

AECS

American Environmental & Construction Services, Inc.
1170 Tidwell Road
Alpharetta, GA 30004



November 28, 2016

VIA ELECTRONIC AND OVERNIGHT MAIL

Ms. Carolyn Daniels, P.G
Georgia Environmental Protection Division
Response & Remediation Program
Floyd Towers East, Suite #1054
2 MLK Jr., Drive, S.E.
Atlanta, Georgia 30334-9000

Re: VIRP Application Addendum – Jay’s Music Property
Former Silverstein’s Cleaners Site, HSI No. 10517

Dear Ms. Daniels,

As discussed with Mr. Hayes on November 10, 2016, BCRE Investments, LLC (“BCRE”) is submitting this amendment to the Voluntary Investigation and Remediation Plan (“VIRP”) for the Former Silverstein’s Cleaners Site (“Site”) to include the Jay’s Music Property as a Qualifying Property in the Silverstein’s VIRP. An addendum to the VIRP Form and Checklist with the requisite tax parcel information for the Former Jay’s Music Property (“Property”) is provided in **Appendix A**. A legal description for the subject Property is presented in **Appendix B**.

The Jay’s Music Property located at 2702 Washington Road, Augusta, Richmond County, Georgia (Richmond Tax Parcel No. 013-0-026-00-0) was recently purchased by Berckman Residential Properties, LLC (“Berckman”). Berkman plans to demolish the Jay’s Music building and associated parking surface in December 2016. The intended future use of the Property will be as an access road.

Prior to demolition activities, all injection and monitoring wells located at the Property will be properly plugged and abandoned as specified in the Georgia Water Well Standards Act. The recent extensive and comprehensive ISCO treatments, including the recent deep soil mixing remediation, have addressed all source condition on the adjacent HSI site as well as the residual condition on the Property.

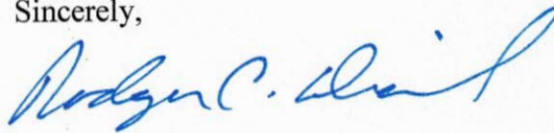
The updated proposed VIRP Monitoring Well Network is summarized in **Table 1**. The

The updated proposed VIRP Monitoring Well Network is summarized in **Table 1**. The locations of the updated VIRP Monitoring Wells are shown in **Figure 1**.

The Company Agent for Berckman, Hull Barrett, PC, has provided BCRE with express permission to include the Property in the VIRP and also enter the Property to perform corrective action. A copy of the permission letter is provided in **Appendix C**.

If you have any questions regarding this letter request, please do not hesitate to call me at 770.754.6440.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rodger C. Daniel".

Rodger C. Daniel
President AECS

Enclosures:

Table 1. Revised Proposed VIRP Monitoring Well Network

Figure 1. Proposed VIRP Monitoring Well Network Locations (Revised November 2016)

Appendix A. VIRP Form and Checklist Addendum

Appendix B. Property Legal Description

Appendix C. Copy of the Permission Letter from Berckman to BCRE

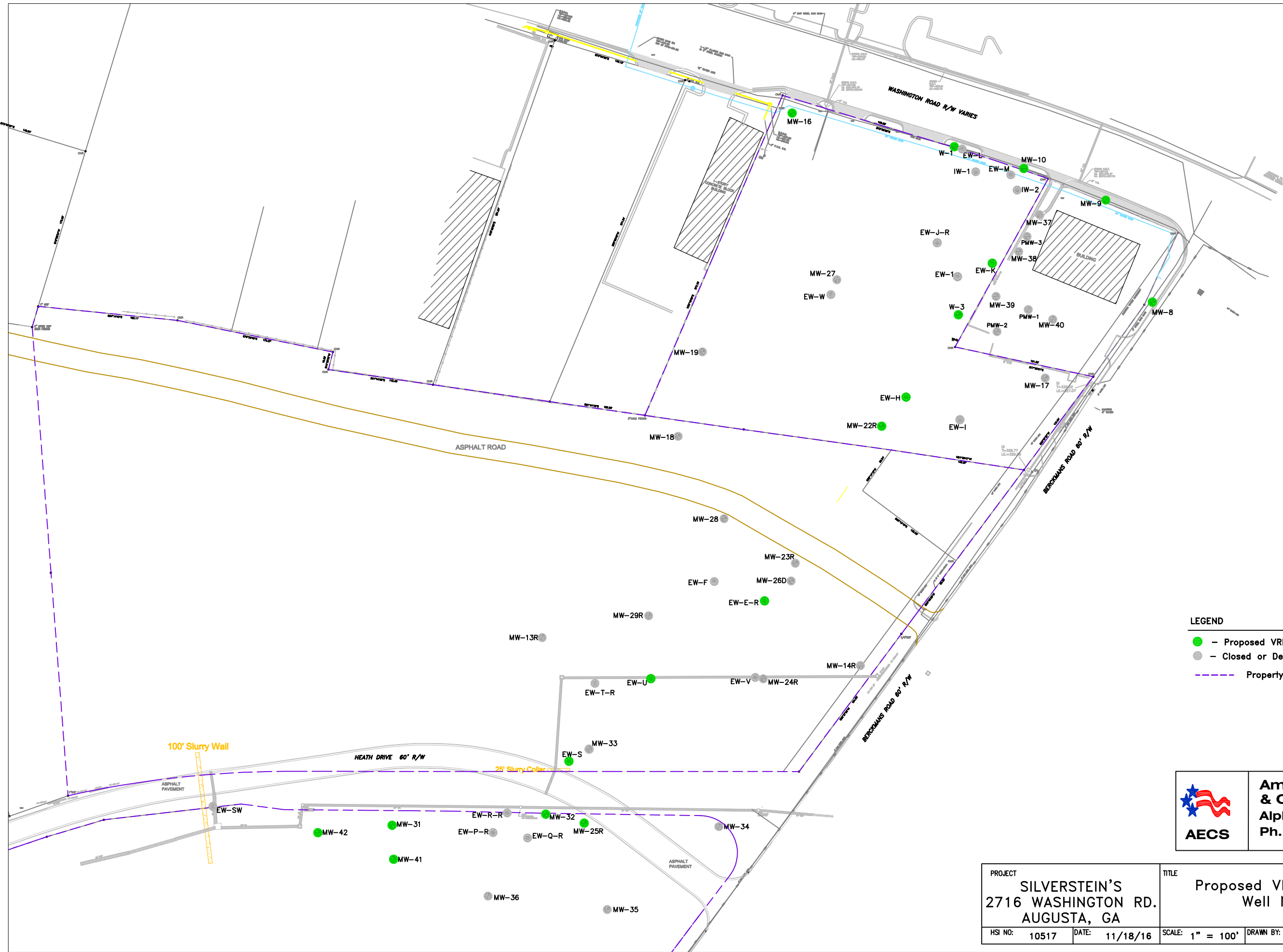
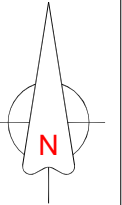
cc: David Hayes, EPD
Darren Meadows, Esq., Hull Barrett
Carrie Williams, P.G.
Mr. Tommy Blanchard, BCRE Investments, LLC

ENCLOSURES

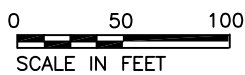
Table 1. Proposed VRP Monitoring Program - Revised November 2016
Former Silverstein's Dry Cleaners Site, HSI No. 10517
November 28, 2016

Proposed VRP Groundwater Monitoring Program (Revised November 2016)	
Monitoring Well ID	Rationale
MW-8	Former Jay's Music Property
W-1	Washington Road Border
MW-9	
MW-10	
MW-16	
EW-K	Area of Concern
W-3	
EW-E-R	Centerline Central Plume
EW-H	
MW-22R	
EW-S	Centerline South Plume
EW-U	
MW-25R	
MW-31	
MW-32	
MW-41 (*POD*)	
MW-42	

Note: POD - Point of Demonstration



- LEGEND
- - Proposed VRP Monitoring Well
 - - Closed or Destroyed Monitoring or Extraction Well
 - - - Property Boundaries



AECS

**American Environmental
& Construction Services**
Alpharetta, GA
Ph. (770) 754-6440

PROJECT		TITLE			FIGURE			
SILVERSTEIN'S 2716 WASHINGTON RD. AUGUSTA, GA		Proposed VRP Monitoring Well Network			1			
HSI NO:	10517	DATE:	11/18/16	SCALE: 1" = 100'		DRAWN BY:	JLS	CHECKED BY:

1

APPENDIX A

VIRP APPLICATION FORM & CHECKLIST ADDENDUM

Voluntary Investigation and Remediation Plan Application Form and Checklist

VRP APPLICANT INFORMATION					
COMPANY NAME	BCRE Investments, LLC				
CONTACT PERSON/TITLE	Mr. Tommy Blanchard (c/o Mr. Darren Meadows, Hull Barrett, PC)				
ADDRESS	801 Broad Street, 7 th Floor, Augusta, Georgia 30901				
PHONE	706-828-2015	FAX	n/a	E-MAIL	dmeadows@hullbarrett.com
GEORGIA CERTIFIED PROFESSIONAL GEOLOGIST OR PROFESSIONAL ENGINEER OVERSEEING CLEANUP					
NAME	Carrie L. Williams			GA PE/PG NUMBER	1780
COMPANY	American Environmental & Construction Services, Inc. (AECS)				
ADDRESS	1170 Tidwell Road, Alpharetta, Georgia 30004				
PHONE	404-803-2093	FAX	n/a	E-MAIL	clwilli@gmail.com
APPLICANT'S CERTIFICATION					
<p>In order to be considered a qualifying property for the VRP:</p> <p>(1) The property must have a release of regulated substances into the environment;</p> <p>(2) The property shall not be:</p> <p style="margin-left: 40px;">(A) Listed on the federal National Priorities List pursuant to the federal Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601.</p> <p style="margin-left: 40px;">(B) Currently undergoing response activities required by an order of the regional administrator of the federal Environmental Protection Agency; or</p> <p style="margin-left: 40px;">(C) A facility required to have a permit under Code Section 12-8-66.</p> <p>(3) Qualifying the property under this part would not violate the terms and conditions under which the division operates and administers remedial programs by delegation or similar authorization from the United States Environmental Protection Agency.</p> <p>(4) Any lien filed under subsection (e) of Code Section 12-8-96 or subsection (b) of Code Section 12-13-12 against the property shall be satisfied or settled and released by the director pursuant to Code Section 12-8-94 or Code Section 12-13-6.</p> <p>In order to be considered a participant under the VRP:</p> <p style="margin-left: 40px;">(1) The participant must be the property owner of the voluntary remediation property or have express permission to enter another's property to perform corrective action.</p> <p style="margin-left: 40px;">(2) The participant must not be in violation of any order, judgment, statute, rule, or regulation subject to the enforcement authority of the director.</p> <p>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.</p> <p>I also certify that this property is eligible for the Voluntary Remediation Program (VRP) as defined in Code Section 12-8-105 and I am eligible as a participant as defined in Code Section 12-8-106.</p>					
APPLICANT'S SIGNATURE					
APPLICANT'S NAME/TITLE (PRINT)				DATE	

ADDITIONAL QUALIFYING PROPERTIES (ADDENDUM TO VRP APPLICATION DATED DECEMBER 2015)

PROPERTY INFORMATION			
TAX PARCEL ID	013-0-026-00-0	PROPERTY SIZE (ACRES)	0.73
PROPERTY ADDRESS	2702 Washington Road		
CITY	Augusta	COUNTY	Richmond
STATE	Georgia	ZIPCODE	30904
LATITUDE	33 30 504' N	LONGITUDE	82 01 390' W
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)	Berckman Residential Properties, LLC	PHONE # - 706-828-2015	
MAILING ADDRESS	c/o Darren Meadows, Hull Barrett, PC, 801 Broad Street, 7 th Floor		
CITY	Augusta	STATE/ZIPCODE	Georgia, 30901

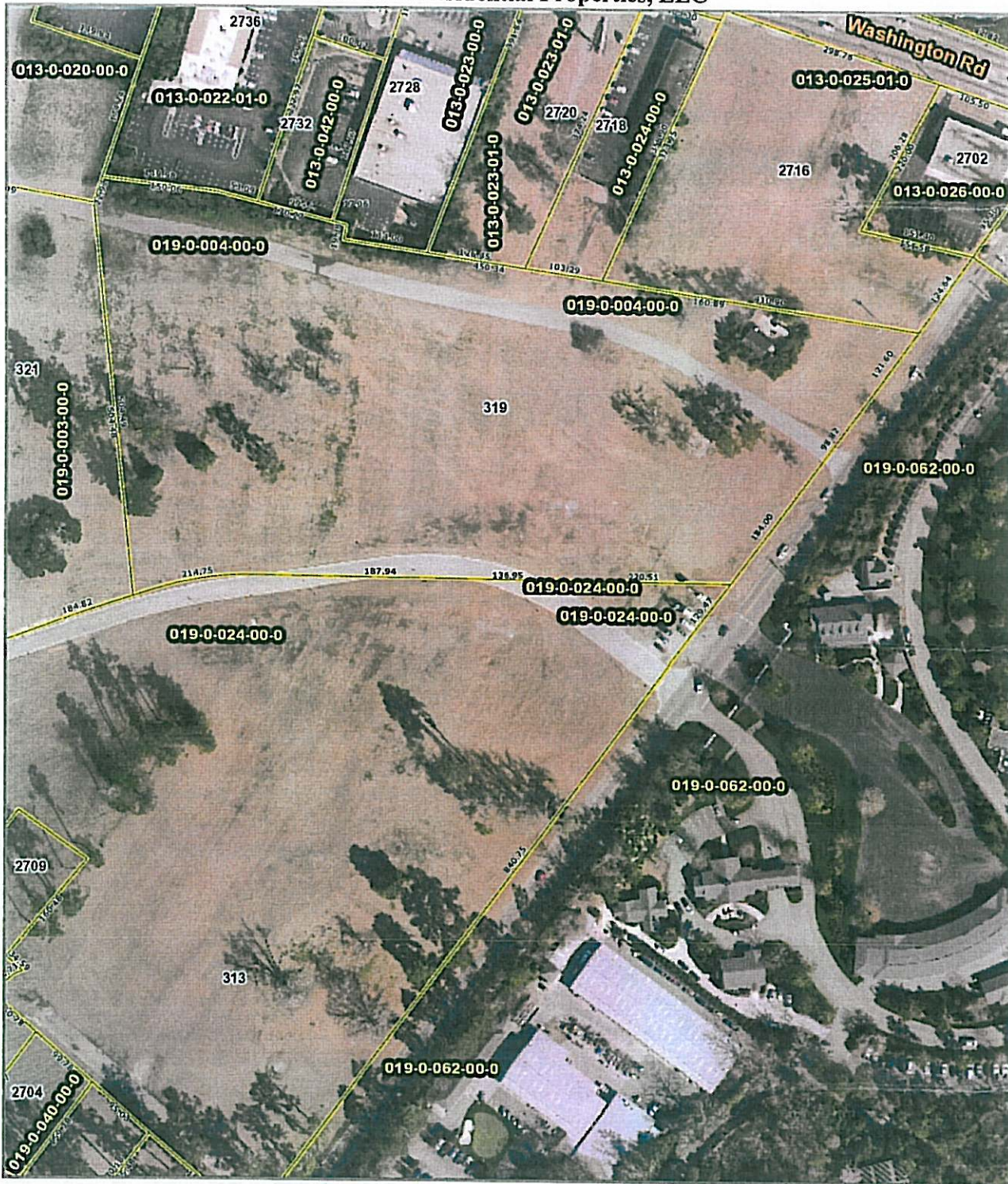
PROPERTY INFORMATION			
TAX PARCEL ID		PROPERTY SIZE (ACRES)	
PROPERTY ADDRESS			
CITY		COUNTY	
STATE		ZIPCODE	
LATITUDE		LONGITUDE	
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)		PHONE #	
MAILING ADDRESS			
CITY		STATE/ZIPCODE	

PROPERTY INFORMATION			
TAX PARCEL ID		PROPERTY SIZE (ACRES)	
PROPERTY ADDRESS			
CITY		COUNTY	
STATE		ZIPCODE	
LATITUDE		LONGITUDE	
PROPERTY OWNER INFORMATION			
PROPERTY OWNER(S)		PHONE #	
MAILING ADDRESS			
CITY		STATE/ZIPCODE	

APPENDIX B

PROPERTY LEGAL DESCRIPTION


Berckman Residential Properties, LLC



Augusta
GEORGIA

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Augusta does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 188 feet
11/28/2016

Book 01552:0327 Augusta - Richmond County
2016041416 10/13/2016 08:02:28.01
\$5364.00 WARRANTY DEED

2016041416 Augusta - Richmond County
Transfer Tax: \$5360.00

PLEASE RETURN TO:

Michael E. Fowler, Jr.
Hull Barrett, P.C.
7004 Evans Town Center Blvd., 3rd Floor
Evans, GA 30809
File No.: 322-318

STATE OF GEORGIA

COUNTY OF RICHMOND

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of October 2016, by and between **VERA R. FROHMAN AND DOUGLAS E. FROHMAN**, hereinafter called Grantor, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits, and **BERCKMAN RESIDENTIAL PROPERTIES, LLC**, a Georgia limited liability company, hereinafter called Grantee, which expression shall include the plural as well as the singular, and heirs, legal representatives, successors and assigns, where the context so requires or admits.

WITNESSETH:

THAT the Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration by the Grantee, the receipt and adequacy of which are hereby acknowledged, have bargained, granted, sold, aliened, conveyed and confirmed, and by these presents do bargain, grant, sell, alien, convey and confirm unto the Grantee, the property described on Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER WITH, all and singular, the rights, ways, easements, members, privileges and appurtenances to the said property, being, belonging, or in any way appertaining, and the rents,

Book 01552:0328 Augusta - Richmond County
2016041416 10/13/2016 08:02:28.01


reversions, issues and profits thereof, and of every part thereof.

TO HAVE AND TO HOLD said property, and all and singular said rights and privileges, unto the Grantee, in fee simple, forever.


AND the Grantor shall and will warrant and forever defend by virtue of these presents, the said bargained premises unto the Grantee against the Grantor, and all and every other person or persons.

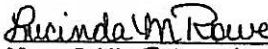
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered in our presence
in Richmond County, Georgia



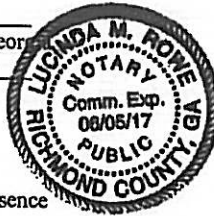
Witness

 (L.S.)
Vera R. Frohman




Notary Public, Richmond County, Georgia
My Commission Expires: 6-5-2017

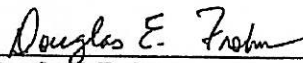
(SEAL)

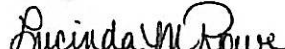


Signed, sealed and delivered in our presence
in Richmond County, Georgia



Witness

 (L.S.)
Douglas E. Frohman



Notary Public, Richmond County, Georgia
My Commission Expires: 6-5-2017

(SEAL)



Book 01552:0329 Augusta - Richmond County
2016041416 10/13/2016 08:02:28.01

"EXHIBIT "A"

ALL that certain lot, tract, or parcel of land with improvements thereon, situate, lying and being in Richmond County, Georgia, being shown and designated as that certain 0.67 acre tract as shown on a plat by Cranston Engineering Group, PC, dated September 22, 2016, and recorded in Book 12, Page 161 in the Office of the Clerk of Superior Court of Richmond County, Georgia. Reference is hereby made to said plat for a more complete and accurate description as to metes, bounds, and location of said property.

TMP: 013-0-026-00-0

Filed in this office:
Augusta - Richmond County
10/13/2016 08:02:28.01
Elaine C Johnson
Clerk of Superior Court

APPENDIX C

COPY OF PERMISSION LETTER FROM BERCKMAN TO BCRE

BERCKMAN RESIDENTIAL PROPERTIES, LLC

P.O. Box 2086
Augusta, Georgia 30903

November 23, 2016

BCRE Investments, LLC
c/o Rodger Daniel
American Environmental & Construction Services, Inc.
1170 Tidwell Road
Alpharetta, GA 30004

RE: Former Jay's Music Property at 2702 Washington Road, Augusta, Georgia and former Silverstein Cleaners environmental remediation activities

Mr. Daniel,

On October 11, 2016, Berckman Residential Properties, LLC (Berckman Residential) acquired from Douglas and Vera Frohman the property at 2702 Washington Road, Augusta-Richmond County (ARC) tax parcel 013-0-026-00-0, where the Frohmans had operated Jay's Music for many years. A copy of our deed is attached. We understand that BCRE Investments, LLC (BCRE) is conducting environmental investigation and remediation work on this property, relating to historic releases from dry cleaners which previously operated on the property to the west at 2716 Washington Road, ARC 013-0-025-01-0.

We previously authorized BCRE to conduct investigation and remediation on properties owned by Berckman Residential to the south of BCRE's property, specifically including ARC tax parcel numbers 019-0-004-00-0 and 019-0-024-00-0. We understand that these parcels were included in the Voluntary Remediation Program (VRP) application submitted in 2015 by BCRE to Georgia Environmental Protection Division (EPD) for the former Silverstein Cleaners site. We further understand that the Frohman/Jay's Music property was not included in that initial VRP application. Please consider this correspondence as confirmation of our authorization to include the former Jay's Music property at 2702 Washington Road (ARC tax parcel 013-0-026-00-0) in the VRP application. We understand you will be filing an addendum to the original application to include this property, and you may provide a copy of this correspondence to EPD to verify our authorization.

We appreciate the efforts of BCRE to remediate these properties, and will certainly continue to offer our cooperation.

Sincerely,


Walton L. Johnson

Cc: Darren Meadows, Hull Barrett, PC