Real Properties			
8	Property Owner Mailing Address	3326 N Expressway			
9	Property Owner City	GRIFFIN	State	GA	Zip 30223
10	Property Owner Telephone No.	770-228-0603			
11	Site Contact Person	Mr. Keith Kenney	Title	OWNER	
12	Site Contact Company Name	Liberty Real Properties			
13	Site Contact Mailing Address	3326 N. Expressway			
14	Site Contact City	GRIFFIN	State	GA	Zip 30223
15	Site Contact Telephone No.	770-228-0603			
16	Facility Operator Contact Person	Not Applicable	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)

SIGNATURE

TITLE

DATE

Revised May 2008

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:

Please see attached Phase II Report

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, 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).

Please see attached Phase II report.

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

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

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

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

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

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

PART II -- RELEASE INFORMATION

(Continued)

Page 2 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: Randall and Michael Pollard

Address: 1303 West Solomon Street

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

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

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

Name: _____

Address: _____

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

☐ Yes ☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

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

[illegible]

Page 5 of 5

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

[illegible]

COPY

COPY

Tuesday, April 22, 2014

CertusBank, N.A.
2 West Washington Street, Suite 700
Greenville, South Carolina 29601

Attention: **Karen Speeding**

Subject: **Modified Phase II Subsurface Investigation
Commercial Property
1301 West Taylor Street
Griffin, Spalding County, Georgia 30223
One Group Project #A4042**

Karen:

One Consulting Group, Inc. (One Group) is pleased to provide this report of the Modified Phase II Subsurface Investigation performed for the above-referenced property (Site). This scope of work was performed in accordance with our executed proposal #P4039, dated March 28, 2014, using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," Designation: E 1903-97 (2002) as a guide.

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

BACKGROUND

CertusBank, N.A. is performing due-diligence activities at the Site in preparation for a pending acquisition financing. The Site is a single-story commercial building containing approximately 8,000 square feet of leasable space situated on approximately 1.09 acres of land. It is currently occupied by two tenants consisting of a retail thrift store and an automotive collision rehabilitation facility. The retail thrift store occupies approximately 2,000 square feet of the southern portion of the building, while an automotive repair facility occupies the remaining 6,000 square feet. The Site was developed with the current improvements in 1972.

The following recognized environmental condition(s) (REC) were identified as associated with the Site during an Environmental Site Assessment (ESA):

- The Site is currently and has historically been occupied by automotive repair and collision rehabilitation facilities from 1973 to present. Automotive repair facilities use petroleum products and cleaning solvents during daily operations. The Site's existing and historical use as automotive repair and collision rehabilitation facilities for over 40 years is a recognized environmental condition requiring further assessment.

COPY

- Numerous automotive repair facilities have been located on the adjoining west and nearby properties dating back to 1960. These facilities likely used cleaning solvents and petroleum products in their operations that represent a contaminant risk to the Site groundwater. The ongoing and historical use of the area surrounding the Site is considered a recognized environmental condition requiring further assessment.

One Group performed a Modified Phase II Subsurface Investigation to evaluate the Site subsurface for potential impact from on-Site and off-Site sources.

A Site Plan is provided on Figure 2 of Appendix I.

POTENTIAL RECEPTOR SURVEY

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

Surface Water Bodies

According to the US Geological Survey (USGS) Topographic map, 7.5-Minute, Griffin South, Georgia Quadrangle dated 2011: The closest surface water feature is an unnamed surface water body associated with Shoal Creek, approximately 284 feet northeast of the Site. The topographic map is presented as Figure I of Appendix I.

Drinking Water Receptors

Based on a review of available USGS water-well records and a driving reconnaissance of the area surrounding the Site, active drinking water supplies were not identified within a one-mile radius. A copy of the drinking water receptor survey is included in Appendix III.

GOVERNANCE

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

SUBSURFACE INVESTIGATION

One Group personnel mobilized to the Site on April 9, 2014. This investigation was performed using the most current version of the USEPA Region 4 Science and Ecosystem Support Division, Field Branches Quality System and Operating Procedures as a general guide.

Soil

Three discrete soil samples, SB-1, SB-2, and SB-3, were collected from the building interior at depths ranging from surficial (0 – 6”) to two feet below ground surface (bgs) using direct-push™ technology. Soil boring SB-1 was performed near the northern most in-ground hydraulic automotive lift; soil boring SB-2 was performed adjacent to the floor drain near the northwest building corner; and soil boring SB-3 was performed in the southern-most automotive bay.

Once obtained, soil samples were field preserved, labeled, and transported to the laboratory under standard Chain of Custody protocols. Soil borings were abandoned with bentonite and their surrounding surface conditions were restored upon sampling completion.

Soil sample locations are depicted on Figure 3 of Appendix I.

Groundwater

Three groundwater borings, GP-1, GP-2, and GP-3, were advanced to groundwater with hollow-stem auger on April 9, 2014. The soil boring locations were selected to best represent shallow groundwater quality in areas suspected of impact from the documented RECs. Probe refusal was encountered in all three groundwater borings; however, bedrock and/or refusal was not encountered in any of the groundwater borings performed with hollow-stem auger. The soil boring locations are presented on Figure 2 of Appendix I.

Groundwater was encountered in all test borings at depths ranging from 31 to 33 feet bgs. Groundwater samples were obtained from the test borings using dedicated disposable, Teflon bailers. The groundwater samples were field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols. The groundwater borings were abandoned with bentonite and their surrounding surface conditions were restored upon sampling completion.

ANALYTICAL METHODS

Soil

The soil samples were analyzed for volatile organic compounds including naphthalene (VOCs) USEPA Method SW8260B to assess for *chlorinated solvent* and *petroleum product* impact and polychlorinated biphenyls (PCBs) USEPA Method SW8082B

Groundwater

Groundwater samples were analyzed for VOCs USEPA Method SW8260B to assess for *chlorinated solvent* and *petroleum product* impact.

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

ANALYTICAL RESULTS

Soil

VOCs and PCBs were not discovered above laboratory detection limits in any of the soil samples analyzed.

The soil analytical reports are depicted on Figure 3 of Appendix I, summarized on Tables 1 and 2 of Appendix II, and provided in their entirety in Appendix IV.

Groundwater

Naphthalene and xylenes were detected in groundwater sample GP-1 at concentrations of 5.4 parts per billion (ppb) and 14.1 ppb, respectively.

VOC constituents were not detected above laboratory detection limits in the remaining analyzed groundwater samples.

The groundwater analytical reports are depicted on Figure 4 of Appendix I, summarized on Table 3 of Appendix II, and provided in their entirety in Appendix IV.

CONCLUSIONS

Based on the laboratory analytical results, the following are the project conclusions:

- Drinking water supplies were not identified within a one-mile radius of the Site.
- An unnamed surface water body associated with Shoal Creek is located 284 feet northeast of the Site.
- A reportable release of VOCs was not discovered in the Site soil.
- A reportable release of PCBs was not discovered in the Site soil.
- A reportable release of VOC constituents, naphthalene and xylenes, was discovered in the Site groundwater and are presumed to emanate from the up gradient, former automotive repair facility on the west adjoining property at 1303 West Taylor Street.

RECOMMENDATIONS

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

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

CLOSURE

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

Sincerely,

ONE CONSULTING GROUP, INC.



Ryan Williams
Project Manager



Robert Brawner, CHMM
Principal

Attachments

Appendix I
Appendix II
Appendix III
Appendix IV
Appendix V

Figures
Tables
Potential Receptor Survey
Laboratory Analytical Reports
Groundwater Professional Certification

6202

RELEASE NOTIFICATION/REPORTING FORM



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- ☒ 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:	233B4 A007	Acreage	1.09	
4	Site or Facility Name	Former B&W Cleaners			
5	Site Street Address	3260 Lexington Road			
6	Site City	Athens	County	Clarke	Zip 30605
7	Property Owner	Flash Foods, Inc.			
8	Property Owner Mailing Address	P.O. Box 2149			
9	Property Owner City	Waycross	State	GA	Zip 31502
10	Property Owner Telephone No.	706-291-7283			
11	Site Contact Person	Hank Sirmans	Title	Representative	
12	Site Contact Company Name	Same as Property Owner			
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.

HANK SIRMANS
NAME (Please type or print)

Risk Mgr.
TITLE

Hank Sirmans
SIGNATURE

4-25-14
DATE

PART II -- RELEASE INFORMATION

Page 1 of 3

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

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

Based on the Phase II investigations conducted in the area, it is believed that the source of the release is from the former drycleaning operations (B&W Cleaners) located onsite. It was reported by a previous property owner that the Site was a drop-off only cleaners location, however, it is suspected that minimal use of dry cleaning solvents were utilized onsite. No areas of former dry cleaning machines were noted. Based on groundwater impacts at the rear of the facility, it is suspected that possible dumping was conducted behind the former cleaners building.

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.):

It is known that the dry cleaning operation operated from the 1960's up until the early 2000's. It was reported that the facility was a drop-off only location. The previous property owner acquired the Site in 1974 and no reported solvent use took place onsite during the previous property owner's ownership. It is assumed that the physical state of release was via liquid dry cleaning solvents. The quantity released 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). Thirteen (13) soil borings were installed at the site as part of two separate Phase II ESAs in January and February 2013. A total of twenty-one (21) soil samples and ten (10) groundwater samples were collected from the area around the former cleaners building. Of the soil samples collected, no soils exhibited concentrations of volatile organic compounds (VOCs) above laboratory reportable detection limits (RDLs). Of the groundwater samples collected, detections of tetrachloroethylene (PCE), chloroform, acetone and xylenes were detected in minimal concentrations above the laboratory RDLs.

The site was accepted into the Georgia Brownfields Program in an EPD letter dated March 21, 2014. The current property owner is a qualified prospective purchaser. All investigations conducted to date were on the behalf of the prospective purchaser. A copy of the PPCAP and acceptance letter is provided in Appendix B.

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

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

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

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

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

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

NA

PART II -- RELEASE INFORMATION

(Continued)

COPY
Page 2 of 8

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

☐ 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: Martha Langford (Residence)

Address: 107 East Meadow Drive, Athens, GA 30605

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: Beaver Dam Estates Mobile Home Park

Address: 2430 Cherokee Road, Athens, GA

Several wells were identified through USGS records, however, only one of those wells could be confirmed. The Beaver Dam Estates Mobile Home Park was confirmed to have two functioning drinking water wells that supplies the residents of the mobile home park. This mobile home park is likely downgradient due to the measured groundwater flow direction on the adjacent property in a northeasterly direction. The results of the well survey has been included in Appendix A.

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

☐ Yes ☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Page ____ of ____

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

[illegible]

Page ____ of ____

[illegible]

**Site Summary
Former B&W Cleaners
3260 Lexington Road
Athens, Clarke County, Georgia**

Flash Foods, Inc. retained Contour Engineering LLC, (Contour) to perform a Phase II Environmental Site Assessment (ESA) at the Site in January 2014. Flash Foods, Inc. sought pre-purchase due diligence activities at two separate parcels which contained three separate addresses, 3260 Lexington Road (former B&W Cleaners), 3270 Lexington Road (True Value Hardware Store) and 3360 Lexington Road (Lay's Quick Stop/gasoline station). The purpose of the Phase II ESA was to assess for potential sub-surface releases from regulated substances from the former gasoline station and current automotive repair shop located at 3360 Lexington Road address. Contour also assessed for potential sub-surface impacts from potential chlorinated dry cleaning solvents on the 3270 and 3260 Lexington Road portion of the Site due to historical dry cleaning operations. The results of this investigation yielded petroleum hydrocarbons present in groundwater samples collected from 3360 Lexington Drive in the vicinity of an inactive underground storage tank (UST) system located on the Site. The release of the petroleum hydrocarbons was consistent with a previous release identified and addressed under a previous Corrective Action Plan (CAP)-Part A conducted at this address in 2008 under the direction of the Georgia EPD/Underground Storage Tank Management Program. Furthermore, the volatile organic compound (VOC) constituent, tetrachloroethylene (PCE), was present within a groundwater sample that was collected from a boring advanced in the vicinity of a vacant, former dry cleaner building located at the 3260 Lexington Road address.

Based on the results from the January 2014 investigation, Contour remobilized to the Site on February 18, 2014 for additional assessments in and around the former dry cleaning building to further assess and delineate the extent of solvent impact to soils and groundwater. The assessments yielded no VOC constituents within Site soils above reportable detection limits (RDL's) of the twenty-one (21) soil samples collected in and around the former B&W Cleaners. VOC constituents were discovered in groundwater at the 3260 Lexington Road address included detectable concentrations of PCE (8.48 µg/L), chloroform (2.31 µg/L), acetone (15.2 µg/L), and xylenes (1.59 µg/L).

Due to the groundwater impacts at the 3260 Lexington Road address, Flash Foods, Inc. sought a limitation of liability under Georgia's Hazardous Site Reuse and Redevelopment Act. Flash Foods, Inc. submitted a Prospective Purchaser Corrective Action Plan (PPCAP) and Brownfields application in March 2014. The Site was accepted into the Georgia Brownfields Program in a letter dated March 21, 2014. Flash Foods, Inc. subsequently purchased the Site on April 9, 2014. Flash Foods, Inc. is submitting the subject release notification as an indemnified party. A copy of the PPCAP and approval letter has been included in Appendix B.

Contour conducted a water well survey within a 3-mile radius of the site. Several USGS well records were identified within a 3-mile radius, however, only one well record could be verified during field reconnaissance activities. The Beaver Dam Estates Mobile Home Park was identified as being 0.68-mile east-northeast of the Site. It was confirmed during field reconnaissance activities that the mobile home park utilizes two drinking water wells to supply drinking water to the residents. Additional information on the well survey and findings is included in Appendix A.

FIGURES

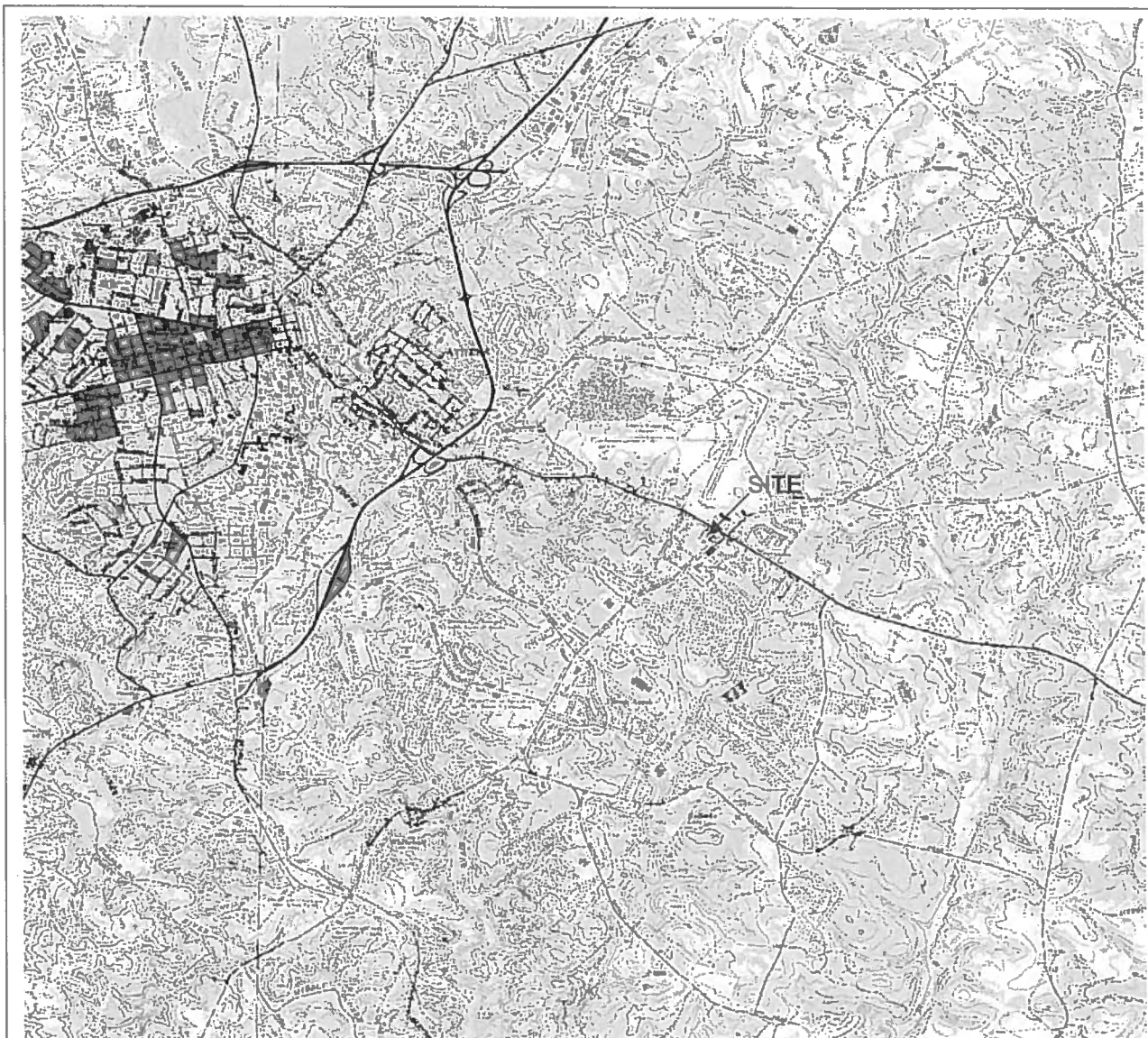


Figure 1: Site Location Map
Former B&W Cleaners
3260 Lexington Road
Athens, Clarke County, Georgia

Scale: 1:24000



RELEASE NOTIFICATION/REPORTING FORM



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☐ Supplemental Notification

PART I -- PROPERTY INFORMATION

Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	Land Lot 227, 14 District, 3rd section	Acreage	9.13	
4	Site or Facility Name	Industrial warehouse			
5	Site Street Address	416 River Street			
6	Site City	Calhoun	County	Gordon	Zip 30701
7	Property Owner	The Georgia Corporation			
8	Property Owner Mailing Address	PO Box 309			
9	Property Owner City	Calhoun	State	GA	Zip 30703
10	Property Owner Telephone No.	770 548 2999 or 770 548 2628			
11	Site Contact Person	Jeff Brown	Title	President	
12	Site Contact Company Name	The Georgia Corporation			
13	Site Contact Mailing Address	PO Box 309			
14	Site Contact City	Calhoun	State	GA	Zip 30703
15	Site Contact Telephone No.	770 548 2628			
16	Facility Operator Contact Person	Jeff Brown	Title	President	
17	Facility Operator Company Name	The Georgia Corporation			
18	Facility Operator Mailing Address	PO Box 309			
19	Facility Operator City	Calhoun	State	GA	Zip 30703
20	Facility Operator Telephone No.	770 548 2628 2628			

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.

Rick Brown
NAME (Please type or print)
Rick Brown
SIGNATURE

VP GA CORP
TITLE
4/30/2014
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:

The suspected source of the chloroform is the former dye plant operation in the Northeastern portion of the building.

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. Prior to 2000.

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

A Phase II ESI consisting of five soil borings, soil screening, and the collection and lab analysis of two soil samples and three groundwater samples was conducted in April 2014. Three temporary monitoring wells were installed

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

- ☐ 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.

- NA
- ☐ 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: Gary Stephen and Roxanna Gill Dobson
Address: 430 Elm St Calhoun, GA

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

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

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

Name: No field verified drinking water wells identified.
Address: _____

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

☐ Yes ☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Page 5 of 5[illegible]



May 5, 2014
Project No.: 010917

Georgia DNR Environmental Protection Division Hazardous Sites Response Program
205 Butler Street, SE Suite 1462
Atlanta, Georgia 30334
Attn: Tim Cash

Subject: Site Summary - Industrial Warehouse- The Georgia Corporation Property, 416 S. River Street, Calhoun, Gordon County, Georgia.

Dear Mr. Cash;

Genesis Environmental, Inc. (GEI) currently represents, The Georgia Corporation, the owner of the 9.13-acre property occupied by an industrial warehouse building located at 416 S. River Street, in Calhoun, Georgia. GEI performed a Phase I Environmental Site Assessment (ESA) and a Limited Phase II Environmental Site Investigation (ESI) at the Property and presented the findings in a Modified Phase I ESA report dated April 17, 2014. The purpose of the Phase II investigation was to determine if soil and/or groundwater quality on the Property had been impacted as a result of the previous operation of a textile dye plant within the northeastern portion of the Property building.

No information indicating the type of chemicals used in the former dye plant within the Property building was provided to GEI. In addition, evidence of staining was observed on the concrete floor within the former dye plant room. Furthermore, GEI identified patched concrete indicative of former floor drains and sub-floor piping within the former dye plant room. Leakage of wastewater from floor drains and subsurface piping was identified by GEI as a potential source of impacts to soil and groundwater quality on the Property. Therefore, GEI implemented Phase II ESI activities, consisting of soil and groundwater sampling, soil screening, and laboratory analysis at the location of the former dye plant at the Property.

The Phase II ESI at the Property consisted of the advancement of five soil borings (B-1 through B-5), the collection of two soil samples and three groundwater samples for laboratory analysis. Three temporary groundwater monitoring wells were installed to depths of 20 feet below land surface at the B-1, B-4, and B-5 locations at the Property, purged, and sampled with new and unused polyethylene tubing connected to a peristaltic pump. Soil samples for lab analysis were collected at the B-2 and B-3 locations. The two soil samples and three groundwater samples were all analyzed for VOC using EPA Method 8260. The B-1 groundwater sample, which was collected on the presumed downgradient side of the former floor drains and piping, was also analyzed for Semi-VOC using EPA Method 8270. Results of the laboratory analysis performed on the B-1 and B-5 groundwater samples identified concentrations of chloroform of 63 ug/L and 17 ug/L, respectively, which are above background concentrations. No other analyzed compounds were detected at concentrations greater than their respective laboratory reporting limits in the two soil samples or three groundwater samples collected by GEI.

Chloroform is a disinfectant byproduct and regulated as Total Trihalomethanes with a Maximum Contaminant Level (MCL) of 80 ug/L. Low concentrations of chloroform in groundwater have also been linked to chlorinated potable water sources. It should also be noted that one groundwater sample was also collected on the western portion of the Property by Mactec in 2003. Results of the analysis conducted on the one groundwater sample collected by Mactec did not identify any analyzed compounds at concentrations greater than their respective laboratory reporting limits

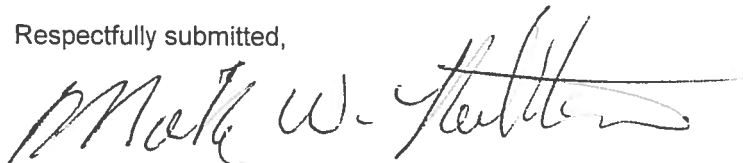
The concentrations of chloroform detected in the B-1 and B-5 groundwater samples trigger notification requirements in accordance with Georgia EPD Rules for Hazardous Site Response, Chapter 391-3-19. No other analyzed compounds were detected at concentrations above their respective laboratory reporting limits in the soil and groundwater samples collected for this project. The attached Figure 1, depicts the Property tract and adjacent properties on a tax map. Figure 2 depicts a survey of the Property. Figure 3 depicts the locations of the soil borings on the Property.

GEI obtained water well and spring information for the Property area from the Georgia Geological Survey. However, the Georgia Geological Survey no longer provides well use information. No public supply wells were identified within 3.0 miles of the Property. No field verified, operational domestic wells or drinking water wells were identified within 3.0 miles of the Property. However, 25 wells/springs were located by the well search. Of the 25 wells/springs, nine (9) appeared to be springs (#12, 15, 17, 18, 19, 20, 21, 22, and 25). Of the 16 wells, only two were identified within 4,000 feet of the Property. The closest well (#12) was a commercial well located at the Colormaster facility (former Constantine Dyeing) at 200 Fair St, which is approximately 1,500 feet to the west of the Property. The Colormaster facility was also listed on the Non-HSI database and received the Non-HSI designation on March 11, 2013. No potable wells were identified within 2.0 miles of the Colormaster facility in 2009. The other relatively close well (#10) was a commercial well located at the DHM Adhesives facility at the intersection of Oak St and Hwy 41, which is approximately 1,700 feet to the southeast of the Property. Wells, #13, 14, and 16 were commercial wells installed in 1987 and located approximately 1.2 miles to the west of the Property on Shaw Industries property. Wells, #23 and 24 were unused wells installed in 1900 and located at the old water works facility approximately 1.3 miles to the north-northeast of the Property on city of Calhoun property. Wells #3-9 were located in areas of old residential dwellings. The city of Calhoun supplies potable water to these areas.

GEI also spoke with Mr. Danny Stephens, the Water Treatment Supervisor for the City of Calhoun. According to Mr. Stephens, no potable wells are located within the city limits of Calhoun. The city of Calhoun obtains drinking water from the Coosawattee River, which is located approximately 1.0 mile to the north-northwest of the Property. No private or domestic wells were identified within 0.25 miles of the Property during a reconnaissance performed by GEI. The identified wells/springs located within 3.0 miles of the Property were plotted on the attached USGS Calhoun North and Calhoun south Topographic Quadrangle Maps.

GEI respectfully requests that the EPD HSRP review the attached material and expeditiously render a final determination regarding the environmental status of the Property.

Respectfully submitted,



Mark W. Robertson, P.G.
Operations Manager

MWR:MR
Enclosures

6204

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
Land Protection Branch

MAY - 9 2014

Hazardous Waste

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)	unassigned			
3	Tax Map and Parcel ID Number:	17041200440	Acresage	0.27	
4	Site or Facility Name	Popeye's Restaurant			
5	Site Street Address	3350 South Cobb Drive			
6	Site City	Smyrna	County	GA	Zip 30452
7	Property Owner	Cordoba Property Group II, LLC			
8	Property Owner Mailing Address	4170 Ashford Dunwoody Road, Suite 390			
9	Property Owner City	Atlanta	State	GA	Zip 30319
10	Property Owner Telephone No.	404. 865. 3348			
11	Site Contact Person	Robert Brawner	Title	Consultant	
12	Site Contact Company Name	One Consulting Group			
13	Site Contact Mailing Address	P.O. Box 54382			
14	Site Contact City	Atlanta	State	GA	Zip 30308
15	Site Contact Telephone No.	404. 815. 8005			
16	Facility Operator Contact Person	N/A	Title		
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

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

Aziz Hashim

NAME (Please type or print)

SIGNATURE

Managing Member

TITLE

3/24/14

DATE

Revised May 2008

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

SEE Attached P2 Report.

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. ESA (Phase I) PROVIDED
AS ATTACHMENT

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

SEE Attached P2 Report.

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

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

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

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

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

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

SIX INCHES OF ASPHALT AND BUILDING FOUNDATION
SURFACE TO SITE.

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: Kanick Patrick & Carlene
Address: 936 Sharon Circle, Smyrna, GA 30082

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: Cook D.W.
Address: Lat. 335037 Long. 842959

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

Page 4 of 5

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

[illegible]

Page 5 of 5

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

[illegible]

Friday, March 21, 2014

JMF Properties, LLC
20402 Bordeaux Drive
Reno, Nevada 89511

Attention: **Rudy Blankenship**

Subject: **Modified Phase II Subsurface Investigation
Popeye's
3350 South Cobb Drive
Marietta, Cobb County, Georgia 30082
One Group Project #A4008**

Rudy:

One Consulting Group, Inc. (One Group) is pleased to provide this report of the Modified Phase II Subsurface Investigation performed for the above-referenced property (Site). This scope of work was performed in accordance with our executed proposal #P4008, dated January 10, 2014, using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," Designation: E 1903-97 (2002) as a guide. The Site location is presented on Figure 1 of Appendix I.

BACKGROUND

JMF Properties, LLC is performing due-diligence activities at the Site in preparation for subsequent purchase. The Site is developed with one commercial structure and asphalt paved parking lot. According to Cobb County tax records it was developed with the current improvements in 1989.

The following recognized environmental conditions (RECs) were identified as associated with the Site during an Environmental Site Assessment (ESA) conducted by CBRE, Inc.:

- Based on historical directory review the Site operated as a petroleum service station under the brands of South Cobb Standard and Smyrna Market from the late-1960s to the late-1980s. The former on-Site storage and dispensing of petroleum products is considered a *recognized environmental condition* requiring further investigation.
- Based on historical information and environmental database review, nearby properties have the potential to impact the Site groundwater with *hazardous substances* and/or *petroleum products*. Several active, closed, and historical, petroleum service stations and dry cleaning facilities were identified within 1,000 feet of the Site. For the aforementioned reason the nearby facility's are considered a *recognized environmental condition* requiring further investigation.

One Group performed a Modified Phase II Subsurface Investigation to evaluate the Site subsurface for potential impact from on-Site and off-Site sources.

A Site Plan is provided on Figure 2 of Appendix I.

POTENTIAL RECEPTOR SURVEY

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

Surface Water Bodies

According to the US Geological Survey (USGS) Topographic map, 7.5-Minute, Smyrna, Georgia Quadrangle dated 1992: The closest surface water feature is an unnamed pond, approximately 1,840 feet northwest of the Site. The topographic map is presented as Figure 1 of Appendix I.

Drinking Water Receptors

Based on a review of available USGS water well records and a driving reconnaissance of the area surrounding the Site, active drinking water supplies were not identified within a one-mile radius. A copy of the drinking water receptor survey is included in Appendix II.

GOVERNANCE

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

SUBSURFACE INVESTIGATION

One Group personnel mobilized to the Site on January 21, 2014. This investigation was performed using the most current version of the USEPA Region 4 Science and Ecosystem Support Division, Field Branches Quality System and Operating Procedures as a general guide.

Three soil borings, SB-1, SB-2 and SB-3, were advanced to groundwater with a direct push technology. The soil boring locations were selected to best represent shallow groundwater quality in areas suspected of impact from the documented RECs. The soil boring locations are presented on Figure 2 of Appendix I.

Groundwater was encountered in all three soil borings at depths ranging from 25 to 28 feet below ground surface (bgs). Groundwater samples were collected from the soil borings using disposable teflon tubing and a peristaltic pump within a five-foot length of stainless-steel, slotted screen. The groundwater samples were field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols. Soil borings were abandoned with bentonite and their surrounding surface conditions were restored upon sampling completion.

ANALYTICAL METHODS

The groundwater samples were analyzed for volatile organic compounds (VOCs) USEPA Method SW8260B to assess for dry-cleaning solvent and petroleum hydrocarbons impact.

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

ANALYTICAL RESULTS

Tetrachloroethene was detected in all three groundwater samples at 12 parts per billion (ppb) in SB-1, 15 ppb in SB-2, and 25 ppb in SB-3.

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

Groundwater laboratory analytical reports are provided in their entirety in Appendix III.

CONCLUSIONS

Based on the laboratory analytical results, the following are the project conclusions:

- Drinking water supplies were not identified within a one-mile radius of the Site.
- Surface water bodies were not identified within a 500-foot radius of the Site.
- Tetrachloroethene was detected in the Site groundwater at a maximum concentration of 25 ppb.
- A reportable release of remaining VOCs was not discovered in the Site groundwater.

RECOMMENDATIONS

By law, within 30 days of being informed of their discovery, the Site owner is required to report the tetrachloroethene concentrations in the Site groundwater to the Georgia Environmental Protection Division's Hazardous Site Management Program in a properly certified Initial Release Notification.

CLOSURE

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

Sincerely,

ONE CONSULTING GROUP, INC.



Sam Urban
Project Manager



Robert Brawner, CHMM
Principal

Attachments

Appendix I
Appendix II
Appendix III
Appendix IV

Figures
Tables
Potential Receptor Survey
Laboratory Analytical Reports

6208

RELEASE NOTIFICATION/REPORTING FORM



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

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

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	Land Lot 236 of the Sixth Land District	Acreage	4.2371+/-	
4	Site or Facility Name	LaGrange Wastewater Treatment Plant			
5	Site Street Address	Hwy 219 Whitesville Road			
6	Site City	LaGrange, GA	County	Troup	Zip 30240
7	Property Owner	Pilot Travel Centers LLC			
8	Property Owner Mailing Address	5508 Lonas Drive			
9	Property Owner City	Knoxville	State	TN	Zip 37909
10	Property Owner Telephone No.	865-588-7488			
11	Site Contact Person	Joey Cupp	Title	Sr. Environmental Manager	
12	Site Contact Company Name	Pilot Travel Centers LLC			
13	Site Contact Mailing Address	5508 Lonas Drive			
14	Site Contact City	Knoxville	State	TN	Zip 37909
15	Site Contact Telephone No.	865-588-7488			
16	Facility Operator Contact Person	David Bleigh	Title	Wastewater Operator	
17	Facility Operator Company Name				
18	Facility Operator Mailing Address	3090 Hopewell Road			
19	Facility Operator City	Valley	State	AL	Zip 36854
20	Facility Operator Telephone No.	706-773-2826			

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.

Joey Cupp

Sr. Environmental Manager

NAME (Please type or print)

TITLE

SIGNATURE

DATE

Revised May 2008

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:**

Historically, the waste water treatment plant (WWTP) sludge pond was used for disposal of sludge from the adjacent WWTP. This practice was discontinued several years ago; however, the exact date is currently unknown. Chemicals of concern (COCs) detected in the sludge pond are not indicative of WWTP sludge waste; therefore, it is likely that source of the COCs is caused by illegal dumping into the sludge pond and/or illegal discharge of material to the WWTP that was, historically, then transferred over to the sludge pond.

- 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 materials discharged into the sludge pond appear to have been primarily in liquid and sludge form.

- 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 materials discharged into the sludge pond appear to have been primarily in liquid and sludge form. Alexander's Industrial Services out of Phenix City, Alabama was contracted to perform excavation and solidification activities at the pond. Approximately 4,610.79 tons of soil and solidified material were removed for disposal.

- 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 is a fence with a locked gate currently securing accessible areas of the property.

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

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

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

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 6

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

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

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

Name: McDaniel, Douglas A.

Address: 104 Murphy Road, LaGrange, Troup County, GA

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

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

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

Name: Watson and Cardell LLP (Dixie Well Boring Company)

Address: 3453 Whitesville Road, LaGrange, Troup County, GA

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

☐ Yes ☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

PART III -- SOIL RELEASE INFORMATION

Page 4 of 6

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

Regulated Substance	CAS Registry Number	Highest Concentration Detected Between 0-6 Inches (Specify Units)	Highest Concentration Detected Between 6-24 Inches (Specify Units)	Highest Concentration Detected Greater Than 24 Inches (mg/kg)
1,2,4-Trichlorobenzene	120-82-1	NA	NA	0.103 J
1,2,4-Trimethylbenzene	95-63-6	NA	NA	1.19
1,4-Dioxane	123-91-1	NA	NA	237
2-Methylnaphthalene	91-57-6	NA	NA	1.01 J
2-Nitrophenol	88-75-5	NA	NA	0.226 J
3&4-Methylphenol	NA	NA	NA	1.26 J
Acetone	67-64-1	NA	NA	4.33
Aniline	62-53-3	NA	NA	1.58 J
Arsenic	NA	NA	NA	0.74
Barium	NA	NA	NA	61.2 b
bis (2-Ethylhexyl)phthalate	117-81-7	NA	NA	6.82
Chromium	NA	NA	NA	21.4 b
Cobalt	NA	NA	NA	71.2 b
Di-n-butyl phthalate	84-74-2	NA	NA	1.19 J
Ethylbenzene	100-41-4	NA	NA	0.105 J
Isopropylbenzene	98-82-8	NA	NA	0.138 J
Lead	NA	NA	NA	15.7

PART III -- SOIL RELEASE INFORMATION

Page 5 of 6

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

Regulated Substance	CAS Registry Number	Highest Concentration Detected Between 0-6 Inches (Specify Units)	Highest Concentration Detected Between 6-24 Inches (Specify Units)	Highest Concentration Detected Greater Than 24 Inches (mg/kg)
m, p-Xylene	NA	NA	NA	0.229 J
Methyl ethyl ketone	78-93-3	NA	NA	0.0396
Naphthalene	91-20-3	NA	NA	0.684
n-Butylbenzene	104-51-8	NA	NA	0.461
n-Propylbenzene	103-65-1	NA	NA	0.358
o-Chlorotoluene	95-49-8	NA	NA	0.0836 J
o-Xylene	95-47-6	NA	NA	0.386
p-Dichlorobenzene	106-46-7	NA	NA	0.0115
Phenanthrene	85-01-8	NA	NA	1.45 J
Phenol	108-95-2	NA	NA	6.01
p-Isopropyltoluene	99-87-6	NA	NA	3.34
Pyrene	129-00-0	NA	NA	0.316 J
sec-Butylbenzene	135-98-8	NA	NA	0.496
Tetrachloroethylene	127-18-4	NA	NA	0.0061
Toluene	108-88-3	NA	NA	1.36

PART IV -- GROUNDWATER RELEASE INFORMATION

Page 6 of 6

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

Regulated Substance	CAS Registry Number	Highest Detected Concentration (ug/L)	Sample Depth Below Ground Surface (Feet)
1,2,4-Trimethylbenzene	95-63-6	1.1 J	14
1,3,5-Trimethylbenzene	108-67-8	0.24 J	14
1,4-Dioxane	123-91-1	33,100	14
2-Hexanone	591-78-6	3.4 J	14
4-Methyl-2-pentanone	108-10-1	3.1 J	14
Acetone	67-64-1	310	14
Benzene	71-43-2	0.25 J	14
Carbondisulfide	75-15-0	0.25 J	14
Chromium	NA	24.9	14
Cobalt	NA	60.1	14
Ethyl Alcohol	64-17-5	2,170	14
Lead	NA	76.2	14
m,p-Xylene	NA	0.62 J	14
Methyl ethyl ketone	78-93-3	18.1	14
Methyl Tert Butyl Ether	1634-04-4	1.5	14
Naphthalene	91-20-3	1.8 J	14
o-Xylene	95-47-6	0.65 J	14
Toluene	108-88-3	2	14

Revised May 2008

ATTACHMENT 2

Figures

6209.

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
Land Protection Branch

MAY 19 2014

Hazardous Waste

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:	2043 002 007 A	Acreage	0.5	
4	Site or Facility Name	Payless Shoe Source			
5	Site Street Address	3087 Victory Drive			
6	Site City	Columbus	County	Muscogee	Zip 31903
7	Property Owner	American Realty Associates, I, a Pennsylvania limited partnership c/o Brandywine Corporation, its General Partner			
8	Property Owner Mailing Address	2 Pond's Edge Drive			
9	Property Owner City	Chadds Ford	State	PA	Zip 19317
10	Property Owner Telephone No.	(610) 388-9600			
11	Site Contact Person	Denise Doyle	Title	Vice President Representative	
12	Site Contact Company Name	Same as Property Owner			
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.

NAME (Please type or print)

Denise M. Doyle, Vice President of Brandywine Corporation, a New Jersey Corporation, General Partner of Odr

Denise M. Doyle
SIGNATURE

5-12-14

DATE

Revised May 2008

PART II -- RELEASE INFORMATION

Page 1 of 3

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

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

Based on the Phase II investigations conducted in the area, it is believed that the source of the release is potentially from automotive service operations at the site in the 1950s to 1960s.

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 former automotive service station onsite operated from the 1950's to the 1960's, then as a restaurant, user car sales and trailer sales from the 1960's up until construction of a shoe store in 1985. It is assumed that the release was during the service station operation back in the 1950's to 1960's.

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 soil borings were installed to groundwater at the site. Soil and groundwater samples were collected from each boring and analyzed for petroleum hydrocarbons due to the former presence of a filling/service station onsite historically. Additionally, one groundwater sample (GP-1) was analyzed for volatile organic compounds (VOCs) due to the potential for solvent impact from historical onsite and historical offsite automotive repair facilities identified during Phase I ESA activities. Acetone (14.5 ug/L) was detected in the groundwater sample GP-1. No petroleum hydrocarbons were detected.

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

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

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

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

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

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

NA

PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 3

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: Reggie and Sonya Mathis (Residence)

Address: 3159 Clarabelle St., Columbus, GA

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

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

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

Name: NA

Address: NA

No wells were identified within a 3-mile radius of the site. The results of the well survey has been included in Appendix A.

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

☐ Yes ☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Revised May 2008

Page ____ of ____

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

[illegible]

Page ____ of ____

[illegible]

SITE SUMMARY

CONTOUR ENGINEERING, LLC

**Site Summary
Payless Shoe Source
3087 Victory Drive
Columbus, Muscogee County, Georgia**

In March 2014, Contour Engineering, LLC (Contour) conducted a Phase I Environmental Site Assessment (ESA) at the Site. Based on the evidence of a historical filling station formerly located on the Site in the 1950's and 1960's, and the presence of filling stations and auto repair shops on adjacent properties in the past, Contour conducted a Phase II ESA to assess for potential environmental impacts to the Site.

On March 24, 2014, Contour installed three (3) soil borings (GP-1 through GP-3) in attempt to collect soil and groundwater samples. All borings were advanced using GeoProbe® direct push technology in five foot intervals. Boring GP-1 was installed along the southeastern margin of the Site, near the southern corner of the Site, and approximately 55 feet northeast of the Victory Drive right-of-way. This area is the suspected location of the historical filling station that was formally located on the Site. The boring was installed to assess for benzene, toluene, ethylbenzene and xylenes (BTEX) in soils, and volatile organic compounds (VOC's) and polycyclic aromatic hydrocarbons (PAH's) in groundwater. GP-1 was advanced to 35 feet below ground surface (bgs), and groundwater was encountered at approximately 32 feet bgs. Boring GP-2 was installed near the western corner of the Site, approximately 25 feet northeast of the Victory Drive right-of-way, and boring GP-3 was installed near the eastern corner of the Site, along the southeastern margin of the Site. Both borings were installed to assess for BTEX in soil and groundwater, and were advanced to 35 feet bgs. Groundwater was encountered at approximately 29.5 feet bgs for both GP-2 and GP-3. Soils within all of the borings appeared to be residual, undisturbed course grained sandy soils beginning approximately 5 feet bgs.

Soil samples collected as part of volatiles analysis from borings GP-1 through GP-3 were collected continuously during boring installation for lithologic classification and possible analytical submittal. All soil samples collected from the borings were field screened using a photo-ionization detector (PID) to assess the organic vapor concentration in the soils. For volatiles assessment in soil, an approximate five gram sample was collected and placed in three pre-weighed laboratory supplied 40 milliliter vials containing sodium bisulfate and methanol preservatives for BTEX analysis by EPA Method 8260. Additionally, a laboratory supplied 4 and 6 ounce (oz) jars were also filled with soil for dry-weight calculations.

Groundwater samples were collected from borings GP-1 through GP-3 using a peristaltic pump and clean polyethylene tubing. Three 40 milliliter vials containing hydrochloric acid were filled with groundwater for the analysis of VOCs/BTEX by EPA Method 8260 for all three borings, and two 1-liter ambers were filled with groundwater for the analysis of PAH's from boring GP-1. Soil and groundwater samples were placed in coolers and maintained at 4o C. Sample data were recorded on chain-of-custody forms. The samples and quality-assurance documentation were submitted to Gulf Coast Analytical Laboratories (GCAL) in Baton Rouge, Louisiana for analysis. A detection of acetone (14.5 micrograms per liter (µg/L)) was encountered at boring location GP-1 during the Phase II ESA investigation. A copy of the Phase I/II ESA Report has been included in Appendix B.

Contour conducted a water well survey within a 3-mile radius of the site. No wells were identified within a 3-mile radius of the site. Additional information on the well survey and findings is included in Appendix A.



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
Land Protection Branch

MAY 20 2014

Hazardous Waste

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:	V18 177A, V18 172, V18 172A, and V18 172B	Acreage	1.73	
4	Site or Facility Name	Queen Street Property			
5	Site Street Address	NW corner of Queen Street and 1 st Street			
6	Site City	Vidalia	County	Toombs	Zip 30474
7	Property Owner	Darby Family Partnership #1			
8	Property Owner Mailing Address	34 East 51 st Street			
9	Property Owner City	Savannah	State	Georgia	Zip 31405
10	Property Owner Telephone No.	(912) 441-0572			
11	Site Contact Person	Connie Williams	Title	Member	
12	Site Contact Company Name	Darby Family Partnership # 1			
13	Site Contact Mailing Address	34 East 51 st Street			
14	Site Contact City	Savannah	State	Georgia	Zip 31405
15	Site Contact Telephone No.	(912) 441 0572			
16	Facility Operator Contact Person	NOT APPLICABLE*	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.

Connie Williams

NAME (Please type or print)

Connie Williams

SIGNATURE

GENERAL PARTNER

5/20/14

TITLE

DATE

Revised May 2008

RELEASE NOTIFICATION/REPORTING FORM



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

1. The information provided in this form is for:

- ☒ Initial Release Notification
☐ Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	NOT APPLICABLE			
3	Tax Map and Parcel ID Number:	V18 177A, V18 172, V18 172A, and V18 172B	Acreage	1.73	
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Connie Williams

NAME (Please type or print)

Connie Williams

SIGNATURE

GENERAL PARTNER

TITLE

5/20/14

DATE

PART II -- RELEASE INFORMATION

Page ____ of ____

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

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

The exact source of the release is unknown, however historical operations at the subject parcels included an automotive repair center and a dry cleaning facility.

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

The date, physical state, and quantity of material released 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).**

A limited subsurface site investigation was conducted at the subject parcels as part of the due diligence in connection with a pending real estate transaction. Soil and groundwater samples were collected at the site. Five (5) soil borings were completed at the site to a depth of approximately 40 feet below ground surface. The soil borings were converted into temporary monitoring wells for the collection of groundwater samples. The soil and ground water samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and RCRA metals. Trichloroethylene (TCE) was detected in all of the on-site groundwater monitoring wells above laboratory detection limits with concentrations of exceeding GA EPD HSRA Appendix III Notification Criteria in four (4) of the groundwater samples. The soil analytical results indicated that VOC and SVOC concentrations were below laboratory detection limits. Several metals (arsenic, barium, chromium, and lead) were detected in the soil samples collected throughout the site, however the concentrations of the detected metals were below any established regulatory limit (GA EPD HSRA Appendix I). Groundwater elevation data collected in April 2014 indicates the direction of groundwater flow is to the southwest (same direction as the topographic gradient). The Potential Receptor and Water Well Survey was conducted in the vicinity of the subject property is attached.

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

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

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

Not applicable, there is unlimited access at the site. No surveillance, and no barrier or fence.

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

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

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

No release to the soil was detected at the subject parcels. The soils at the site consists primarily of clayey sands with some minor clay units.

PART II -- RELEASE INFORMATION

(Continued)

Page ____ of ____

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

☒ Less than 300 feet
☐ 301 to 1000 feet

☐ 1001 to 3000 feet
☐ 3001 to 5280 feet

☐ Greater than 1 mile

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

Name: *TimeLine Investments, LLC (P.O. Box 2007 Vidalia, Georgia 30475)*

Address: *700 NE Main Street*

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

☒ Less than 0.5 miles
☐ 0.5 to 1 mile

☐ 1 to 2 miles
☐ 2 to 3 miles

☐ Greater than 3 miles

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

Name: *Vidalia Well No. 3*

Address: *Near the Corner of Poe Street and 1st Avenue*

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

☐ Yes

☒ No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

PART III -- SOIL RELEASE INFORMATION

Page ____ of ____

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

Regulated Substance	CAS Registry Number	Highest Concentration Detected Between 0-6 Inches (Specify Units)	Highest Concentration Detected Between 6-24 Inches (Specify Units)	Highest Concentration Detected Greater Than 24 Inches (Specify Units)
NO SOIL DETECTIONS ABOVE REGULATORY LIMITS. Laboratory data is attached.				

Page ____ of ____

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

Revised May 2008

ATTACHMENT A SITE SUMMARY

The subject property consists of approximately 1.73 acres of land and is located on the northeast corner of the intersection of Queen Street and 1st Street in Vidalia, Toombs County, Georgia (Figure 1). Four (4) separate parcels (PIN # V18 177A, PIN# V18 172, PIN# V18 172A, and PIN# V18 172B) make up the subject property, as shown in Figure 2. The subject site is primarily undeveloped with the exception of the former Pizza Hut building located on the western parcel (PIN# V18 177).

Historically, the subject property was developed as tobacco warehouses from at least the 1930's. The warehouses at the subject property were removed in the 1970's. After the warehouses were removed from the subject property, a dry cleaners facility (Schuman's Cleaners, reported to be located on parcel PIN# V18 172A) and a Goodyear automotive repair center operated at the subject property. The buildings that housed the on-site dry cleaners and automotive repair center were present on the subject property from approximately the mid-70's to at least the late 90's-early 2000's.

Terracon, on behalf of the prospective purchaser, recently collected a total of five (5) soil and groundwater samples from select locations at the subject property in order to investigate potential impacts caused by historical operations at the site. The soil and groundwater samples were submitted for laboratory analysis for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and RCRA metals.

The OVA meter field screening of the soil samples from each boring ranged from 0.0 to 30.7 parts per million (ppm). The soil sample exhibiting the highest OVA reading from each soil boring was submitted for laboratory analysis. The highest OVA readings were observed in soil borings in the vicinity of the former on-site building. The laboratory analytical results for the soil borings did not contain VOC or SVOC concentrations above laboratory reporting limits (i.e., they were "non-detect"). The laboratory test results indicated the presence of several metals (arsenic, barium, chromium, and lead) in the soils samples collected throughout the site, but all metal detections are well below any established regulatory limit.

Based on the laboratory analytical results to date, the groundwater at the subject property is impacted with trichloroethylene (TCE) above both the Georgia Environmental Protection Division's (EPD) Hazardous Site Response Act (HSRA) Appendix III notification levels and the USEPA maximum contaminant level (5 parts per billion, ppb). The four (4) groundwater monitoring wells (TW-1, TW-2, TW-3, and TW-4) installed on the eastern portion of the subject property (in the vicinity of the former Goodyear and dry cleaning facility) exhibited TCE concentrations of between 7.01 ppb to 18.7 ppb. The TCE concentration measured in the temporary groundwater monitoring well (TW-5) installed on the former Pizza Hut property was 1.90 ppb. RCRA Metals were detected in the groundwater samples at concentrations less than both the USEPA Drinking Water MCLs and/or the EPD HSRA Appendix III levels.

Depth to groundwater in the shallow surficial aquifer at the subject property ranges from 15 feet to 18 feet below ground surface (bgs) or greater. The groundwater flow direction based on the on-site data from the subject property collected in April 2014 is to the southwest (same as local topographic gradient). The potentiometric surface map for the subject property is included as Figure 2.

Terracon performed a Potential Receptor and Water Well Survey within a three-mile radius of the subject site (see Attached Potential Receptor and Water Well Survey Letter Report and Figure). Terracon identified five (5) water wells within a three-mile radius of the subject site. Four (4) of the water wells identified are part of the City of Vidalia municipal water supply system; the fifth well is a community supply well located three miles from the site. The City of Vidalia's municipal water supply wells are all cased to depths greater than 400 feet below ground surface and completed as open boreholes producing water from the Upper Floridan Aquifer. The Floridan Aquifer System in the Vidalia, Toombs County, Georgia area is hydraulically separated from the surficial aquifer system by a series confining units belonging to the Miocene Hawthorne Group.

EXPLANATION



Subject Site

NOTES:

Base Map from a portion of the 2014 Vidalia, Georgia U.S. Geologic Survey 7.5 Minute Topographic Map

Charles

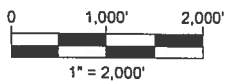
Twin
Lakes

Project Site

VIDALIA

Pine
Crest Cem

Virgle Br



Project Mng	SAD
Drawn By	SAD
Checked By	RR
Approved By	WSA

Project No	ES147038
Scale	1 inch = 2,000 Feet
File Name	ES147038.dwg
Date	May 12, 2014

Terracon
Consulting Engineers & Scientists

2201 Rowland Avenue
Phone (912) 629 4000

Savannah Georgia 31404
Fax (912) 629 4001

SITE VICINITY / TOPOGRAPHIC MAP

QUEEN STREET PROPERTY
Queen Street and 1st Street
Vidalia, Toombs County, Georgia

FIGURE

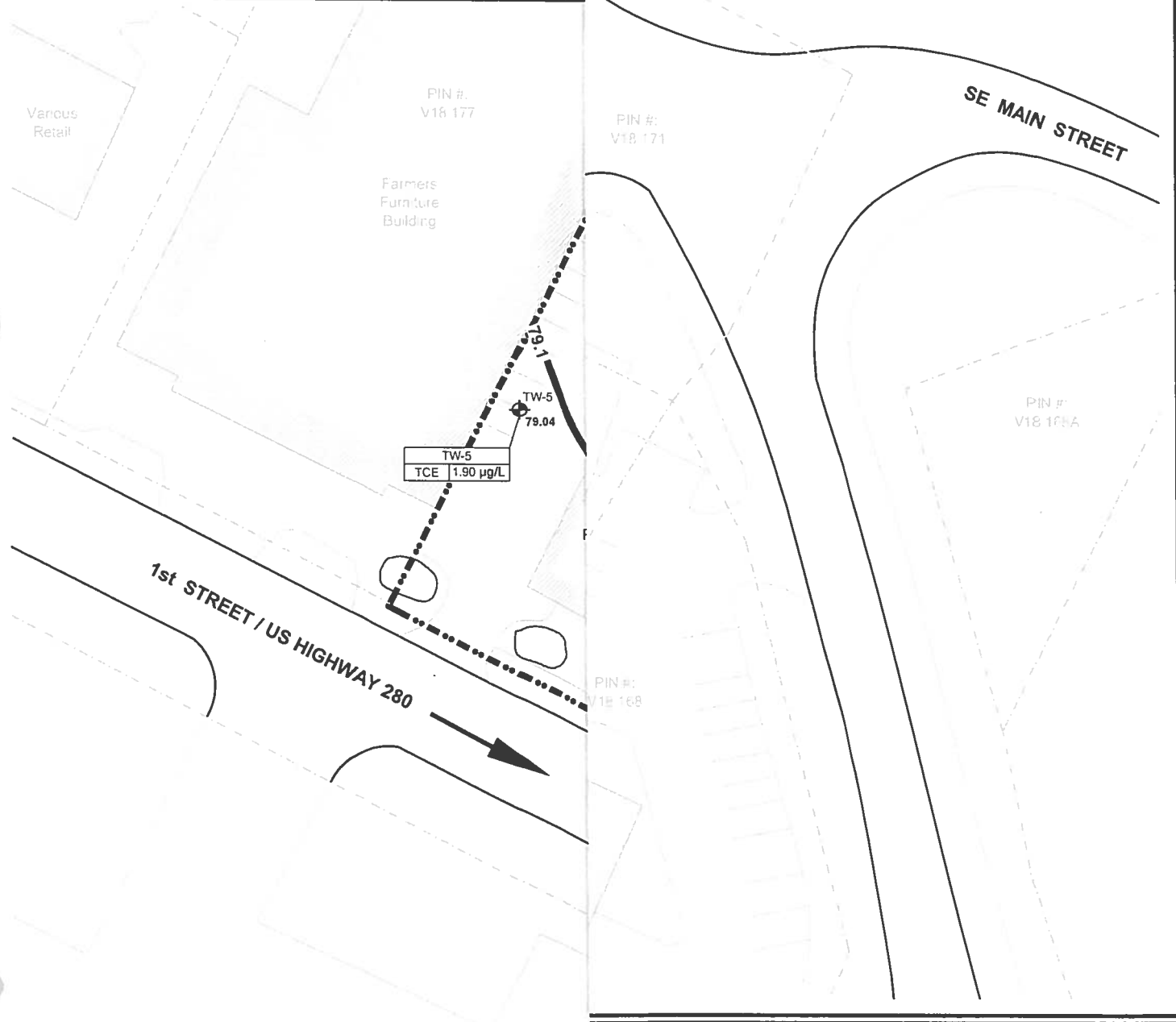
1

EXPLANATION

79.08	GROUNDWATER ELEVATION, APRIL 2014
	GROUNDWATER ELEVATION CONTOUR
	GROUNDWATER FLOW DIRECTION
	TEMPORARY MONITORING WELL
TCE	TRICHLOROETHENE
18.1 µg/L	TRICHLOROETHENE CONCENTRATION, MARCH 2014
	SUBJECT PROPERTY PARCEL BOUNDARIES (APPROXIMATE)
	ADJACENT PARCEL BOUNDARIES (APPROXIMATE)
	BUILDING

NOTES:

Base Map drawn from the following:
Aerial Photo (November 2012)
Toombs County Tax Assessors Parcel Data (May 2014)



SITE PLAN

QUEEN STREET PROPERTY
Queen Street and 1st Street
Vidalia, Toombs County, Georgia

FIGURE

2



May 12, 2014

One Consulting Group
448 Ralph David Abernathy Blvd.
Building Seven
Atlanta, Georgia 30312

Attn: Mr. Robert Brawner
P: (404) 815 8005 ext. 105
E: robert@onecginc.com

Re: Potential Receptor and Water Well Survey
Queen Street Property
Vidalia, Toombs County, Georgia
Terracon Project No. ES147038

Dear Mr. Brawner:

Terracon Consultants, Inc. (Terracon) has completed our potential receptor and water usage survey for the Queen Street Property. To identify potential drinking water receptors within a three-mile radius of the subject site, Terracon conducted a water usage survey of the surrounding area. Our survey included a search of the United States Geological Survey (USGS) water well database, a search of the 2013 Georgia Environmental Protection Division (EPD) drinking water sources database, the Hazardous Site Inventory (HSI) database, a search of Toombs County tax records, and interviews with knowledgeable personnel at facilities and sites identified in the databases. Terracon performed a one mile windshield reconnaissance of the surrounding area. Terracon also reviewed the local hydrogeological data with reference to hydraulic connections between the various aquifers in the vicinity of the subject property. The methodology, findings, and conclusions are discussed in the following sections.

1.0 WATER WELL SURVEY

Residential, commercial, and industrial customers within the incorporated area of the City of Vidalia are supplied water by the City of Vidalia municipal supply system, which is currently operated by Environmental Services Group. The City of Vidalia's water supply is provided by a network of production wells tapping the Upper Floridan aquifer. The closest public supply well (Well No. 3) is located approximately 1,590 feet northwest of the subject property near the intersection of Poe Street and 1st Avenue. The City of Vidalia operates three (3) additional water supply wells within two (2) miles of the subject property (two (2) additional municipal supply wells within 1.0 mile, one (1) municipal supply well within 2.0 miles).



Terracon Consultants, Inc. 2201 Rowland Avenue Savannah, Georgia 31404
P (912) 629 4000 F (912) 629 4001 terracon.com/savannah

Geotechnical



Environmental



Construction Materials



Facilities

Mr. Robbie Akins with ESG Operations, Inc (the City of Vidalia Water System Operator) was contacted regarding well construction data for the identified municipal supply wells. Mr. Akins was not able to provide Terracon with well construction logs for the municipal wells; however Mr. Lakin was able to provide casing depth, casing size, and total depth data for the City of Vidalia wells. Well construction data was also obtained from USGS well records. The depth to the bottom of the production casing for the City of Vidalia municipal supply wells range from 445 feet to 460 feet below ground surface (bgs) with total well depths ranging from 660 feet to 808 feet bgs.

One (1) community supply well is located approximately 3 miles northwest of the subject property that supplies water to the Wildwood Mobile Home Park. Casing depth and total depth of this well is unknown.

Terracon conducted a database search of available data in April 2014 and plotted the results onto a field map for use in the windshield survey. On April 28, 2014, Mr. Jordan H. Caldwell, Terracon Geologist, conducted a windshield reconnaissance of the area within 1-mile of the subject site. No drinking water supply wells, other than the City of Vidalia's municipal supply wells, were observed during the windshield reconnaissance. The area within 1-mile of the subject property is within the city limits of the City of Vidalia, which provides water and sewer service.

1.1 Local Geologic and Hydrogeologic Data

As part of the Potential Receptor and Water Well Survey, Terracon reviewed the geologic and hydrogeologic data available for the Vidalia, Georgia area. The following sections include a generalized discussion of the geologic and hydrogeologic units that occur in the vicinity of the subject property. A stratigraphic cross-section depicting water-bearing units and confining units was prepared as part of the survey for the transect beginning at the City of Vidalia Well No. 3 through the subject property and ending at the City of Vidalia Well No. 1. The cross-section is included as Figure 3. This cross-section was constructed using site-specific data from the subject property, City of Vidalia well construction data, geologic log data from Vidalia Well No. 1, and geologic logs from wells completed in Toombs County.

1.1.1 Stratigraphic Cross-Section

The stratigraphy of the Coastal Plain of Georgia and Toombs County has been described by numerous authors (e.g., Herrick, 1961; Herrick and Vorhis, 1963; Counts and Donsky, 1963; Furlow, 1969; Chowns and Williams, 1983; Clarke et al., 1990; Weems and Edwards, 2001; Williams and Gill, 2010; and Clarke et al., 2011) and is summarized in the following paragraphs. The area stratigraphic units are discussed in ascending order, from the deepest Paleocene units to the surficial Pliocene deposits. Cretaceous and pre-Cretaceous rock units are typically found

at depths of several thousand feet below ground surface in the area. However, only a general description of lithologic units penetrated by local water supplies is included below.

Eocene Stratigraphy

The Ocala Limestone is a massive, fossiliferous limestone. Fossils identified in the Ocala include bryozoan remains, foraminiferal tests, and mollusk shells (Furlow, 1969; Miller, 1986; Clarke et al., 1990). The Ocala Limestone unconformably overlies the dolomite and limestone of the Avon Park Formation (Furlow, 1989; Krause and Randolph, 1989; and Clarke et al., 1990). The thickness of the Ocala is more than 200 feet thick and in some areas exceeds 400 feet (Clarke et al., 1990).

Oligocene Stratigraphy

Buff-colored, porous fossiliferous (foraminiferal tests, micrite, and non-particulate ubiquitous phosphate) limestone describe the sediments of Oligocene age (Clarke et al., 1990). Huddleston (1988) named these sediments the Lazaretto Creek Formation and the Tiger Leap Formation. Weems and Edwards (2001) refined the descriptions of the two formations. The Suwannee Limestone Formation includes the lower Oligocene sediments in the study area and the Tiger Leap Formation includes the upper Oligocene sediments marked by an increase in phosphate. The abundance of miliolid foraminifera in the Oligocene sediments is used to differentiate the unit from the underlying Ocala Limestone, and the absence of particulate phosphate is used to differentiate the overlying Miocene carbonate sediments.

Miocene Stratigraphy

There are four units of Miocene age in Toombs County. These units have been described lithologically and by geophysical markers by several authors (Furlow, 1969; Huddleston, 1988; Clarke et al., 1990; Weems and Lewis, 2001). The four (4) layers are lithologically similar and are only differentiated based on stratigraphic position, geophysical characteristics, and limited paleontologic evidence (Clarke et al., 1990).

The lowermost Miocene unit in the area is the Parachucla Formation of Huddleston (1988), which is generally a sandy, phosphatic dolomite or limestone with the middle clay and upper sandy layers (Clarke et al., 1990).

The middle Miocene unit has been designated as Marks Head Formation of Woolsey (1977) and Huddleston (1988). The Marks Head Formation name has been used for this study after the work of Weems and Edwards (2001). The basal carbonate layer of the Marks Head typically consists of olive-green dolomite and limestone that contains very fine to coarse quartz sand, shiny brown to black phosphatic sand, and contains some fossils, typically mollusk molds and shark teeth. (Furlow, 1969; Clarke et al., 1990).

Upper Miocene Coosawhatchie Formation of Woolsey (1977) and Huddleston (1988) is adopted for this study based on the work of Weems and Edwards (2001). The Coosawhatchie

Formation contains two (2) members. The basal layer, which is the Tybee Phosphorite Member, consists of a sandy phosphatic limestone and dolomite with some fossils. In Toombs County, clay is the matrix material surrounding most of the phosphate grains instead of dolomite (Clarke et al., 1990). The sand in the basal unit generally consists of very fine to coarse quartz and brown to black phosphate. The middle clay layer consists of fossiliferous clay and silt laminae and the upper sand unit consists of a very fine to coarse, poorly sorted sand (Clarke et al., 1990).

The Ebenezer Formation is the uppermost Miocene unit identified in the project area by Weems and Edwards (2001). The Ebenezer Formation is predominately very fine to fine sand with distinct members that are sandy and clayey silt.

Pliocene Stratigraphy

Sediments of Pliocene age are informally known in Toombs County as Pearson terrace unit and overlie Miocene sediments (Weems and Edwards, 2001). These sediments consist of mostly poorly sorted silt to clayey sands that ranges in color from pale-olive through yellowish-gray and grayish-red.

1.2 Site Hydrogeology

Hydrologic units in Toombs County, Georgia include (in descending order), the surficial aquifer system, consisting of the water-table zone, upper confined zone, and lower confined zone (Clarke, 2003); the Brunswick aquifer system, consisting of the upper Brunswick and lower Brunswick aquifers (Clarke et al., 1990); and the Upper Floridan aquifer (Miller, 1986) as shown in Figure 2.

In the Vidalia, Georgia area, the surficial aquifer system is typically present from land surface to 130 feet below land surface (bls) (Edwards and Weems, 2001) and includes the Pearson terrace unit and the Ebenezer Formation. For this study, the surficial aquifer is undifferentiated; however the surficial aquifer is generally informally divided into a water-table zone, an upper confined zone, and a lower confined zone. These water-bearing zones are separated by clay confining units. The "water-table" zone is the zone that is intersected by the temporary wells installed at the subject property. The thickness of the surficial aquifer and associated clay confining units is approximately 200 feet. The confining units within the surficial aquifer system are identified on natural-gamma radiation logs along with the A-marker horizon, which is present just above the upper Brunswick aquifer (Clarke et al., 1990 and Weems and Edwards, 2001).

Depth to groundwater in the shallow surficial aquifer at the subject property ranges from 15 feet to 18 feet below ground surface (bgs) or greater. The groundwater flow direction based on the on-site data from the subject property collected in April 2014 is to the southwest, which is same direction as the local topographic gradient for the site. The potentiometric surface map for the subject property is included as Figure 2.

At the project site, the Upper and Lower Brunswick aquifers extend from approximately 320 to 420 feet bls and consist of poorly sorted, fine to coarse, slightly phosphatic and dolomitic, quartz sand and micritic limestone with partially cemented, mostly fine to medium grained, sandy limestone. The bottom of the Lower Brunswick aquifer is approximately 420 feet bls, which coincides with the top of the Upper Floridan aquifer (Weems and Edwards, 2001).

The principal source for all uses in the coastal area of Georgia is the Floridan aquifer system. The Floridan aquifer system is composed of carbonate rocks of varying permeability (Clarke et al., 1990; Clark et al., 2011). There are several water-bearing zones within the Floridan aquifer system that are separated by layers of relatively dense limestone and dolostone that act as semi confining units (Krause and Randolph, 1989; Clarke et al., 1990; Williams and Gill, 2010). The upper Floridan aquifer is overlain by a confining unit consisting of layers of silty clay and dense phosphatic Oligocene dolomite identified by a distinct response on gamma-ray logs (Clarke et al., 1990).

Cross-section A - A' presented as Figure 3 transects City of Vidalia Well No. 3, the Queen Street Property, and City of Vidalia Well No. 1 and depicts the area topography, hydrogeology, and well construction details of the municipal supply wells, and the estimated depth to water in the surficial aquifer.

1.3 Surface Water Features

The nearest surface water body is an unnamed stream located approximately 930 feet southwest of the subject property. This unnamed stream is concrete lined until it reaches a point 2,100 feet from the subject property.

1.4 Resident Individual Survey

As part of our survey, the nearest resident individual was located with regard to the subject property. For the purposes of our survey, a resident individual is defined as a home, school, playground, or daycare. The closest resident individual to the subject property is a single family residence located at 700 NE Main Street, approximately 200 feet north, as measured from the nearest property lines.

2.0 FINDINGS AND CONCLUSIONS

Terracon has completed a Potential Receptor and Water Well Survey for the Queen Street property in Vidalia, Toombs County, Georgia. During the survey, five (5) water wells were identified to be within a three-mile radius of the site. Four (4) of the water wells identified are part of the City of Vidalia municipal water supply system. The City of Vidalia's municipal water supply wells are all cased to depths greater than 400 feet below ground surface and are

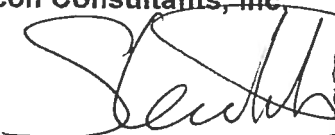
completed as open boreholes producing water from the Upper Floridan Aquifer. The Floridan Aquifer System in the Vidalia, Toombs County, Georgia area is hydraulically separated from the surficial aquifer system by a series confining units belonging to the Miocene Hawthorne Group.

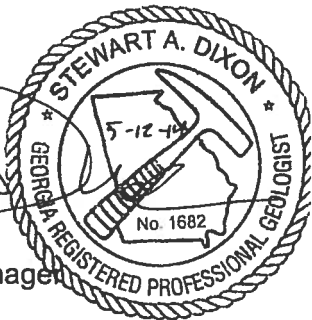
The closest municipal supply well to the subject property is City of Vidalia Well No. 3, which is located approximately 1,700 feet northwest and at a higher topographic elevation. As previously discussed, the direction of groundwater flow at the subject site is to the southwest away from the City of Vidalia Well No. 3. The next closest municipal supply well to the subject property is City of Vidalia Well No. 1, which is located approximately 4,000 feet southwest at approximately the same topographic elevation. However, there is a topographic low with an unnamed stream between the subject site and Vidalia Well No. 1.

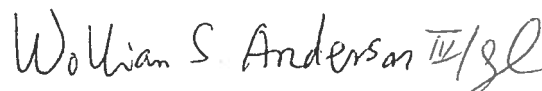
Again, while there are several municipal supply wells within a 1-mile radius of the subject property, all of the municipal wells produce water from the Upper Floridan Aquifer, which is not hydraulically connected to the impacted shallow surficial aquifer because of municipal well casing depths, total well depth, and the existence of several regional confining units separating the shallow surficial aquifer from the deeper confined Upper Floridan Aquifer.

We appreciate the opportunity to be of service to you. Please contact us at (912) 629 4000 if you have questions regarding the information provided in this letter.

Sincerely,
Terracon Consultants, Inc.


Stewart A. Dixon, P.G.
Environmental Department Manager




William S. Anderson, III, P.E.
Senior Principal

Attachments: Figure 1: Receptor Survey Map
Figure 2: Site Plan
Figure 3: Hydrogeologic Cross-Section
Table "A": Water Well Survey Data Sheet

MAXIS ENGINEERING

RECEIVED
Georgia EPD

MAY 22 2014

May 16, 2014

Response and Remediation Program

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

COPY

Attention: Mr. David Brownlee

Subject: **RELEASE NOTIFICATION**
6500 Old Riverside Drive
Sandy Springs, Fulton County, Georgia
Maxis Project No.: 1-14-504B

Dear Mr. Brownlee:

Please find enclosed a Release Notification for 6500 Old Riverside Drive in Sandy Springs, Fulton County, Georgia, hereafter referenced as the "subject property." The subject property consists of two subdivided tracts (Tracts II and III) of land associated with parcel number 170168LL0227 and total approximately 22.75 acres. Tract II and Tract III surround Tract I, which houses a sanitary sewer pump station, operated and maintained by Fulton County; Tract I is not included in this assessment.

During a Phase I ESA with additional assessment activities completed by Maxis Engineering, LLC (Maxis) in January 2014, it was discovered that the subject property was operated as a wastewater treatment plant by Fulton County in the 1960's and 1970's. Potential sources identified on the subject property included clarifying pools, a laboratory, and a land application/drying bed area associated with the treatment plant. Sampling results from the additional activities associated with the Phase I ESA indicated that soil associated with the subject property was impacted with RCRA Metals and groundwater associated with the subject property was impacted with VOC constituents. All soil sample concentrations were below the applicable Georgia EPD Notification Concentration for each metal constituent, and all groundwater concentrations are below the Georgia EPD's established Media Target Levels for each VOC constituent. No additional clean-up or assessment activities have been completed at this time and no wells are located within 3 miles of the site.

Should you have any questions regarding this proposal, please call us at (678) 454-1130.

Sincerely,
Maxis Engineering, LLC



Rebecca K. Donnelly
Project Manager



Michael T. Fant, P.E., P.G.
Principal

Attachments: Release Notification



6212

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

MAY 22 2014

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:	17 0168 LL0227	Acreage	22.75		
4	Site or Facility Name	Old Riverside Drive				
5	Site Street Address	6500 Old Riverside Drive				
6	Site City	Sandy Springs	County	Fulton	Zip	
7	Property Owner	City of Sandy Springs				
8	Property Owner Mailing Address	7840 Roswell Road, Suite 500				
9	Property Owner City	Sandy Springs	State	GA	Zip	30350
10	Property Owner Telephone No.					
11	Site Contact Person	Bryant Poole	Title	Asst. City Manager		
12	Site Contact Company Name	City of Sandy Springs				
13	Site Contact Mailing Address	7840 Roswell Road, Suite 500				
14	Site Contact City	Sandy Springs	State	GA	Zip	30350
15	Site Contact Telephone No.	(770) 730-5600				
16	Facility Operator Contact Person	Same	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.

BRYANT POOLE ON BEHALF OF JOHN McDONOUGH - City Mgr. Asst City Mgr.

NAME (Please type or print)

TITLE

SIGNATURE

DATE

5/15/14

Revised May 2008

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:

Maxis Engineering, LLC (Maxis) performed a Phase I ESA with additional assessment activities in January 2014. Results from those activities indicated that soil and groundwater associated with the site was impacted with VOCs associated with the previous use of the site in the 1960's and 1970's as a wastewater treatment plant. Potential sources identified in the Phase I ESA include the former clarifying pools, a former laboratory, and a former land application/drying bed. See Figure 1.

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 and quantity is 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).

During the additional activities completed by Maxis in January 2014, five soil samples and two groundwater samples were collected from soil borings advanced in the vicinity of the former clarifying pools (B-1, B-2, and B-3), the former laboratory area (B-4) and the former land application/drying bed location (B-5). No additional actions have been taken at the site. See Figure 1.

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

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

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

The site is equipped with a gate at the entrance to the facility and an eight foot high, chain link fence surrounds the majority of the facility.

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

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

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

The entire site is grassed.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

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

☐ Less than 300 feet
☒ 301 to 1000 feet

☐ 1001 to 3000 feet
☐ 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 Kyung

Address: 965 Edgewater Drive, Sandy Springs, GA

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

☐ Less than 0.5 miles
☐ 0.5 to 1 mile

☐ 1 to 2 miles
☐ 2 to 3 miles

☒ Greater than 3 miles*

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

Name: _____

Address: _____

*Eleven private wells are located within a one-mile radius; however none are located within the applicable ¼-mile radius. Based on the known topography of the subject property and surrounding area all the wells in question are upgradient of the subject property. Additionally, based on interview information all wells appear to be used for irrigation purposes. Water Resources Documentation is included in **Appendix III**. Well locations are included on **Figure 1**.

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>.

Page 4 of 5

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

[illegible]

Page 5 of 5

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

[illegible]

COPY

20 May 2014

Georgia Department of Natural Resources
Environmental Protection Division
Response and Remediation Program
2 Martin Luther King, Jr. Drive
Suite 1462 East
Atlanta, Georgia 30334



Subject: **Initial Release Notification
Commercial Property
1397 Blashfield Street SE
Atlanta, Georgia, 30315**

To Whom It May Concern:

One Consulting Group, Inc. is pleased to provide for your review the following Initial Release Notification and Modified Phase II Subsurface Investigation Report prepared for the above-referenced property.

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

Thank you for the opportunity to be of service.

Sincerely,
One Consulting Group, Inc.

A handwritten signature in cursive script, appearing to read "Jennifer Farace".

Jennifer Farace
Project Manager

CC: Sharon Dennehy
T. Steven Papevies

Attachments: Initial Release Notification
Modified Phase II Subsurface Investigation

6213

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

MAY 29 2014

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

Response and Remediation Program

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	NOT APPLICABLE			
3	Tax Map and Parcel ID Number:	SEE ATTACHED PERMIT	Acreage	0.753	
4	Site or Facility Name	1397 BLANFORD AVENUE STREET SE			
5	Site Street Address	1397 BLANFORD ST. SE, 240-244-250 HARRIET ST.			
6	Site City	ATLANTA	County	FULTON	Zip 30315
7	Property Owner	TSP REALTY, LLC			
8	Property Owner Mailing Address	3350 HARDEE AVENUE			
9	Property Owner City	ATLANTA	State	GA	Zip 30341
10	Property Owner Telephone No.	678 427 2945			
11	Site Contact Person	ROBERT BRAUNER	Title	CONSULTANT	
12	Site Contact Company Name	ONE CONSULTING GROUP, INC.			
13	Site Contact Mailing Address	POB 54382			
14	Site Contact City	ATLANTA	State	GA	Zip 30308
15	Site Contact Telephone No.	404-815-8005 x 105			
16	Facility Operator Contact Person	NOT APPLICABLE	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.

T. Steven Papoures
NAME (Please type or print)
T. Steven Papoures
SIGNATURE

owner - President
TITLE
5/16/14
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:

GROUNDWATER IMPACT PRESUMED TO EMANATE FROM FORMER TENANT.

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

UNKNOWN

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

SEE ATTACHED REPORT

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

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

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

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

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

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

NOT APPLICABLE. NO SOIL RELEASE IDENTIFIED.

PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

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

☒ Less than 300 feet
☐ 301 to 1000 feet

☐ 1001 to 3000 feet
☐ 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: UNKNOWN

Address: 238 HARRIST STREET

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

☐ Less than 0.5 miles
☐ 0.5 to 1 mile

☐ 1 to 2 miles
☐ 2 to 3 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://ggsstore.dnr.state.ga.us>.

PART III -- SOIL RELEASE INFORMATION

Page 4 of 5

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

[illegible]

PART IV -- GROUNDWATER RELEASE INFORMATION

Page 5 of 5

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

[illegible]

Thursday, May 15, 2014

Sharon Dennehy
333 Nelson Street SW, Unit 214
Atlanta, Georgia 30313

Attention: **Sharon Dennehy**

Subject: **Modified Phase II Subsurface Investigation
Commercial Property
1397 Blashfield Street SE
Atlanta, Fulton County, Georgia 30315
One Group Project #A4043.02**

Sharon:

One Consulting Group, Inc. (One Group) is pleased to provide this report of the Modified Phase II Subsurface Investigation performed for the above-referenced property (Site). This scope of work was performed in accordance with our executed proposal #A4043.02, dated April 15, 2014, using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process," Designation: E 1903-97 (2002) as a guide. The Site location is presented on Figure I of Appendix I.

BACKGROUND

The Site is made up of four parcels totaling 0.753-acres developed with two warehouses and one single-story residence. The residence is currently unoccupied and the two warehouses are used for antique storage. The four parcels are zoned for residential, commercial and industrial use.

Address / Structure	Tax Parcel ID #	Structure	Area (ft ²)	Date of Construction	Parcel Size (Acres)	Zoning Code
1397 Blashfield Street SE	14005600120158	Warehouse	5,880	1958	0.214	I1
250 Harriet Street	14005600120190	Warehouse	4,000	1981	0.188	I1C
244 Harriet Street	14005600120174	Warehouse	4,000	1981	0.175	I1
240 Harriet Street	14005600120182	Residence	1,396	1930	0.176	R5

The following recognized environmental conditions were identified as associated with the Site during an Environmental Site Assessment:

- The Site was identified as a hazardous waste generator, Industrial Electric Co. of Georgia, under USEPA ID #GAR000005876. Information reviewed indicates this former occupant of the Site historically generated *chlorinated solvent (F-listed) hazardous waste*. The Site's historical solvent use and hazardous waste generation is a *recognized environmental condition* requiring further investigation.

Drinking Water Receptors

Based on a review of available USGS water well records and a driving reconnaissance of the area surrounding the Site, active drinking water supplies were not identified within a one-mile radius. A copy of the drinking water receptor survey is included in Appendix III.

GOVERNANCE

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

SUBSURFACE INVESTIGATION

One Group personnel mobilized to the Site on May 1, 2014. This investigation was performed using the most current version of the USEPA Region 4 Science and Ecosystem Support Division, Field Branches Quality System and Operating Procedures as a general guide.

Two surficial (0 – 6") soil samples, SS-1 and SS-2, were obtained with a hand auger from areas where surface water ponds on the Site. The soil sample locations are presented on Figure 3 of Appendix I.

Four soil borings, SB-1, SB-2, SB-3 and SB-4, were advanced to groundwater with a direct push technology. The soil boring locations were selected to best represent shallow groundwater quality in areas suspected of impact from the documented RECs. The soil boring locations are presented on Figure 4 of Appendix I. Groundwater was encountered in all three soil borings at depths ranging from 14.5 to 22 feet below ground surface (bgs). Groundwater samples were collected from the soil borings using disposable teflon bailers within a five-foot length of stainless-steel, slotted screen. The soil boring locations are presented on Figure 4 of Appendix I.

The soil and groundwater samples were immediately field preserved, labeled, and placed on ice after collection. They were transported to the laboratory under standard Chain of Custody protocols. Soil borings were abandoned with bentonite and their surrounding surface conditions were restored upon sampling completion.

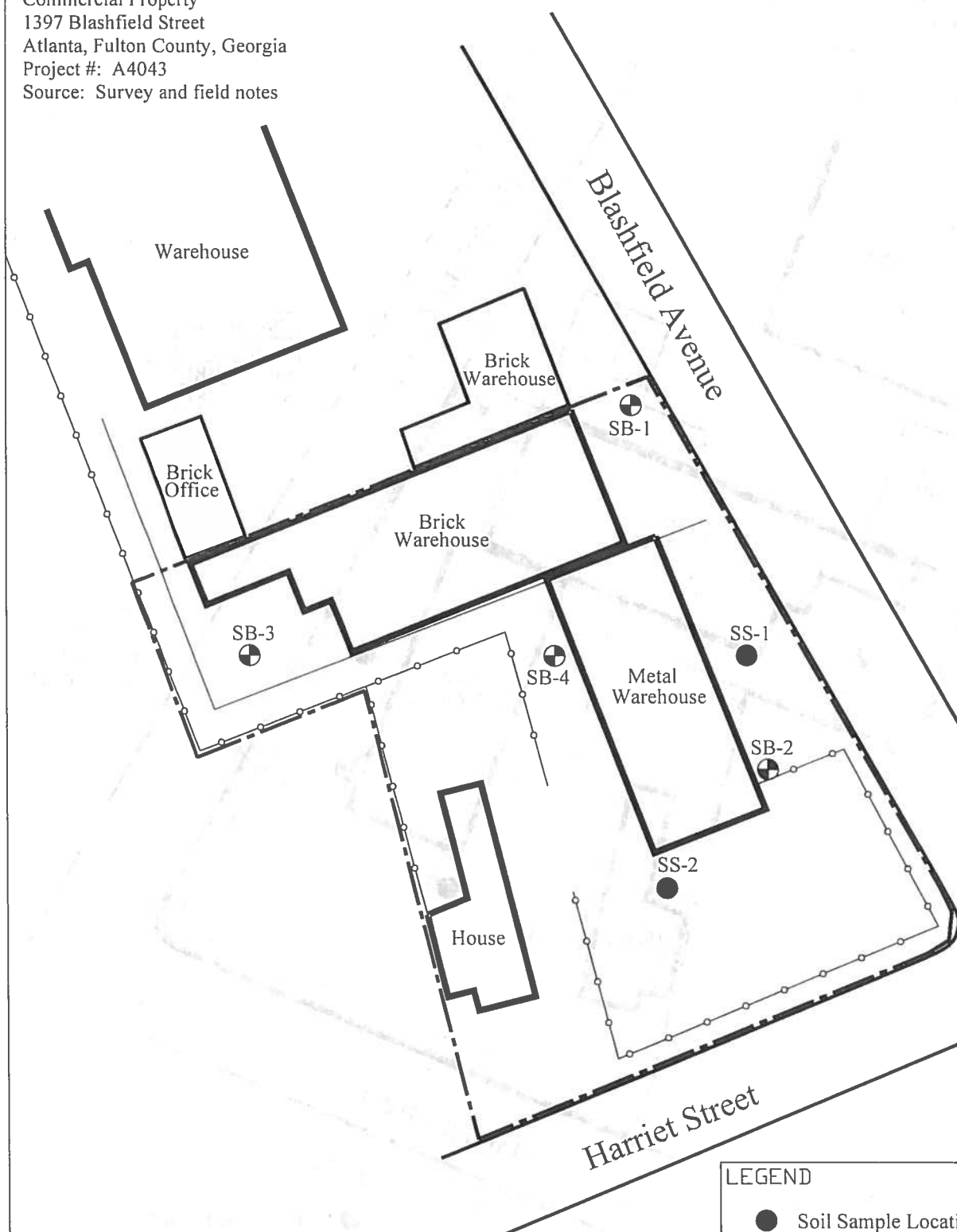
ANALYTICAL METHODS

The soil and groundwater samples were analyzed for volatile organic compounds (VOCs) USEPA Method SW8260B to assess for solvent and petroleum hydrocarbon impact.

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

Figure 2
Site Plan

Commercial Property
1397 Blashfield Street
Atlanta, Fulton County, Georgia
Project #: A4043
Source: Survey and field notes

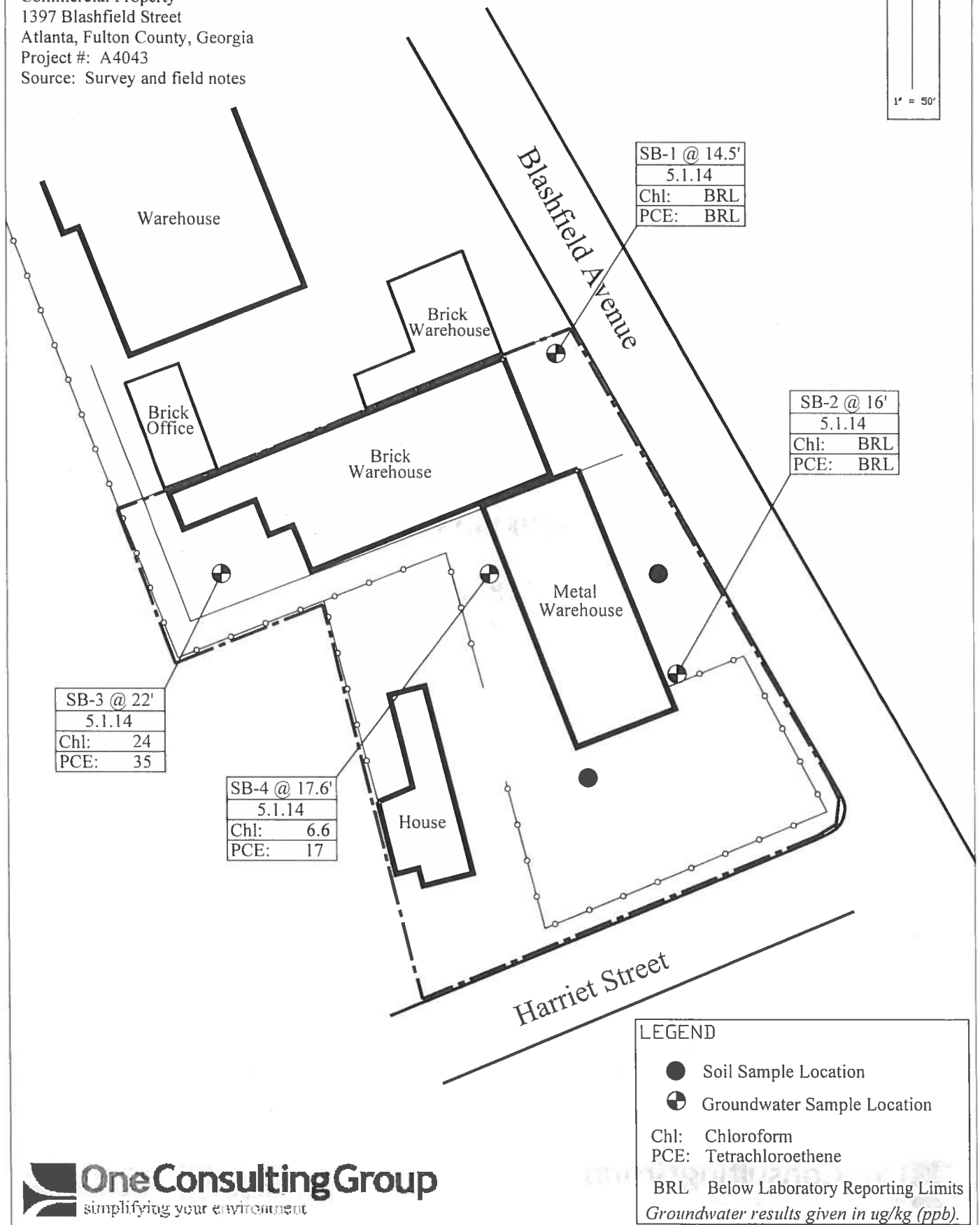


LEGEND

- Soil Sample Location
- ⊕ Groundwater Sample Location
- - - Property Line
- ⋈ Fence

Figure 4
Groundwater Analytical

Commercial Property
1397 Blashfield Street
Atlanta, Fulton County, Georgia
Project #: A4043
Source: Survey and field notes



Commercial Property
1397 Blashfield Street
Atlanta, Fulton County, Georgia 30315
One Group Project # A4043.02

TABLE 1: SOIL QUALITY
(Volatile Organic Compounds USEPA Method 8260)

Sample Location	Date Sampled	Depth (feet)	Concentrations in parts per million (mg/kg)								Total VOCs	
			Benzene	Ethyl-Benzene	Toluene	Xylenes	Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	Vinyl Chloride		Acetone
SS-1	5.1.2014	0 - 0.5	BRL	BRL	BRL	BRL	BRL	BRL	BRL	BRL	0.17	0.17
SS-2	5.1.2014	0 - 0.5	BRL	BRL	BRL	0.0087	BRL	BRL	BRL	BRL	BRL	0.0087
Notification Concentration			0.020	20.0	20.0	14.40	0.18	0.17	0.53	0	2.74	N/A
Toxicity Value			4	2	2	2	4	4	4	16	4	N/A

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

APPENDIX III

DRINKING WATER WELL SURVEY

MAY 23 2014

Hazardous Waste

May 21, 2014

COPY

Mr. David Brownlee
Georgia Environmental Protection Division
Hazardous Site Response Program
Suite 1462, Floyd Tower East
2 Martin Luther King Jr. Drive, SE
Atlanta, Georgia 30334-9000

Re: Laurel Springs Cleaners
5355 Laurel Springs Parkway, Suwanee (Forsyth County) Georgia
LOGIC Project F138-03

Dear Mr. Brownlee:

In keeping with Georgia Hazardous Site Response Act regulations, please accept this Initial Release Notification for the above-referenced property in Suwanee. LOGIC is submitting this release notification on behalf of the owner, Tae Jong Corp. Groundwater at the property has been impacted by Tetrachloroethene at a concentration exceeding its MCL. The solvent contamination appears to have originated from the on-site dry cleaners, which has been operating from the property since approximately 2004.

Although the closest drinking water receptor was slightly less than one-half mile north of the property, it was clearly up-gradient from the site. The closest down-gradient receptor was confirmed to be nearly two miles to the southeast.

Please let me know if you require any additional information for purposes of your review. Thank you for your time and attention.

Yours faithfully,



Jenny Schildecker
Environmental Scientist

Enc.

cc: Ms. Su Kim (w/ Attach.)
Mr. Chris Fonzi (w/ Attach.)

RELEASE NOTIFICATION/REPORTING FORM



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

1. The information provided in this form is for:

- ☒ Initial Release Notification
☐ Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	138 152	Acreage	0.82 acres	
4	Site or Facility Name	Laurel Springs Cleaners			
5	Site Street Address	5355 Laurel Springs Parkway			
6	Site City	Suwanee	County	Forsyth	Zip 30024
7	Property Owner	Tae Jong Corp			
8	Property Owner Mailing Address	5355 Laurel Springs Parkway			
9	Property Owner City	Suwanee	State	Georgia	Zip 30024
10	Property Owner Telephone No.	678-979-6607			
11	Site Contact Person	Ms. Su Kim	Title	Owner	
12	Site Contact Company Name	Tae Jong Corp			
13	Site Contact Mailing Address	5355 Laurel Springs Parkway			
14	Site Contact City	Suwanee	State	Georgia	Zip 30024
15	Site Contact Telephone No.	678-979-6607			
16	Facility Operator Contact Person	Ms. Su Kim	Title	Owner	
17	Facility Operator Company Name	Tae Jong Corp			
18	Facility Operator Mailing Address	5355 Laurel Springs Parkway			
19	Facility Operator City	Suwanee	State	Georgia	Zip 30024
20	Facility Operator Telephone No.	678-979-6607			

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.

Su Kim

Owner

NAME (Please type or print)

TITLE

SIGNATURE

DATE

Revised May 2008

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:**

Based on the available information, a dry cleaners has operated from the building on this property since approximately 2004. According to interviews with the current owners and waste removal company, the site has used tetrachloroethene in on-site dry cleaning operations since around November 2010. As such, the release appears to have originated from the incidental spillage of tetrachloroethene and possibly other chlorinated solvents in the vicinity of the dry cleaners on the site since the early 2010s.

- 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 and quantity are unknown, but the release is presumed to have occurred at some time since 2010. The physical state of the released material is presumed to be liquid.

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

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

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

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

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

N/A

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

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

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

The contaminated groundwater sample from B-1 was covered by a layer of asphalt paving. The contaminated groundwater sample from B-3 was covered by soils.

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: Former Discovery Point Day Child Development Center (closed)

Address: 5345 Laurel Springs Parkway, Suwanee, GA

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

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

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

Name: Donald Ray Hicks

Address: 847 Mathis Airport Road, Suwanee *See discussion in Narrative

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

☐ Yes ☒ No

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

N/A

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

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

Page 4 of 5[illegible]

Page 5 of 5

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

[illegible]

LAUREL SPRINGS CLEANERS
5355 LAUREL SPRINGS PARKWAY, SUWANEE, GEORGIA
HSRA INITIAL RELEASE NOTIFICATION - SITE SUMMARY

The subject site includes 0.82 on the southeast side of Laurel Springs Parkway in Suwanee. (See Figures 1 and 2.) The site supports a 4,000-square-foot brick building, occupied by the Laurel Springs Cleaners dry cleaners. Adjoining properties include a residential subdivision, a Publix supermarket, retail suites and a vacant child care center.

According to available historical information, the site was developed with the current building in 2000. From 2000 until late 2002, the site supported America's Service Station, an auto maintenance shop. The building was converted into a dry cleaners in 2004. According to the current owners and a former waste disposal contractor, dry cleaning was performed with petroleum hydrocarbons from 2004 through around 2009. Tetrachloroethene (perc) has been used at the site since 2010.

On April 30, 2014, LOGIC completed a Phase II investigation of the subject site. Two soil samples and two groundwater samples were collected from three boring locations at the site. A soil and a groundwater sample were collected from Boring B-1, which was located just southwest of the southwest wall of the on-site building, nearest to the dry cleaning machines. A soil sample was collected from Boring B-2, which was installed just southeast of the dumpster enclosure, south of the on-site building. A groundwater sample was collected from Boring B-3, located just southeast of the southeast wall of the building. (See Figure 3.) All samples were analyzed for volatile organic compounds (EPA Method 8260).

Soil samples from B-1 and B-2 were collected at a depth of 9 feet below the ground surface. No VOC constituents were detected in the B-2-9' soil sample. Tetrachloroethene was the only constituent detected in B-1-9', at a concentration of 0.0525 mg/kg, which was below its notification concentration. Groundwater was sampled at approximately 25.5 feet below ground surface in boring B-1 and at approximately 26 feet below the ground surface in boring B-3. The only VOC constituent identified in either groundwater sample was tetrachloroethene, which was detected at a concentration of 79.3 µg/L in B-1 and at 87.2 µg/L.

LOGIC performed a survey for potential drinking water receptors. This survey included a driving reconnaissance, a review of the USGS National Water Information System (NWIS) and a search for well surveys conducted as part of prior HSRA Notifications within a three-mile radius of the site. No active drinking water wells were identified in the U.S.G.S. database or in prior well surveys for this area in EPD files. Nineteen well structures were identified within a three-mile radius in a 'windshield' field survey conducted by LOGIC on May 9th and 12th, 2014. The two closest wells were located approximately 0.47 and 0.51 miles north-northwest of the subject site, at 847 and 825 Mathis Airport Road. Mrs. Donald Ray Hicks of 847 Mathis Airport Road, the property closer to the site, confirmed that the wells at both properties were in active use for drinking water supply. Two other wells, one approximately 1.3 miles to the north-northwest (3410 Mathis Airport Parkway) and the other approximately 1.8 miles to the south-southeast (720 Boyd Road), were also verified to be in use for drinking water supply. Based upon the local topography and drainage, surface flow in the immediate subject site vicinity is directed to the east and southeast, toward a southeast-flowing perennial stream, Dick Creek. Given that the local groundwater flow regime likely mimics the surface drainage, all of the wells identified within one mile of the site are considered upgradient or not otherwise hydrologically vulnerable to releases from the subject site.

The closest drinking water receptor (well) in a southeast (downgradient) direction from the site was identified at a distance of 1.8 miles. A radius map showing the site and relevant well locations is included as Figure 4.

6214

RELEASE NOTIFICATION/REPORTING FORM



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

1. The information provided in this form is for:

- ☒ Initial Release Notification
☐ Supplemental Notification

PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	Not Applicable			
3	Tax Map and Parcel ID Number:	17-014700040475	Acreage	3.2	
4	Site or Facility Name	1701 Northside Drive Site			
5	Site Street Address	1701 Northside Drive			
6	Site City	Atlanta	County	Fulton	Zip 30318
7	Property Owner	TRS and ERS of Georgia			
8	Property Owner Mailing Address	Two Northside 75, Suite 500			
9	Property Owner City	Atlanta	State	GA	Zip 30318
10	Property Owner Telephone No.	404-352-6500			
11	Site Contact Person	Same As Owner	Title		
12	Site Contact Company Name				
13	Site Contact Mailing Address				
14	Site Contact City		State		Zip
15	Site Contact Telephone No.				
16	Facility Operator Contact Person	Not Applicable	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.

Charles W. Cary, Jr.

NAME (Please type or print)

Owner

TITLE

05/30/2014

SIGNATURE

DATE

Revised May 2008

PART II -- RELEASE INFORMATION

Page 2 of 5

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

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

The suspected source of the release is the adjacent filling station currently operating as a Shell Station (formerly BP Oil Company/Cooks Gulf Service Station) located at 1695 Northside Drive. This adjacent, upgradient site, a leaking Underground Storage Tank (LUST) site, is currently under active remediation by the GA EPD's UST Management Program (USTMP).

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

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

See attached 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.

Identified impacted groundwater was located approximately thirty-nine (39) feet below the existing ground surface which consists of asphalt pavement.