



SEMI-ANNUAL PROGRESS REPORT #9

1071 HOWELL MILL ROAD
ATLANTA, FULTON COUNTY, GEORGIA
HSI SITE NO. 10637 (WELCOME YEARS, INC.)

Submitted To:

Georgia Environmental Protection Division
Hazardous Waste Management Branch
Suite 1054, East Tower
2 Martin Luther King Jr. Drive
Atlanta, Georgia 30334

Prepared For:

Westbridge Partners & 1071 WB, LLC
1170 Howell Mill Road
Atlanta, Georgia 30318

Prepared By:

Amec Foster Wheeler Environment & Infrastructure, Inc.
2677 Buford Highway, NE
Atlanta, Georgia 30324

Project No. 6121-12-0124



April 14, 2017

Mr. David Hayes
Unit Coordinator
Environmental Protection Division
Georgia Department of Natural Resources
2 Martin Luther King Jr. Drive, SE, Suite 1054 East
Atlanta, Georgia 30334

**RE: Semi-Annual Progress Report #9
1071 Howell Mill Road
Atlanta, Georgia
HSI Sub-Listed Site No. 10637 (Welcome Years, Inc.)
Tax Parcel ID#17-0150-009-14**

Dear Mr. Hayes:

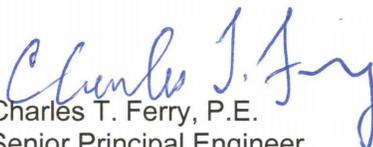
Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) respectfully submits this Progress Report #9 for the 1071 Howell Mill Road property in Atlanta, Fulton County, Georgia, on behalf of 1071 WB, LLC, an affiliate of Westbridge Partners. This progress report is required by the Voluntary Remediation Program (VRP) statute and requested by the Georgia Environmental Protection Division (EPD) in their comment letter dated October 15, 2012.

This report is for the exclusive use of Westbridge Partners and 1071 WB, LLC, and for regulatory submittal. If additional information is required, please contact Mr. Chuck Ferry (404) 817-0107 or by email at chuck.ferry@amecfw.com.

Sincerely,

Amec Foster Wheeler Environment & Infrastructure, Inc.


Steve Davenport
Project Geologist


Charles T. Ferry, P.E.
Senior Principal Engineer

cc: Mr. Chris Faussemagne, Westbridge Partners
Mr. John C. Spinrad, Arnall Golden Gregory LLP

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1.0 PROJECT SUMMARY

The 1071 Howell Mill Road Site (“Site”) is an approximate 0.9-acre parcel of land located in Atlanta, Fulton County, Georgia. The Site is identified on the Fulton County Tax Assessor’s website as Tax Parcel ID 17-0150-009-14. Historically, the Site was undeveloped from at least 1938 until it was developed in 1951 with a commercial building and a small parking lot west of the building. The building was vacated in 2010. Refer to Figures 1 and 2.

1.1 REGULATORY BACKGROUND

The Georgia Environmental Protection Division (EPD) notified the former property owner, Mr. William Graham, Jr., that the Site may have been impacted by the historical placement of contaminated fill material. As such, the Site has been the subject of a number of environmental assessments conducted between 2003 and 2012, which revealed the presence of metals in soil, including: arsenic, barium, cadmium, chromium, and lead. Based on the soil data obtained in 2003, the Site was sub-listed on the Hazardous Site Inventory (HSI) as part of the Welcome Years HSI Site No. 10637 located to the north. Adjoining commercial properties to the north, east and south have also been sub-listed as part of the Welcome Years HSI Site No. 10637.

Groundwater data obtained on-Site identified several chlorinated volatile organic compounds (VOCs) and the metals barium, cadmium, chromium and lead. The metals detected in groundwater were at low concentrations and are consistent with naturally occurring levels. The presence of the chlorinated VOCs are interpreted to be from an upgradient off-site source.

A Voluntary Remediation Plan Application (VRPA), dated September 7, 2012, was submitted to Georgia Environmental Protection Division (EPD) to enter the Site into the Voluntary Remediation Program (VRP). In conjunction with the VRPA, Westbridge Partners submitted a Prospective Purchaser Corrective Action Plan (PPCAP) dated September 17, 2012, to enter the Site into Georgia’s Brownfield Program. The Georgia EPD approved both the VRPA and PPCAP with conditions and comments presented in separate letters dated October 15, 2012 and accepted the Site into the VRP and Georgia’s Brownfield Program.

EPD requested in its October 15, 2012 approval letter that semi-annual status reports be submitted beginning April 15, 2013 through April 15, 2017, to include an annual groundwater monitoring program. Seven semi-annual reports have been issued, the first of which included a Monitoring and Maintenance Plan (MMP) that set forth certain engineering controls. Based on an EPD comment letter dated August 5, 2014, an annual inspection of engineering controls must be

performed. In addition, site activities involving disturbance of impacted soils are performed under a Remediation Plan and an Environmental Management Plan (EMP).

1.2 REDEVELOPMENT PROJECT

1071 WB, LLC engaged a contractor, Structor Group, to renovate the existing building, which is now complete. Refer to the Figure 3 for the current Site configuration and to recent photographs in Appendix C.

The building on the southern half of the Site was demolished and the area converted to a parking lot by overlaying asphalt on the remaining building floor slab as the pavement hardcover. The remaining building on the northern half of the Site was gutted for renovation, re-using the existing building super-structure and floor slab. Floor slab penetrations reported have been filled and an additional concrete floor slab has been poured throughout the remainder of the building.

2.0 ACTIONS TAKEN SINCE LAST SUBMITTAL

Only building renovation activities have been performed since submittal of the Semi-Annual Progress Report #8 dated October 24, 2016. No new barrier penetrations were observed or reported by 1071 WB, LLC representatives.

3.0 ROUTINE INSPECTION

Mr. Steve Davenport of Amec Foster Wheeler visited the site on April 4, 2017 to conduct a routine Site inspection. The following conditions were observed as documented on the MMP checklist:

- No new interior or exterior hard surface penetrations were observed.
- The clean soil barrier is intact. No breaches were observed.

A copy of the Inspection and Maintenance Report is included in Appendix D. Photos of the Site are included in Appendix C.

4.0 SUMMARY

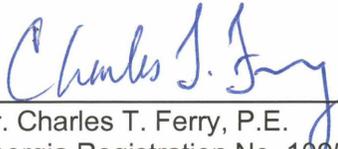
The final groundwater monitoring event was performed in September 2016. Significant construction and/or renovation efforts have been completed at the Site. No new penetrations of the hard cover and/or clean soil barrier were observed. There are no plans to disturb impacted soils at the Site at this time.

It is currently the intent of Westbridge Partners and 1071 WB, LLC to submit a Compliance Status Report (CSR) in October 2017. Prior to submittal of the CSR, monitoring well MW-1R2 will be abandoned. The CSR will be the final report submitted to EPD.

A breakdown of professional service hours with a description of the services provided is included in Appendix E.

GROUNDWATER SCIENTIST STATEMENT

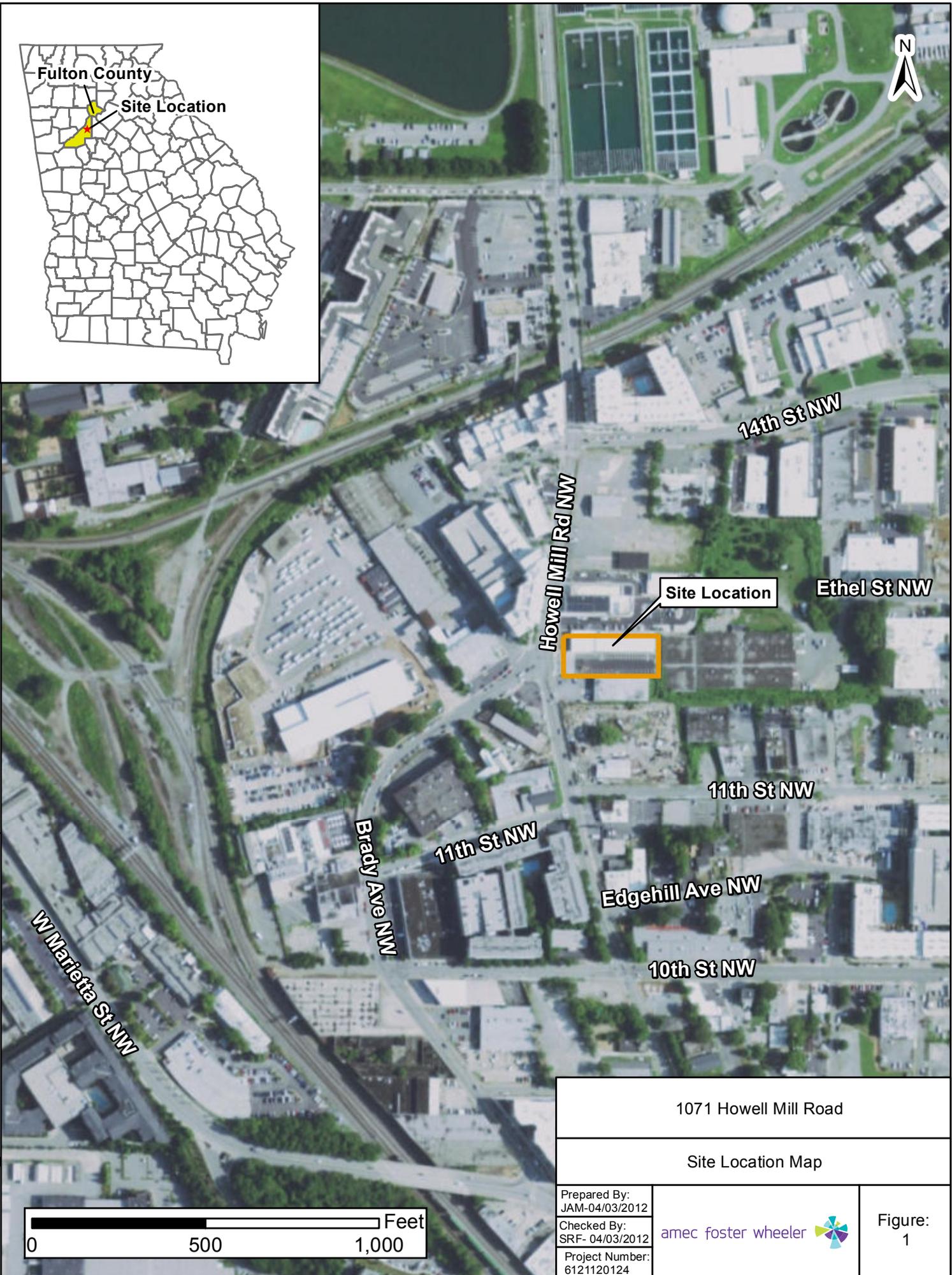
I certify that I am a qualified groundwater scientist or engineer who has received a baccalaureate or post-graduate degree in the natural sciences or engineering, and have sufficient training and experience in groundwater hydrology and related fields, as demonstrated by state registration and completion of accredited university courses, that enable me to make sound professional judgments regarding groundwater monitoring and contaminant fate and transport. I further certify that this report was prepared in conjunction with others working under my direction.



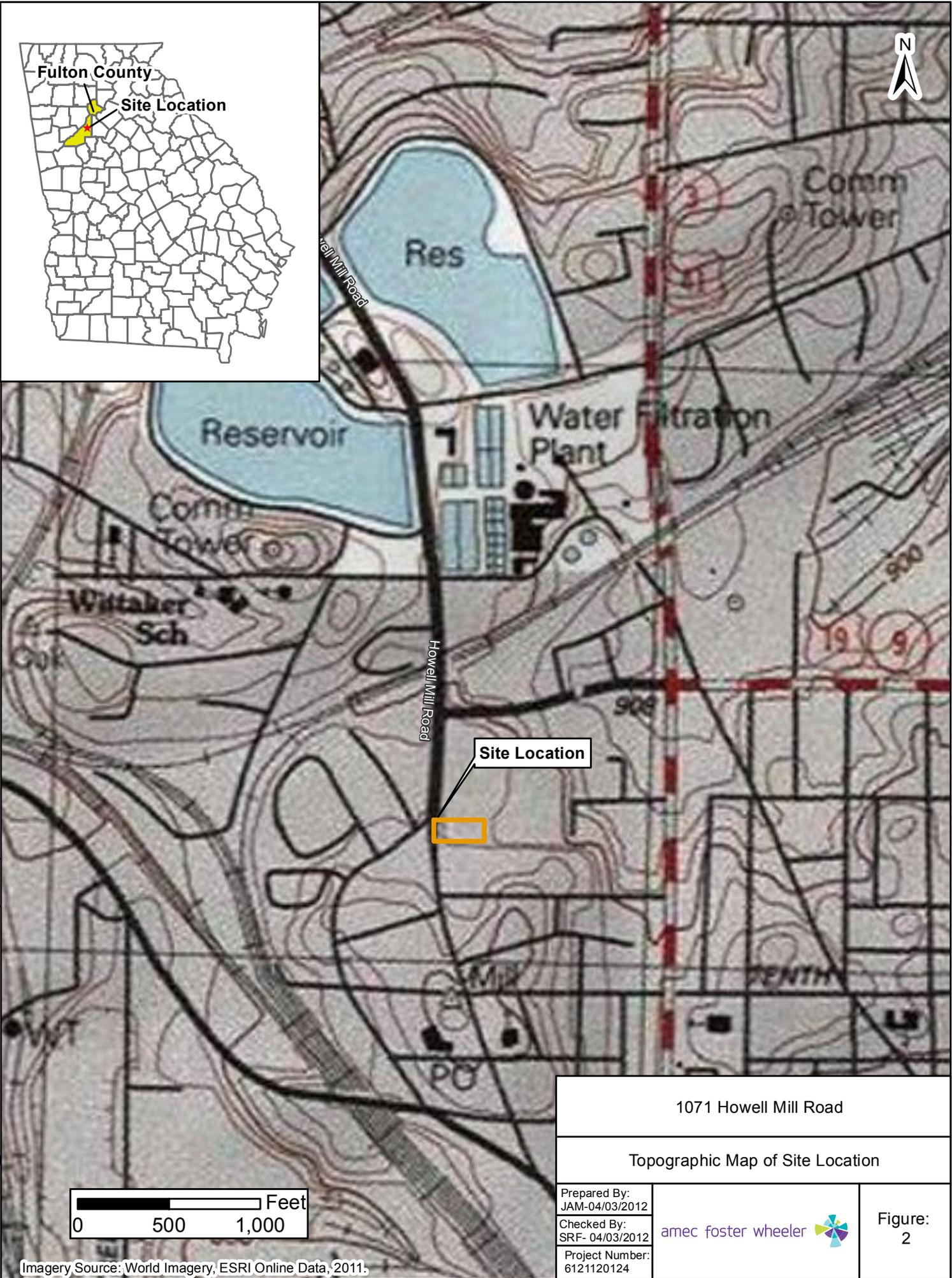
Mr. Charles T. Ferry, P.E.
Georgia Registration No. 10957



FIGURES



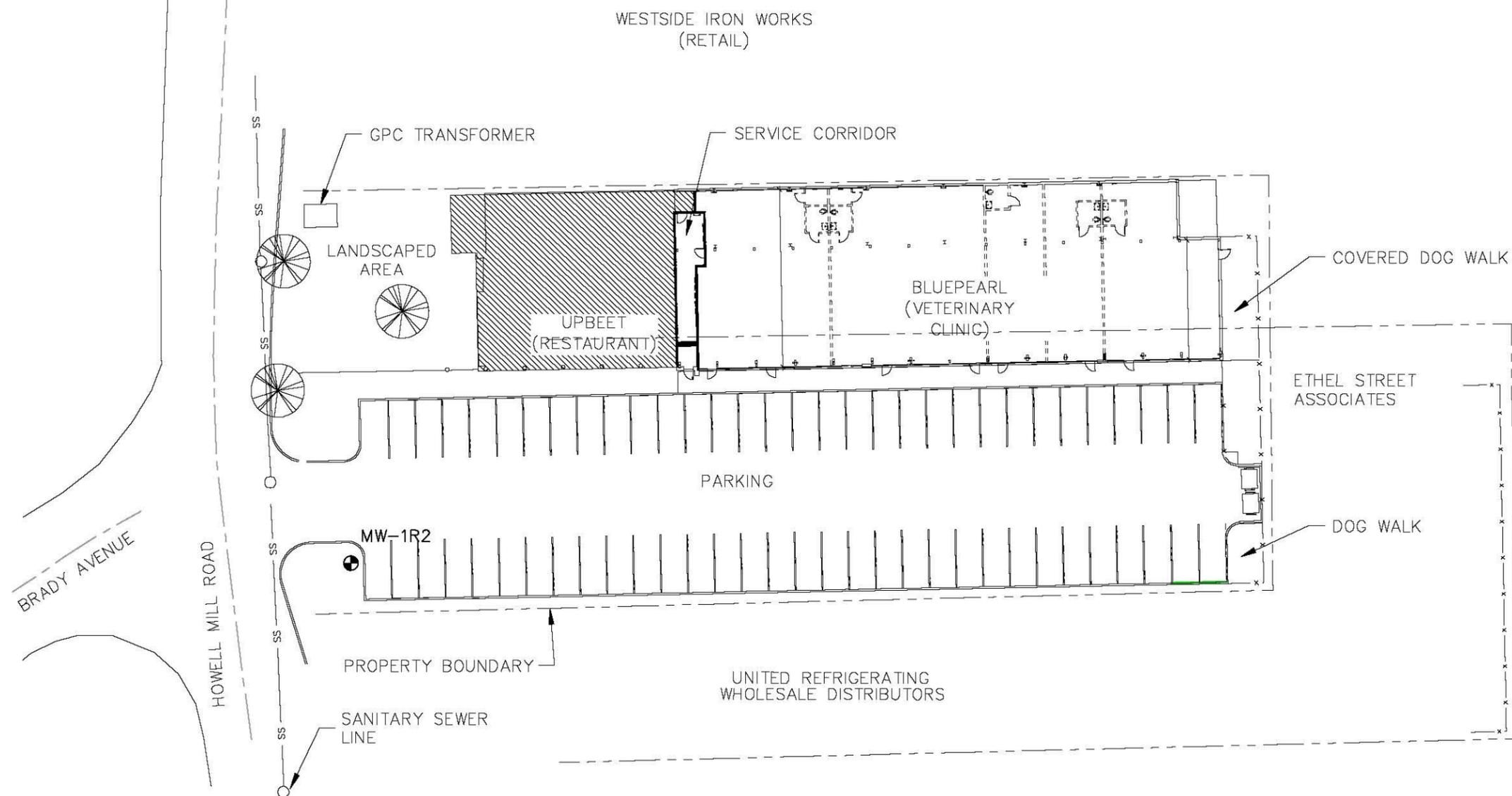
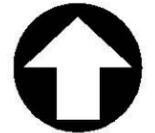
1071 Howell Mill Road		
Site Location Map		
Prepared By: JAM-04/03/2012		Figure: 1
Checked By: SRF- 04/03/2012		
Project Number: 6121120124		



Path: G:\Phase_1\1071 Howell Mill Road\MXD\Topo Map.mxd

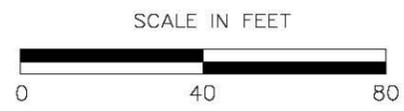
Imagery Source: World Imagery, ESRI Online Data, 2011.

1071 Howell Mill Road		
Topographic Map of Site Location		
Prepared By: JAM-04/03/2012		Figure: 2
Checked By: SRF- 04/03/2012		
Project Number: 6121120124		



LEGEND	
	MONITORING WELL LOCATION
	PROPERTY BOUNDARY
	FENCE

SOURCE: PDF FILE, ADVANCE SURVEY INC., SURVEY FOR DANNY GRAHAM 12/30/02



<p>amec foster wheeler AMEC Environment & Infrastructure, Inc. 96 PLASTERS AVENUE, N.E. ATLANTA, GEORGIA 30324 (404)873-4761</p>	FORMER SUNLOW, INC. ATLANTA, GEORGIA			SITE PLAN		
	Job Number 6121-12-0124	Task 02	Date OCT. 2016	Scale AS SHOWN	Drawn By TG	Approved By SD

**APPENDIX A
PHOTOGRAPHS**



Photo 1. View of landscaped area at west end of property between building and Howell Mill Road.



Photo 2. View east across southern half of Site from Howell Mill Road.

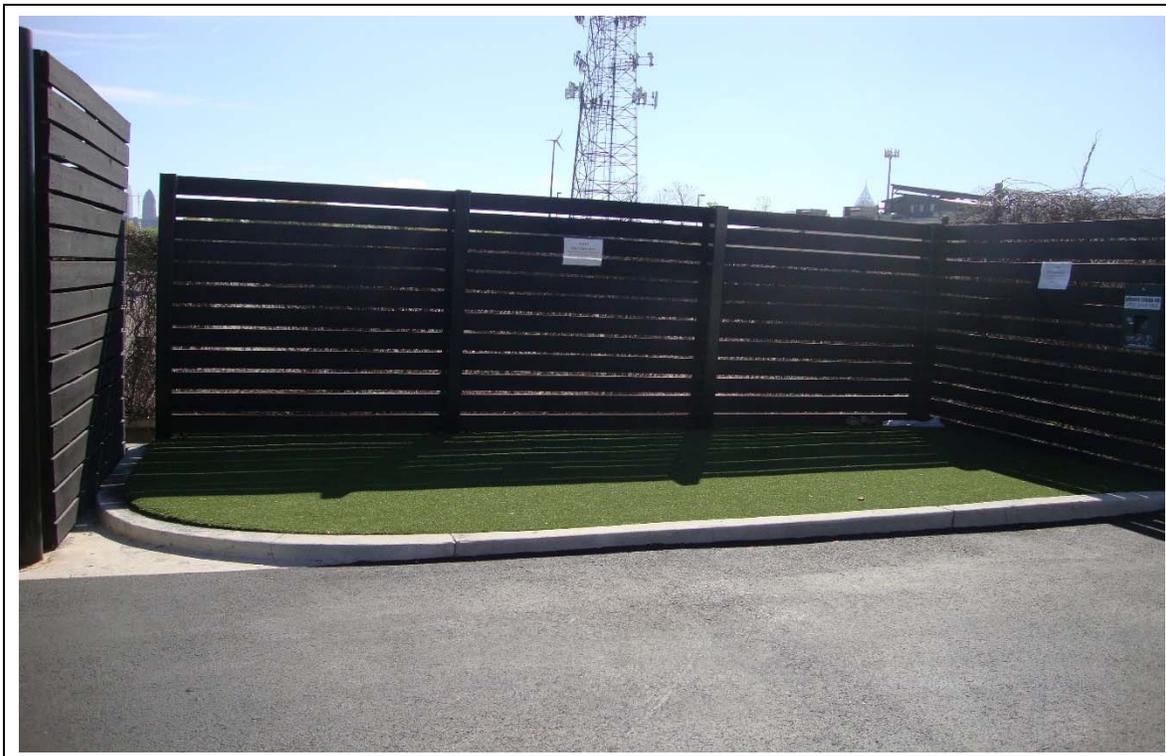


Photo 3. Artificial turf over concrete in dog walk at southeast corner of Site.



Photo 4. Concrete covered slope at east end of property.



Photo 5. Exterior service corridor between restaurant and veterinary clinic.

APPENDIX B
INSPECTION AND MAINTENANCE REPORT

1071 HOWELL MILL ROAD, ATLANTA, GEORGIA
Inspection and Maintenance Report

INSPECTION ITEM	OBSERVATION		CONDITION			COMMENTS (Indicate Location)
	Yes	No	NA	MN	IA	
TYPE 5 RRS COMPLIANCE						
Barrier Penetration Performed This Period		X	X			No barrier penetrations observed or reported by property owner.
Institutional Controls Maintained						No controls yet - Environmental Covenant to be filed and signage to be placed upon approval of Compliance Status Report.
SURFICIAL BARRIER OBSERVATIONS						
Floor Slab	X		X			All interior hard cover has been maintained. No interior exposed impacted soil areas observed.
Pavement	X		X			All exterior hard cover has been maintained. No exterior exposed impacted soil areas observed.
Soil Barrier	X		X			Clean soil barrier is intact. No breaches observed.
OTHER OBSERVATIONS		X				
DATE OF INSPECTION	April 4, 2017				INSPECTOR	Steve Davenport
					(Print)	
					(Signature)	

Notes:

NA - No Action Needed, **MN** - Maintenance Needed, **IA** - Immediate Attention Needed

APPENDIX C
SUMMARY OF PROFESSIONAL HOURS

Charles T. Ferry, P.E.
Summary of Hours and Services During 8th Semi-Annual Progress Period
Former Sunlow, Inc.
1071 Howell Mill Road, Atlanta, Georgia
HSI Site No. 10637

Summary of Hours for Voluntary Remediation Program Activities

Hours	Description
4.5	Consultation and Report Preparation