

6216

**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  
 Land Protection Branch

JUN - 3 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:	020-009-001 and 020-010-001	Acreage	≈ 8.15	
4	Site or Facility Name	Booker T. Washington Apartments - Blocks A & B			
5	Site Street Address	500 5 <sup>th</sup> Street			
6	Site City	Columbus	County	Muscogee	Zip
7	Property Owner	The Housing Authority of Columbus Georgia			
8	Property Owner Mailing Address	P.O. Box 630			
9	Property Owner City	Columbus	State	GA	Zip 31902
10	Property Owner Telephone No.	706-571-2800			
11	Site Contact Person	N/A	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	J. Len Williams	Title	Executive Director	
17	Facility Operator Company Name	The Housing Authority of Columbus, Georgia			
18	Facility Operator Mailing Address	P.O. Box 630			
19	Facility Operator City	Columbus	State	GA	Zip 31902
20	Facility Operator Telephone No.	706-571-2800			

**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.

J. Len Williams

NAME (Please type or print)

Executive Director

TITLE

SIGNATURE

DATE

5/23/14

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:**

The source of the release is currently unknown, but is presumed to have originated from offsite.

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

The release was discovered during a Phase II ESA. The impacted media was groundwater. The source of the release is currently unknown, but is presumed to have originated from offsite. Release dates and quantities are unknown.

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

No actions have been taken to address the release.

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

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

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

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

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

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

Not Applicable. No soil release identified.

## PART II -- RELEASE INFORMATION

(Continued)

Page \_\_\_\_\_ of \_\_\_\_\_

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

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

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

Name: Booker T. Washington Apartments (onsite)

Address: 500 5<sup>th</sup> Street

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

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Yes       No

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

## REQUIRED ATTACHMENTS

### 9. SITE SUMMARY

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

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

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

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





# **ATTACHMENT 1**

## 9.A. SITE SUMMARY

The subject property (which is comprised of tax parcels 020-009-001 and 020-010-001) is located in downtown Columbus, Georgia. The subject property address is listed as 500 5<sup>th</sup> Street. The property totals approximately 8.15 acres. Multiple apartment structures are located on the subject property. The remainder of the property, not occupied by the structures, is a mixture of paved parking and open green space. Based on the results of a Phase I ESA performed at the site, a Phase II ESA was performed at the site to address multiple former (and current) offsite concerns, in the area of the subject property.

The area around the site is a mix of commercial and residential properties. The site is bordered on the north by 6<sup>th</sup> Street, across which are residential property, a church and an auto parts store. The site is bordered on the east by 6<sup>th</sup> Avenue, across which is a bulk fueling facility. The site is bordered on the south by 5<sup>th</sup> Street and property occupied by other structures of the same development as the subject property. The site is bordered on the west by Veterans Parkway, across which are commercial properties, including an active gas station and a former dry cleaning facility.

The release was identified during a Phase II ESA (the report of which is dated May 30, 2014) performed at the site, to address the concerns noted above. Utilizing a truck-mounted CME-55 drill rig, equipped with hollow stem augers, eight borings were installed into the subsurface at the subject site, with a temporary monitoring well emplaced into all eight of the borings. The boring/temporary monitoring well locations are illustrated on the Boring Location Plan included in Attachment 2. Only a single soil sample was collected as part of the Phase II ESA, as the primary mechanism for contaminant transport onto the site was presumed to be groundwater migration.

A total of eight groundwater samples (one from each well) were retrieved from the temporary monitoring wells and submitted for laboratory analysis for VOCs and SVOCs. Copies of the analytical reports for the groundwater samples are included in Attachment 3. The results of the groundwater analyses did not indicate any chemicals of concern (COC) in concentrations exceeding the laboratory detection limits, except for Tetrachloroethene (detected at 11 µg/L in the sample collected from boring B-7) and Chloroform (detected at 6.2 µg/L in the sample collected from boring B-2). The single soil sample collected from the borings was submitted for analysis for VOCs and SVOCs. The soil sample did not exhibit any chemicals of concern (COC) in concentrations exceeding the laboratory detection limits.

It is anticipated that the release originated from an unknown offsite source.

No additional work has been performed to investigate, clean up, or otherwise remediate the property.

## **ATTACHMENT 2**



APPROXIMATE SCALE: 1" = 2000'



Figure 1  
 Topographic Map  
 Booker T. Washington Apartments  
 Blocks A & B  
 Columbus, Georgia  
 GEC Project No. 140250.340

**GEC**  
 GEOTECHNICAL  
 &  
 ENVIRONMENTAL  
 CONSULTANTS, INC.

5031 MILGEN COURT  
 COLUMBUS, GEORGIA 31907  
 706-569-0008 (Fax) 706-569-0940  
 WWW.GECONSULTANTS.COM



◆ = Approximate Location of Boring/Well  
 B-1/V-1



APPROXIMATE SCALE: 1" = 150'



Figure 2  
 Boring Location Plan  
 Booker T. Washington Apartments  
 Blocks A & B  
 Columbus, Georgia  
 GEC Project No. 140250.340

**GEC**  
 GEOTECHNICAL  
 &  
 ENVIRONMENTAL  
 CONSULTANTS, INC.

5031 MILGEN COURT  
 COLUMBUS, GEORGIA 31907  
 706-569-0008 (Fax) 706-569-0940  
 WWW.GECONSULTANTS.COM

# **ATTACHMENT 3**



June 4, 2014

Heather T. Friedman  
404-504-7781  
hfriedman@mmmlaw.com  
www.mmmlaw.com

**VIA HAND DELIVERY**

Mr. Derrick Williams  
Georgia Response and Remediation Program  
2 Martin Luther King Jr., Drive, Suite 1054  
Atlanta, GA 30334

**RECEIVED**  
Georgia EPD

JUN 4 2014

RE: Release Notification; Snellville Fabric Mart  
2340 Ronald Reagan Parkway, Snellville, Gwinnett County

**Response and Remediation Program**

Dear Mr. Williams:

On behalf of our client, Goodwill of North Georgia, Inc., enclosed please find a release notification package for the Snellville Fabric Mart. Our client recently purchased the subject property on May 9, 2014.

As part of pre-purchase due diligence activities, Phase II sampling was performed on the subject property to investigate potential groundwater impact from off-site sources. Groundwater contamination was identified and is the subject of the release notification package.

Based upon the Reportable Quantities Screening Method and the results of the water well survey, we believe a No Listing letter is warranted for the subject property.

Sincerely,

MORRIS, MANNING & MARTIN, LLP

*Heather T. Friedman*  
Heather T. Friedman

HTF:Enclosures

cc: Paula Swearingen, Goodwill  
Daniel Cochran, Esq. (cover letter via email)

6215

# 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

JUN 4 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:			Acreage	1.9
4	Site or Facility Name	Snellville Fabric Mart			
5	Site Street Address	2340 Ronald Reagan Parkway			
6	Site City	Snellville	County	Gwinnett	Zip 30078
7	Property Owner	Goodwill of North Georgia, Inc.			
8	Property Owner Mailing Address	235 Peachtree Road, North Tower, Suite 2300			
9	Property Owner City	Atlanta	State	GA	Zip 30303
10	Property Owner Telephone No.				
11	Site Contact Person	Heather Friedman	Title	Attorney	
12	Site Contact Company Name	Morris, Manning & Martin, LLP			
13	Site Contact Mailing Address	3343 Peachtree Road, NE, Suite 1600			
14	Site Contact City	Atlanta	State	GA	Zip 30326
15	Site Contact Telephone No.	404-233-7000			
16	Facility Operator Contact Person			Title	
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City			State	Zip
20	Facility Operator Telephone No.				

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

*PAULA SWEARINGEN*

NAME (Please type or print)

*V.P. Donor*

*SERVICES*

TITLE

*Paula Swearingen*

SIGNATURE

*6-3-14*

DATE

## PART II -- RELEASE INFORMATION

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

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

The source of the release is unknown.

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

The release date is unknown.

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

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

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

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

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

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

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

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

N/A

## 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: \_\_\_\_\_

Address: 1894 Dogwood Court

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: 2401 Silver King Drive

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.

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

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





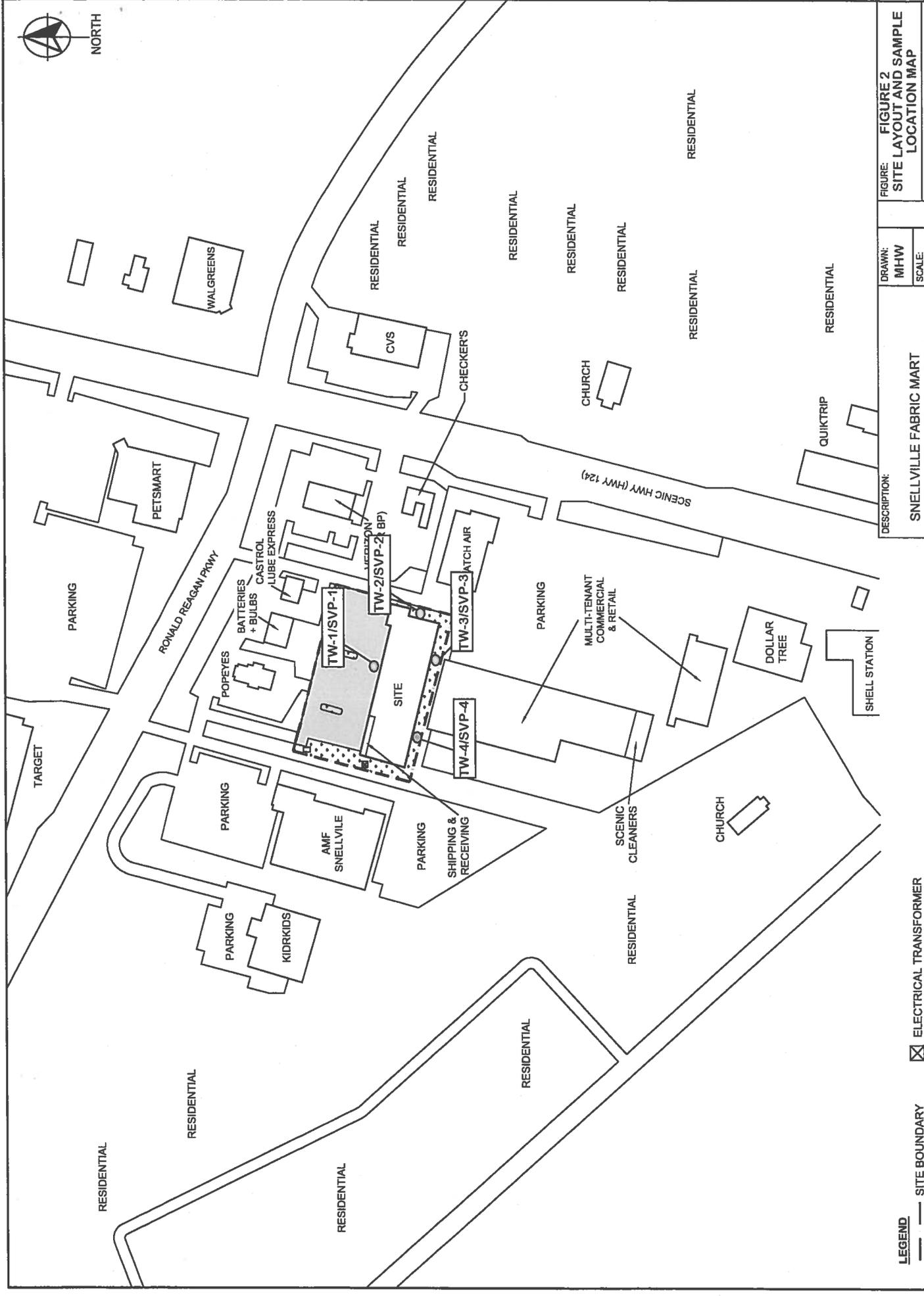
## Site Summary

The subject property, Snellville Fabric Mart, consists, of 1.9 acres of land and is located at 2340 Ronald Reagan Parkway in Snellville, Georgia. The property consists of a large retail building and associated parking lot which were constructed in 1994. Prior to that time, the property had been vacant land. The property was recently purchased by Goodwill of North Georgia, Inc. on May 9, 2014. As part of pre-purchase due diligence activities, Phase I and Phase II investigations were performed for the subject property.

The Phase I Report did not identify any potential onsite concerns, but did identify potential off-site concerns associated with former and current gas stations and drycleaners within the property vicinity. To evaluate potential contamination which could have migrated onsite, four (4) borings/temporary wells were installed onsite via geoprobe (TW-1 through TW-4). The wells were installed on the northern, eastern, and southern sides of the retail building. All of the borings encountered bedrock except for TMW-4 which encountered groundwater at a depth of 14 feet. A groundwater sample was collected and analyzed for volatile organic compounds (VOCs). The groundwater sampling result identified PCE at a concentration of 6 parts per billion (ppb). No other VOCs were detected.

A water well survey was subsequently performed by Sailors Engineering (Sailors). No wells were identified within a one mile radius of the subject property. The nearest confirmed drinking water well was identified between 1 and 2 miles to the southeast in an anticipated side-gradient direction (the anticipated groundwater flow direction is toward the northeast). Another confirmed drinking water well was identified approximately 3 miles to the north.

Based upon the Reportable Quantities Screening Method (RQSM) and the lack of a drinking water well within a 1 mile radius (as confirmed by the water well survey), we believe a No Listing letter is warranted for the subject property.



**FIGURE 2  
SITE LAYOUT AND SAMPLE  
LOCATION MAP**

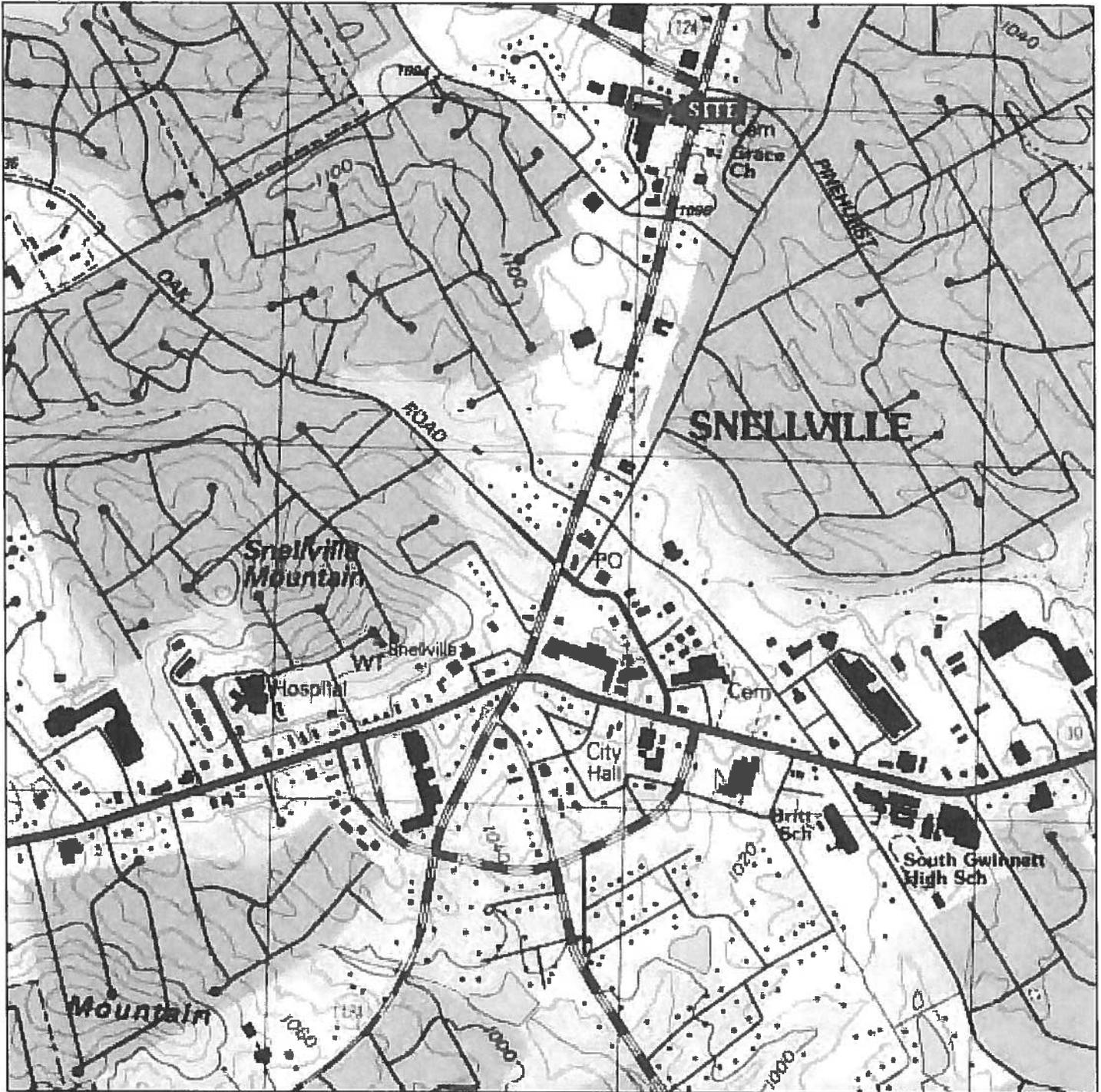
DRAWN:	MHW
SCALE:	NTS
DATE:	4/15/14

DESCRIPTION:  
**SNELLVILLE FABRIC MART**  
 2340 RONALD REAGAN PKWY  
 SNELLVILLE, GA 30078

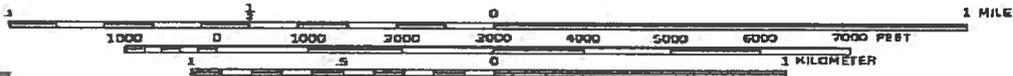


**LEGEND**

- SITE BOUNDARY
- ELECTRICAL TRANSFORMER
- TEMPORARY GROUNDWAER AND SOIL VAPOR SAMPLING LOCATION
- GRASS
- SOLID WASTE ENCLOSURE



Scale 1:24 000  
Contour Interval 20 Feet



UNITED STATES GEOLOGICAL SURVEY  
DEPARTMENT OF THE INTERIOR/USGS  
SNELLVILLE AND LUXOMNI QUADRANGLE  
GEORGIA - GWINNETT COUNTY  
7.5 MINUTE SERIES (TOPOGRAPHIC)



1999

Snellville Fabric Mart  
Snellville, Georgia  
Project No. 153882.613.00

Site Location Map

Gaiatech



**COPY**

Kasim Reed  
MAYOR

**CITY OF ATLANTA**

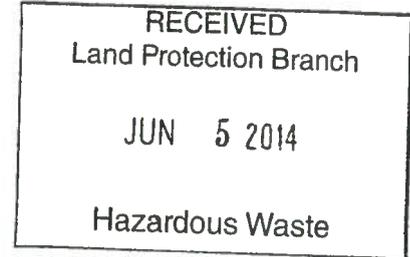
DEPARTMENT OF WATERSHED MANAGEMENT  
72 MARIETTA STREET NW  
ATLANTA, GEORGIA 30303-3544

Jo Ann J. Macrina, PE  
COMMISSIONER

**Hand Delivered**

May 5, 2014

David Reuland  
Georgia Environmental Protection Division  
Hazardous Site Response Program  
Suite 1054, East Tower  
2 Martin Luther King, Jr. Dr., SE  
Atlanta, Georgia 30334



Subject: Release Notification  
Hazardous Site Response Program  
231 Holtzclaw Street, SE  
Atlanta, Georgia

Dear Mr. Reuland:

Per requirements of the Georgia Hazardous Site Response Program, the City of Atlanta Department of Watershed Management (DWM) is submitting the enclosed Release Notification for the property located at 231 Holtzclaw Street, SE in Atlanta, Georgia.

Please call me (404-546-1227) or Kristina Garcia of my staff (404-546-1255) if you have any comments or questions, or if you need additional information.

Sincerely,

Margaret E. Tanner, PE, Deputy Commissioner  
Office of Watershed Protection

Enclosure

Copies: Jo Ann J. Macrina, PE, Commissioner, Department of Watershed Management  
Frank Stephens, PE, Deputy Commissioner, Office of Engineering Services  
Marc Goncher, Chief Counsel, Law Department  
Kristina Garcia, PG, Watershed Manager, Office of Watershed Protection

6217

# 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:	14 001300080552	Acreage	0.69	
4	Site or Facility Name	231 Holtzclaw Street			
5	Site Street Address	231 Holtzclaw Street			
6	Site City	Atlanta	County	GA	Zip 30316
7	Property Owner	City of Atlanta, Department of Watershed Management			
8	Property Owner Mailing Address	72 Marietta Street, NW			
9	Property Owner City	Atlanta	State	GA	Zip 30316
10	Property Owner Telephone No.	Not Applicable			
11	Site Contact Person	Kristina Garcia	Title	Environmental Compliance Manager	
12	Site Contact Company Name	City of Atlanta, Department of Watershed Management			
13	Site Contact Mailing Address	72 Marietta Street, NW			
14	Site Contact City	Atlanta	State	GA	Zip 30303
15	Site Contact Telephone No.	404-546-1255			
16	Facility Operator Contact Person	Margaret Tanner, PE	Title	Deputy Commissioner	
17	Facility Operator Company Name	City of Atlanta, Department of Watershed Management, Office of Watershed Protection			
18	Facility Operator Mailing Address	72 Marietta Street, NW			
19	Facility Operator City	Atlanta	State	GA	Zip 30303
20	Facility Operator Telephone No.	404-546-1227			

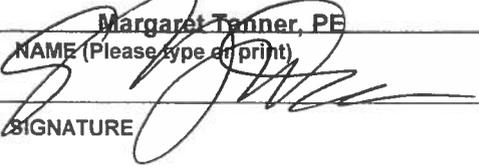
21. **CERTIFICATION** —I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure 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.

Margaret Tanner, PE  
NAME (Please type or print)

Deputy Commissioner  
TITLE

SIGNATURE



6/5/2014  
DATE

## PART II -- RELEASE INFORMATION

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

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

The source of a possible release of thallium to the soil is not known. However, thallium is produced as a byproduct from refining of heavy metal sulfide ores. Thallium is also used in the electronics industry, pharmaceutical industry, in glass manufacturing, and in infrared detectors.

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

The date of release of thallium to the soil is not known. Information about the history of the release is also 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).**

United Consulting completed a Limited Phase II Environmental Site Assessment (ESA) for the property located at 231 Holtzclaw Street, SE in Atlanta, Georgia ("the Property") on May 5, 2014. During the Phase II ESA, direct push technology (DPT) borings were advanced at two locations to refusal and two soil samples were collected from the borings. Samples were screened with a photo-ionization detector (PID). PID readings for the soils were low, which indicates naturally occurring organic content in the native soil. One of the borings was converted to a temporary monitoring well.

The four soil samples were analyzed for semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs), and priority pollutant metals. No VOCs or SVOCs were detected from soil samples. The detections of metals in the four soil samples were below the respective Georgia EPD notification concentrations (NCs), with the exception of thallium. The NC for thallium is 10 mg/kg or the background concentration, whichever is higher. Two soil samples were above the 10 mg/kg NC for thallium at concentrations of 17.1 mg/kg and 10.4 mg/kg.

Groundwater samples were analyzed for SVOCs, VOCs, and priority pollutant metals. No VOCs or SVOCs were detected. Metals detected in the total metal analysis include chromium, copper, lead, nickel, thallium, and zinc. However, metals in the dissolved phase were not detected. Based upon these findings, United Consulting reported that the total metal detections are most likely the result of turbid groundwater samples and are not indicative of a 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.**

Access to the Property is restricted by a perimeter fence and access to soil and groundwater is restricted by the pavement on the property. "No Trespassing" signs have also been posted on the perimeter 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.**

The property is the site of a former water tower (demolished) and DWM is currently in the process of designing a replacement water tower that will be installed on the property. The area is currently paved. The boring log for B-5 completed by United Consulting indicates that the immediate area is covered by a 3-inch layer of #57 stone that is underlain by a 9-inch layer of concrete. At boring B-11, the boring log indicates that there is one inch of asphalt and 9 inches of graded aggregate base (GAB) present.

## PART II -- RELEASE INFORMATION

(Continued)

Page 5 of 7

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

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

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

Name: Residence owners along Holtzclaw Street SE include Kristy Blanchfield, Jarrett T Schleyerm, and Brenda Spencer

Address: Respectively to the property owners listed above: 230 Holtzclaw Street SE, 232 Holtzclaw Street SE, and 939 Cummings Street, SE.

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 groundwater drinking wells were identified within a one-mile radius of the Property.

Address: Not applicable

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>.

Revised May 2008

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

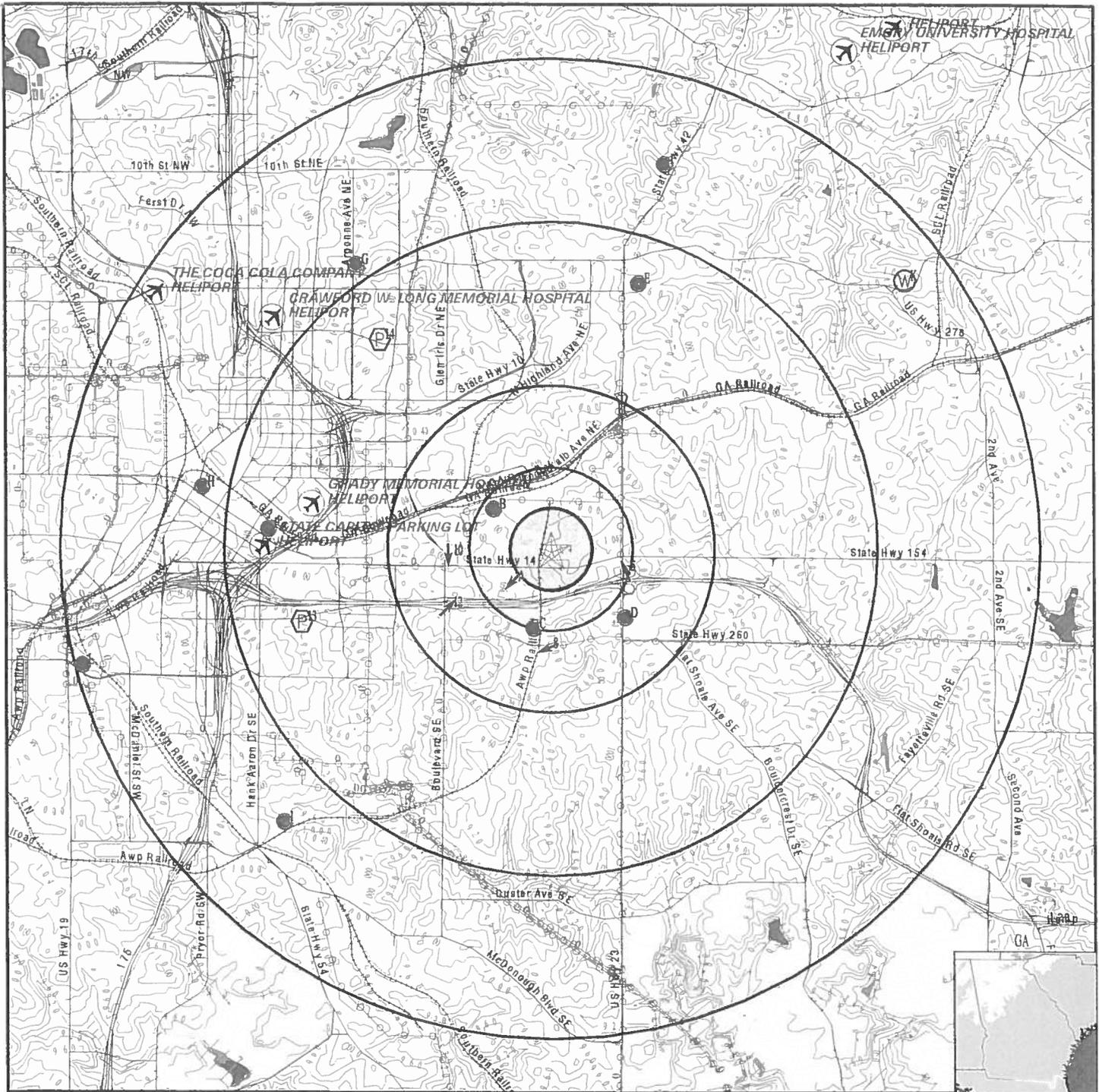
MAP ID	WELL ID	LOCATION FROM TP
F61	GA1410014	1 - 2 Miles West
F62	GA0290061	1 - 2 Miles West
F63	GA0550009	1 - 2 Miles West
F64	GA0330017	1 - 2 Miles West
F65	GA0330036	1 - 2 Miles West
F66	GA0930006	1 - 2 Miles West
F67	GA0290054	1 - 2 Miles West
F68	GA0290018	1 - 2 Miles West
F69	GA0390003	1 - 2 Miles West
F70	GA0010005	1 - 2 Miles West
F71	GA1370014	1 - 2 Miles West
F72	GA1290002	1 - 2 Miles West
F73	GA0810003	1 - 2 Miles West
F74	GA1330040	1 - 2 Miles West
F75	GA1050003	1 - 2 Miles West
F76	GA1690032	1 - 2 Miles West
F77	GA0010011	1 - 2 Miles West
F78	GA0730009	1 - 2 Miles West
F79	GA1490005	1 - 2 Miles West
F80	GA0550004	1 - 2 Miles West
F81	GA0510236	1 - 2 Miles West
F82	GA1210037	1 - 2 Miles West
F83	GA0790011	1 - 2 Miles West
F84	GA2370058	1 - 2 Miles West
F85	GA2410098	1 - 2 Miles West
F86	GA1150058	1 - 2 Miles West

Note: PWS System location is not always the same as well location.

### STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
E16	0000002848	1 - 2 Miles NNE
F88	0000004629	1 - 2 Miles West
G89	0000004640	2 - 3 Miles NW
H92	0000004631	2 - 3 Miles West
I94	0000004619	2 - 3 Miles SW
J95	0000002855	2 - 3 Miles NNE
J98	0000002856	2 - 3 Miles NNE
K99	0000002850	2 - 3 Miles NE
K100	0000002849	2 - 3 Miles NE
L102	0000004628	2 - 3 Miles WSW

# PHYSICAL SETTING SOURCE MAP - 3962957.1s



County Boundary

Major Roads

▲ Contour Lines

Power transmission lines

✈ Airports

⊙ Earthquake epicenter, Richter 5 or greater

⊕ Water Wells

⊕ Public Water Supply Wells

● Cluster of Multiple Icons

↑ Groundwater Flow Direction

⊕ Indeterminate Groundwater Flow at Location

⊕ Groundwater Flow Varies at Location

○ 100-year flood zone

○ 500-year flood zone

■ National Wetland Inventory

Wildlife Areas

SITE NAME: Holtzclaw Water Tank  
 ADDRESS: 231 Holtzclaw Street SE  
 Atlanta GA 30316  
 LAT/LONG: 33.7482 / 84.3568

CLIENT: City of Atlanta  
 CONTACT: Kristina Garcia  
 INQUIRY #: 3962957.1s  
 DATE: June 04, 2014 12:33 pm

6220

# RELEASE NOTIFICATION/REPORTING FORM

RECEIVED



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

JUN 20 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)	GAD 9808 03621				
3	Tax Map and Parcel ID Number:	112 003 002	Acreage	19.3		
4	Site or Facility Name	Cessna Aircraft GA1 Facility				
5	Site Street Address	4800 Cargo Drive				
6	Site City	Columbus	County	Muscogee	Zip 31907	
7	Property Owner	Cessna Aircraft Co				
8	Property Owner Mailing Address	4800 Cargo Drive				
9	Property Owner City	Columbus	State	GA	Zip 31907	
10	Property Owner Telephone No.					
11	Site Contact Person	Steven Erlandson	Title	Environmental Coordinator		
12	Site Contact Company Name	Textron Aviation				
13	Site Contact Mailing Address	4800 Cargo Drive				
14	Site Contact City	Columbus	State	GA	Zip 31907	
15	Site Contact Telephone No.	706-569-2130				
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) Ronald W Draper TITLE Sr VP ISC

SIGNATURE [Signature] DATE June 17, 2014

## PART II -- RELEASE INFORMATION

Page 1 of 7

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

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

The suspected source of the release is a secondary containment pit for a vapor degreaser that was inside the Cessna facility from 1982 to 2010. The vapor degreaser used Neu-Tri Solvent (99.4% trichloroethene). The vapor degreaser heated the solvent to form a vapor in the cleaning tank. Aluminum parts were then lowered into the vapor zone where dirt, oil, and grease from the manufacturing process were removed from the part. The vapor degreaser was shutdown in 2010, all the solvent was removed from the unit, and unspent solvent was returned to the manufacturer. The Cessna notification to Georgia EPD that the vapor degreaser was taken out of service is provided as **Attachment 1**.

The vapor degreaser was operated in a secondary containment pit. The bottom of the secondary containment pit was approximately 8 feet below the finished floor of the Cessna facility. The pit was backfilled with concrete when it was removed from service.

The above information was provided by Steve Erlandson, the site Environmental Coordinator who has first-hand knowledge of the degreaser operation at the 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 physical state of the TCE degreaser is liquid. Information regarding possible release dates is not available but the unit was in service from 1982 to 2010. No known releases of VOCs are reported to have occurred on the Cessna facility.

**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 Phase II ESA, seven borings were installed. The boring locations and IDs are shown on **Figure 1**. Soil samples were collected from the following depth intervals:

- SB-1: 4 to 6 feet;
- SB-2: 8 to 10 feet and 12 to 14 feet;
- SB-3: 6 to 8 feet;
- SB-4: 10 to 12 feet;
- SB-5: 10 to 12 feet and 12 to 14 feet;
- SB-6: 4 to 6 feet; and
- SB-7: 8-10 feet.

Groundwater samples were also collected from borings SB-1, -2, -3, -4, -6, and -7. In addition, a groundwater sample was collected from an existing monitoring well (MW-8) onsite.

Page 2 of 7

**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.

Revised May 2008

- 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.**

Chain-link fence surrounds the facility and all gates/access points are chained and locked.

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

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

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

The investigations to date show that the release is contained underneath the footprint of the building. The building construction is slab on grade, and the slab is concrete that is approximately 6 inches thick.

**PART II -- RELEASE INFORMATION**

(Continued)

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
- Greater than 1 mile
- 3001 to 5280 feet

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

Name: Imagination Station Too – Child Care

Address: 4601 Cargo Drive

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.

CDM Smith has performed a groundwater use survey (Attachment 2) for area surrounding the Cessna facility that included the following actions:

- A database search of the USGS Groundwater Site Inventory (GWSI),
- Field reconnaissance within a half-mile radius, and
- Confirming with the Columbus Water Works (CWW) that the area within a 3-mile radius of the site is supplied with water by the CWW.

In addition to the correspondence with the CWW, the Columbus Department of Public Health was contacted for any information regarding groundwater wells. The health department did not have data regarding groundwater wells in the area; however, they did say that the installation of groundwater wells is prohibited in areas that are serviced by the CWW.

Field reconnaissance did not find any private wells within a 1/2-mile radius from the facility. CWW supplies water within a 3-mile radius of the facility, and the closest well identified the USGS GWSI is approximately 5 miles from the site. Based on this information, CDM Smith has determined that the distance to the nearest drinking water well is over three miles.

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.**

A site summary follows this page that includes pertinent information derived from the Phase II ESA and CDM Smith's site inspection. In addition to the attached figures as required in B., below, CDM Smith has attached the notification to Georgia EPD of the vapor degreaser shut down (**Attachment 1**), and the Water Use Survey Report (**Attachment 2**).

**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.**

**Figure 1 – Cessna Aircraft Site Map**

**Figure 2 – ESA Phase II Detected Compounds**

#### **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>.**

A 1:24,000 USGS topographic map is included as **Figure 3**.

## Site Summary

### Property Description

The Cessna facility is located at 4800 Cargo Drive in Columbus, Muscogee County, Georgia. The property is a 19.3-acre land tract located northeast of Columbus, Georgia. The property consists of one industrial structure that covers half of the property and the rest is mostly wooded. A chemical storage building is located to the east of the main building. The majority of the area surrounding the building is paved. The area to the east and northeast of the building is wooded. A Norfolk Southern Railroad line is adjacent to the property to the south. The property is bounded by Cargo Drive to the West and property access is made from Cargo Drive. Beyond Cargo Drive to the West is an industrial facility, Voice Link of Columbus. Heatcraft, an industrial facility, borders the property to the east. McCauley propeller systems, an industrial facility, borders the property to the north. The former vapor degreaser was located on the southeast side of the building. The secondary containment pit was approximately 8 feet below the finished floor of the Cessna facility and it was backfilled with concrete prior to the ESA investigations.

### Investigation Actions

A Phase II ESA was performed for the facility because a potential for a release to have occurred in the southeast portion of the building was identified during the Phase I ESA. Thus, the Phase II focused on this portion of the building, and soil samples were collected from seven boring locations (Figure 1). The detected VOCs are summarized in Table 1. The majority VOC detected was trichloroethene (TCE). The soil sample with the highest detected TCE was SB-2 at 8.41 mg/kg at a depth interval of 8-10 feet. Other soil samples that exceed the 0.13 mg/kg TCE notification concentration (NC) were:

Boring Location	Depth Interval (feet)	TCE Concentration (mg/kg)
SB-2	12-14	0.778
SB-4	8-10	6.55
SB-4	10-12	0.698
SB-5	10-12	4.81
SB-5	12-14	1.52

All the above soil samples are in the vicinity of the former vapor degreaser. In addition to TCE concentrations that exceed the NC, two samples exceed the 0.03 mg/kg NC for 1,1-DCA: SB-4 at a depth of 8-10 feet (0.0467 mg/kg) and SB-5 at a depth of 10-12 feet (0.0656 mg/kg).

Groundwater samples were collected from six of the boring locations plus an existing stickup well located at the site (Figure 1). The locations having the most VOCs detected were SB-4 and SB-2. Similar to soil, the majority of the detected VOCs was TCE, which was found at a concentration of 16.6 mg/L at SB-4 and 2.2 mg/L at SB-2. TCE was the only compound found in groundwater that exceeded 1 mg/L.

TCE has not been present or in use at the facility since the decommissioning of the vapor degreaser in 2010. Based on the available data, it appears that the TCE concentration rapidly decreases over a distance of approximately 150 feet based on TCE not being detected at SB-7, SB-1, and the stick-up well.

**PART III -- SOIL RELEASE INFORMATION**

*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)
Acetone	67-64-1			0.0627
Carbon Disulfide	75-15-0			0.0012
Chloroform	67-66-33			0.0031
1,1-Dichloroethane	75-34-3			0.0656
1,1-Dichloroethene	75-35-4			0.0283
cis-1,2-Dichloroethene	156-59-2			0.0327
trans-1,2-Dichloroethene	156-60-5			0.022
1,1,2-Trichloroethane	79-00-5			0.0760
Trichloroethene	79-01-6			8.41
Methylene Chloride	75-09-2			0.0046

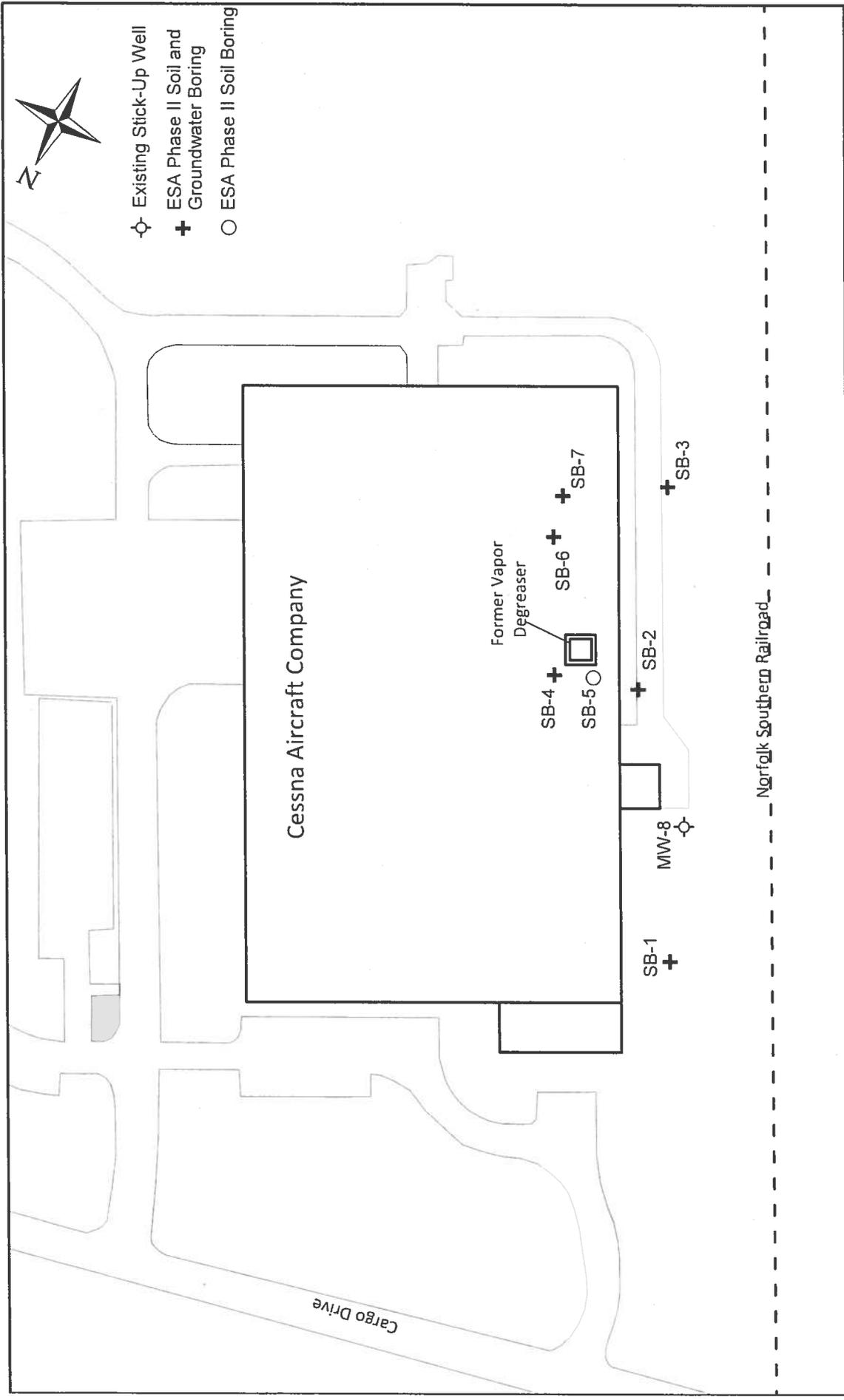
**Units are in mg/kg**

## PART IV -- GROUNDWATER RELEASE INFORMATION

*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 (mg/L)	Sample Depth Below Ground Surface (Feet)
1,1-Dichloroethane	75-34-3	0.182	24
1,1-Dichloroethene	75-35-4	0.240	24
Chlorobenzene	108-90-7	0.0068	24
Chloroform	67-66-33	0.0017	24
Trichloroethene	79-01-6	16.6	24

Units are in mg/L



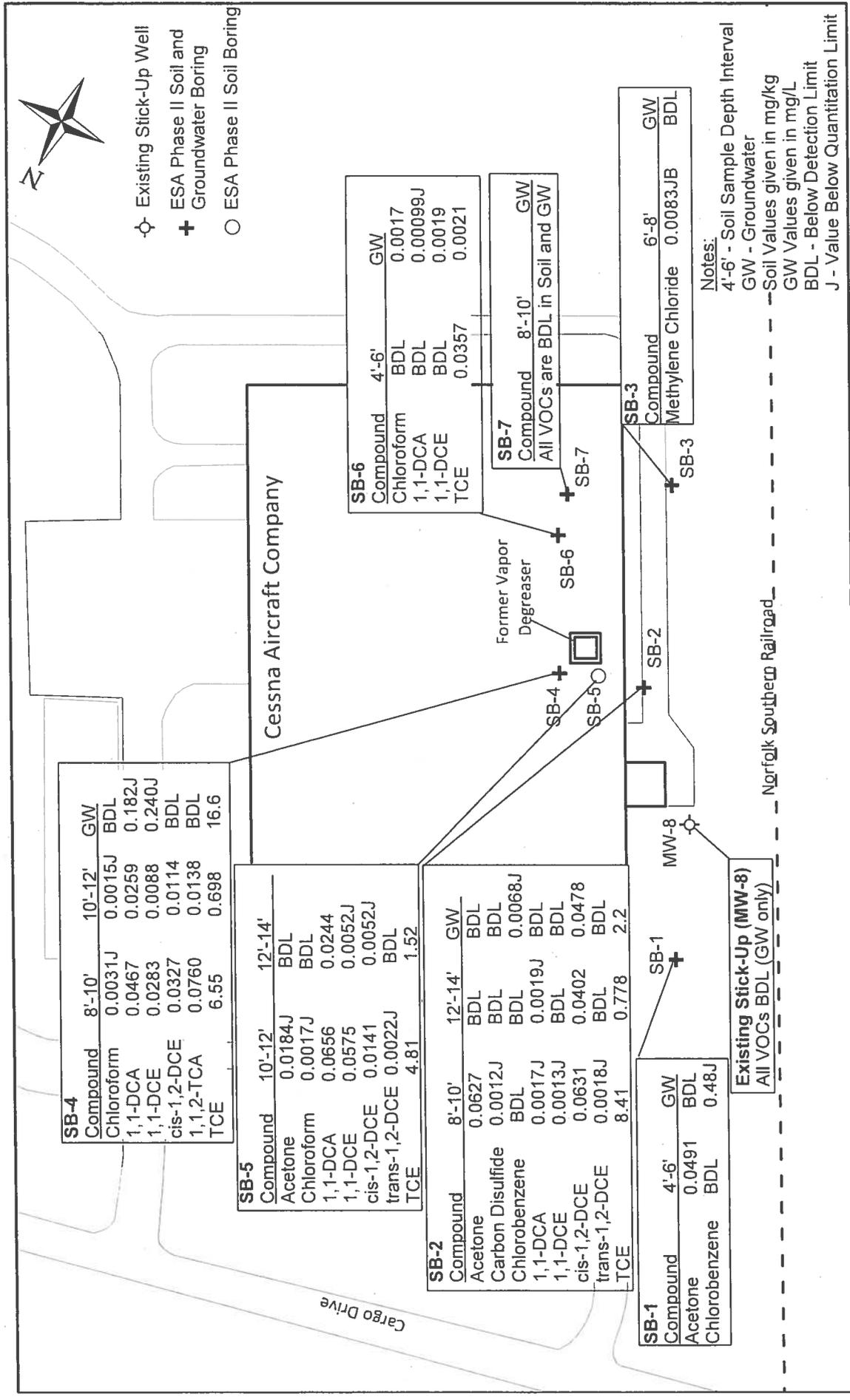
**Figure 1: Cessna Aircraft Site Map**

HSRA Notification  
 May 2014  
 Cessna Aircraft Company  
 4800 Cargo Drive, Columbus, GA





- ⊕ Existing Stick-Up Well
- + ESA Phase II Soil and Groundwater Boring
- ESA Phase II Soil Boring



**Figure 2: ESA Phase II Detected Compounds**

HSRA Notification  
 May 2014  
 Cessna Aircraft Company  
 4800 Cargo Drive, Columbus, GA



**RECEIVED**  
Georgia EPD

JUN 20 2014

9 June 2014

GA DNR EPD Hazardous Waste Management Branch  
Hazardous Sites Response Program  
2 Martin Luther King, Jr. Drive  
Suite 1462 East  
Atlanta, Georgia 30334

**Response and Remediation Program**

Subject: **Initial Release Notification**  
**Delong Equipment**  
**1216 Zonolite Road**  
**Atlanta, Georgia 30306**

To Whom It May Concern:

One Consulting Group, Inc. is pleased to provide for your review the following Initial Release Notification prepared for the above-referenced property. Upon request, the Environmental Site Assessment – Phase I can be provided under separate cover.

If you have questions or require further information, please feel free to call (404) 815.8005 x 102, or send an electronic mail to [sam@onecgroup.com](mailto:sam@onecgroup.com).

Thank you for the opportunity to be of service.

Sincerely,  
**One Consulting Group, Inc.**



Sam Urban  
Project Manager

CC: Jonathan Visconti

Attachment: Phase II Report

6219

# 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

JUN 20 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)	NA			
3	Tax Map and Parcel ID Number:	18 107 14 036	Acreage	1.23	
4	Site or Facility Name	Delong Equipment			
5	Site Street Address	1216 Zonolite Road			
6	Site City	Atlanta	County	DeKalb	Zip 30306
7	Property Owner	Delong Family Partnership			
8	Property Owner Mailing Address	1120 Kingston Drive			
9	Property Owner City	Atlanta	State	GA	Zip 30342
10	Property Owner Telephone No.	404.403.5763			
11	Site Contact Person	Robert Brawner	Title	Consultant	
12	Site Contact Company Name	One Consulting Group			
13	Site Contact Mailing Address	PO Box 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	NA	Title		
17	Facility Operator Company Name	NA			
18	Facility Operator Mailing Address	NA			
19	Facility Operator City	NA	State		Zip
20	Facility Operator Telephone No.	NA			

**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)

*Renee Weed*

SIGNATURE

*Renee Weed*

TITLE

*Trustee*

DATE

*6-12-14*

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:**

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, 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 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.**

Fence around back of 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.**

Six inches of asphalt/concrete and building foundation covering the Site.



Thursday, June 05, 2014

Gvest Capitol  
136 Main Street  
Pineville, North Carolina 28134

Attention: **Jonathan Visconti**

Subject: **Modified Phase II Subsurface Investigation  
Delong Equipment  
1216 Zonolite Road  
Atlanta, Georgia 30306  
One Group Project #A9005.02**

Jonathan:

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 #A9005.02, dated May 16, 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**

Gvest Capitol is performing due-diligence activities at the Site in preparation for subsequent purchase. The Site is currently occupied by Delong Equipment, a metal-parts cleaning equipment, services, and supply company. It is developed with one, single-story, structure divided into office and warehouse space; totaling approximately 23,823 square feet. It first developed with in 1955 and completed with its current improvements in approximately 1995.

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

Based on historical research the Site's past use includes a chemical services company and a die casting manufacturer. These historical on-Site operations have the potential to impact the Site soil and/or groundwater with *hazardous substances* and are considered a *recognized environmental condition*.

Arsenic and lead were historically used as pesticides and herbicides along railways; therefore, the adjoining CSX railway has the potential to impact the Site's surficial soils with *hazardous substances* and is considered a *recognized environmental condition*.

### *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 May 27, 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*

Eight discrete soil samples, SB-1 through SB-9 excluding SB-2, were collected using a hand auger from surficial soils at depths of six inches to one foot below ground surface (bgs). Surficial soil sample locations are depicted on Figure 3A, 3B, and 3C of Appendix I. Once collected, surficial soil samples were field preserved, labeled, placed on ice, and transported to the laboratory under standard Chain of Custody protocols.

### *Groundwater*

Three soil borings, SB-1, SB-2 and SB-3, were advanced to groundwater with 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, and are summarized on Table 2 of Appendix II.

Groundwater was encountered in all three soil borings at depths ranging from five to seven feet 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. 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.

Level of 100 ppb. Remaining VOC constituents were not discovered above laboratory detection limits in any of the groundwater samples analyzed.

The groundwater analytical reports are depicted on Figure 4 of Appendix I, summarized on Table 2 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.
- Surface water bodies were not identified within a 500-foot radius of the Site.
- A reportable release of asbestos, RCRA-8 metals, and VOCs was not discovered in the Site soil.
- A reportable concentration of chlorobenzene was 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 chlorobenzene 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

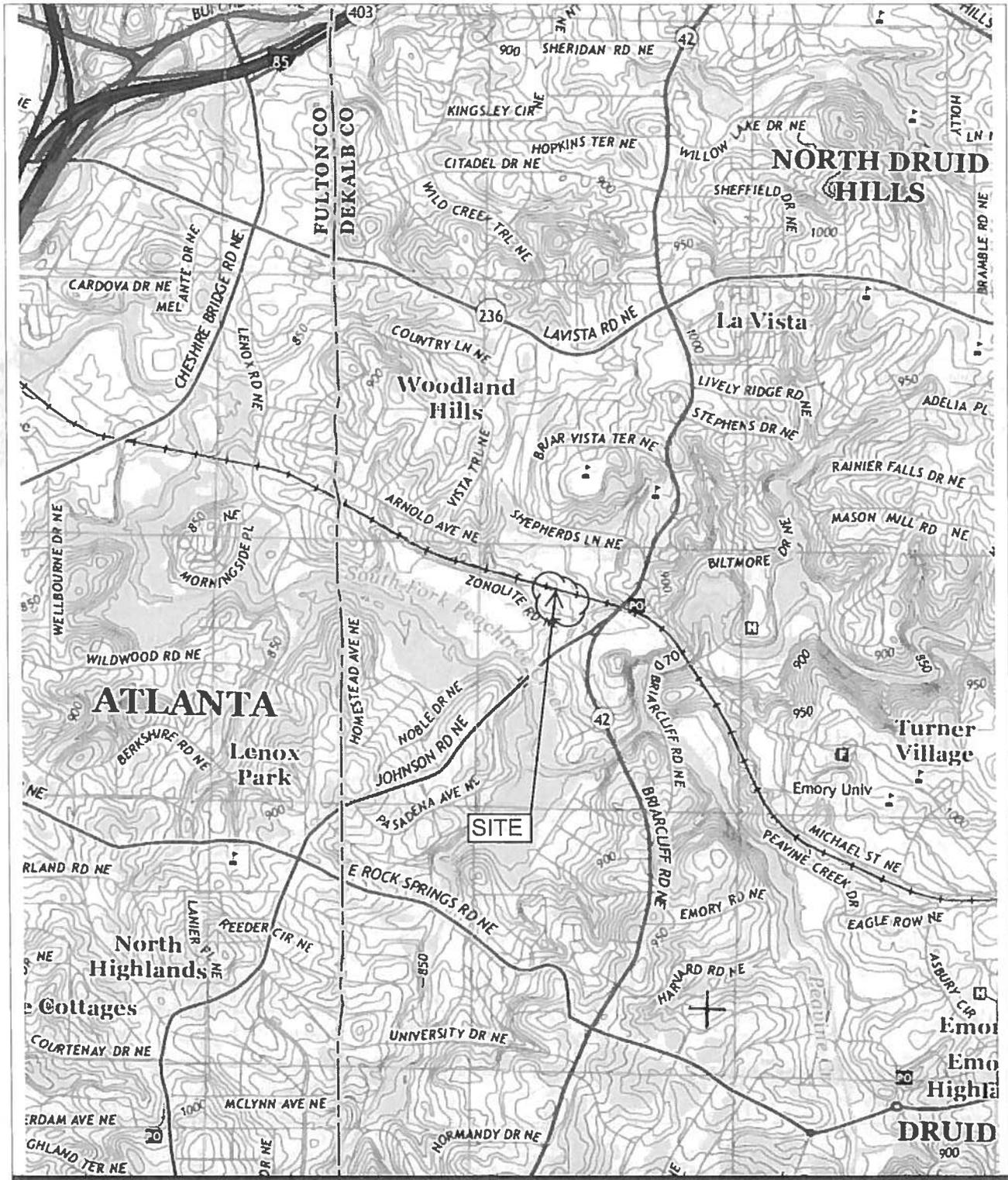


Figure 1 – Topographic Map

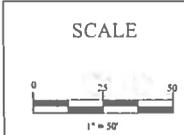
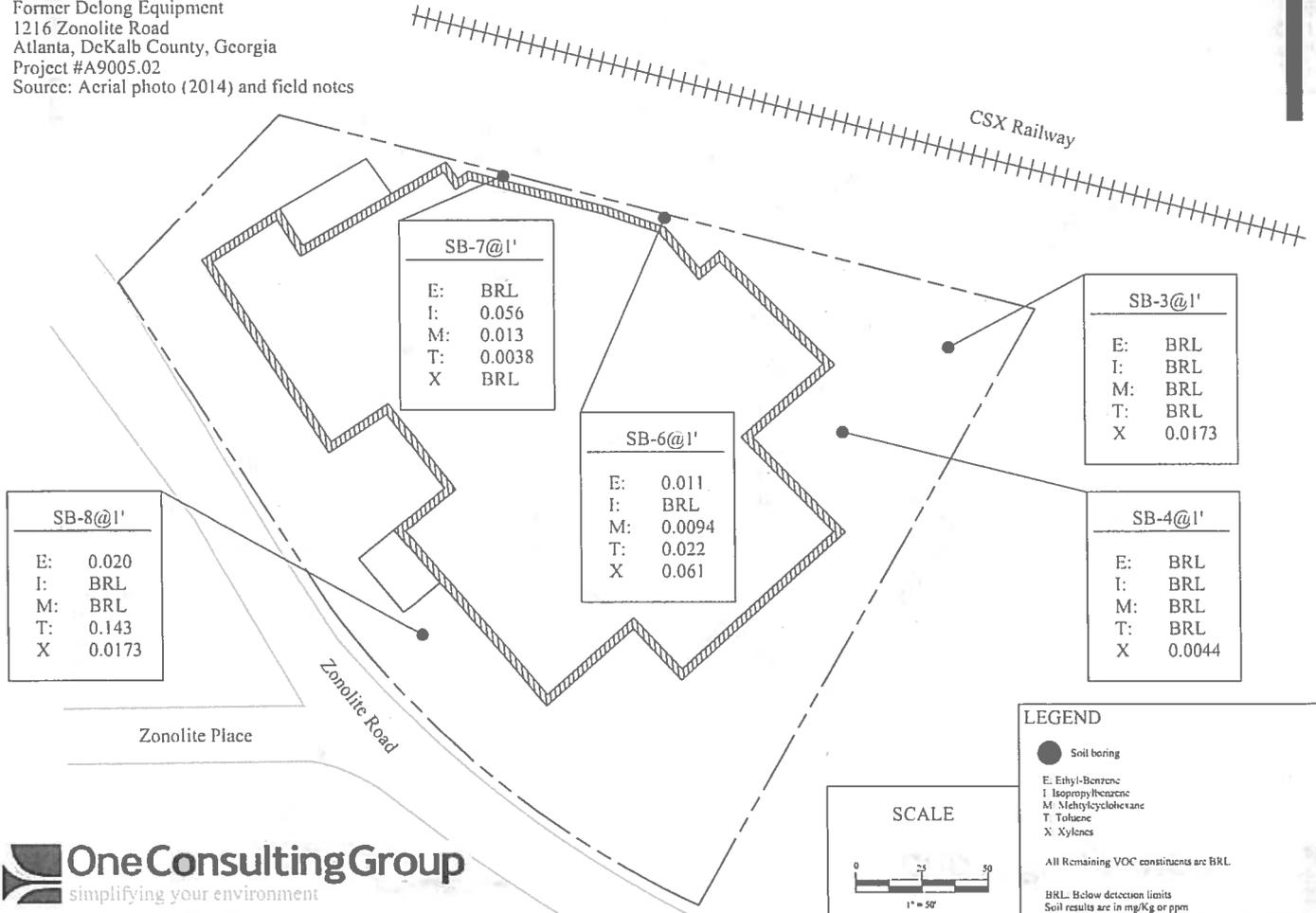
<p>Map Date: 2014</p>	<p>Former Delong Equipment 1216 Zonolite Road Atlanta, DeKalb County, Georgia</p>	
-----------------------	---	--

One Group Project#A9005.02

Source: USGS NE Atlanta, GA Quad, 7.5-Minute, Topo

Figure 3A  
Soil Analytical - Volatile Organic Compounds (5.27.2014)

Former DeLong Equipment  
1216 Zonolite Road  
Atlanta, DeKalb County, Georgia  
Project #A9005.02  
Source: Aerial photo (2014) and field notes



**LEGEND**

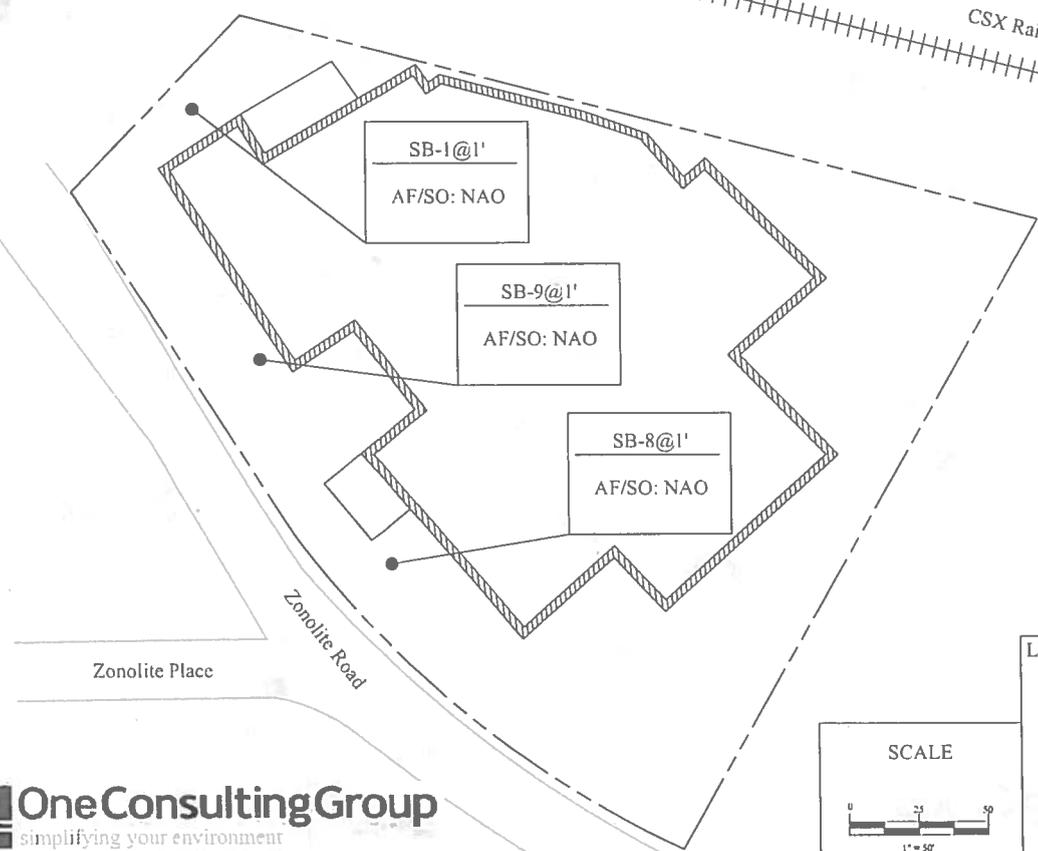
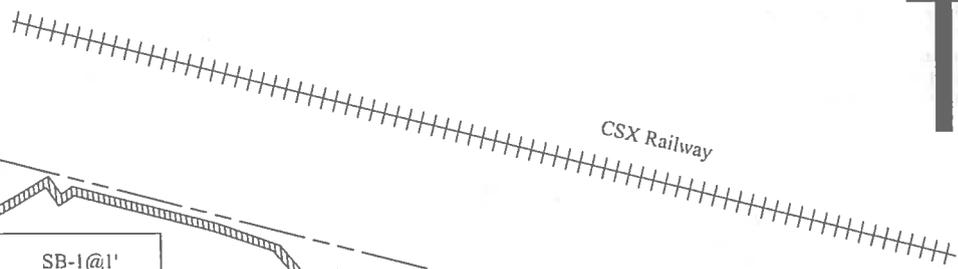
- Soil boring
- E: Ethyl-Benzene
- I: Isopropylbenzene
- M: Methylcyclohexane
- T: Toluene
- X: Xylenes

All Remaining VOC constituents are BRL

BRL: Below detection limits  
Soil results are in mg/kg or ppm

Figure 3C  
Soil Analytical - Asbestos in Soil (5.27.2014)

Former DeLong Equipment  
1216 Zonolite Road  
Atlanta, DeKalb County, Georgia  
Project #A9005.02  
Source: Aerial photo (2014) and field notes



**LEGEND**

- Soil boring
- AF/SO - Asbestos Fibers in Soil
- NAO - No Asbestos Observed

**SCALE**

0 25 50  
1" = 50'

RECEIVED  
Land Protection Branch

JUN 20 2014

Hazardous Waste

IMS DORAVILLE LLC  
191 Peachtree Street NE  
Suite 4100  
Atlanta, Georgia 30303

June 16, 2014

**VIA HAND DELIVERY**

Mr. Jeffrey W. Cown  
Chief, Land Protection Branch  
Georgia Environmental Protection Division  
2 Martin Luther King, Jr. Drive, S.E.  
Suite 1154  
Atlanta, Georgia 30334

Re: HSRA Notification - Former General Motors Assembly  
Plant  
3900 Motors Industrial Way  
Doraville, DeKalb County, Georgia (the "Property")

Dear Mr. Cown:

IMS Doraville LLC ("IMSD"), the potential purchaser of the Property, submits the enclosed HSRA notification. This notification is being submitted pursuant to the requirements of paragraph 3 of the order issued to IMSD concerning the Property. General Motors LLC has reviewed the notification and agrees that IMSD will submit it to EPD.

We would appreciate EPD's prompt determination as to whether, under the Rules for Hazardous Site Response, Chapter 391-3-19, a release to groundwater exceeding a reportable quantity has occurred at the Property. Please contact me or our counsel, John Spinrad of Arnall Golden Gregory LLP, if you have any questions about this notification.

Mr. Jeffrey W. Cown  
Page 2

Sincerely yours,

A handwritten signature in black ink, appearing to be "D. Schmit", enclosed within a circular scribble.

David J. Schmit  
Principal

cc: General Motor LLC

6226

# 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

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

## PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	GAD003310810			
3	Tax map and Parcel ID Number	Parcel #18 322 02 002 Parcel #18 310 06 001	Acreage	146.3 15.5	
4	Site or Facility Name	Former General Motors Assembly Plant			
5	Site Street Address	3900 Motors Industrial Way			
6	Site City	Doraville	County	Dekalb	Zip 30360
7	Property Owner	General Motors LLC			
8	Property Owner Mailing Address	MC 480-11-1N, 30200 Mound Road			
9	Property Owner City	Warren	State	Michigan	Zip 48090
10	Property Owner Telephone No.	313-506-9461			
11	Site Contact Person	David J. Schmit	Title	Principal (Prospective Purchaser)	
12	Site Contact Company Name	IMS Doraville, LLC			
13	Site Contact Mailing Address	191 Peachtree Street NE			
14	Site Contact City	Atlanta	State	GA	Zip 30303
15	Site Contact Telephone No.	678-300-4877			
16	Facility Operator Contact Person	Marilyn J. Dedyne	Title	Global Envir. Compliance	
17	Facility Operator Company Name	General Motors LLC			
18	Facility Operator Mailing Address	MC 480-111-1N, 30200 Mound Road			
19	Facility Operator City	Warren	State	Michigan	Zip 48090
20	Facility Operator Telephone No.	313-506-9461			

21. CERTIFICATION -- I certify under penalty of law that I am the owner/prospective purchaser 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.

David J. Schmit on behalf of IMS Doraville, LLC      Principal/Prospective Purchaser  
 NAME (Please type or print)      TITLE

SIGNATURE

DATE

6.18.14

## PART II - RELEASE INFORMATION

Page 2 of 8

**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 the 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 facility was in operation from 1947 until production ceased in 2007. Unfinished automobile parts were shipped to the plant where they were assembled and finished. Numerous documents related to the environmental history and condition of the Property were reviewed by AMEC Environment and Infrastructure, Inc. (AMEC) as a consultant to IMS Doraville, LLC. The key documents were AMEC's 2014 Phase II, the 2008 Phase I and Phase II reports prepared by Conestoga-Rovers & Associates (CRA) for General Motors and the 2013 RCRA report submitted by General Motors. Fifty potentially impacted areas (PIAs) were identified through the review of documents, site reconnaissance and interviews. The source of releases on the property is attributed to general industrial activities throughout the life of the plant.

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):**

Manufacturing activities occurred at the plant for approximately 60 years and ceased operation in 2007. Although several reportable releases were documented, the reason for many widespread low level detections of regulated chemicals are unknown. Releases were both solid or liquid and typically localized at specific areas of operations where chemicals were used in the plant. Lead is reported to have been released as part of air emissions from solder grinding in the body shop which then deposited as particulate matter that eventually accumulated in the stormwater detention pond.

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

Investigations have been conducted at the Property between 1988 and 2014. The majority of the releases reported herein were discovered by the two most recent investigations in 2008 by CRA and in 2014 by AMEC. Combined, these investigations have analyzed more than 327 soil samples and 128 groundwater samples for regulated substances in areas of potential impact. In addition, one RCRA unit (AST Farm) is under a monitoring plan for natural attenuation of groundwater impacts. Two other RCRA units have undergone corrective action with "no further action" status granted for the Hazardous Waste Storage Facility and requested (but not yet granted) for the Detention Pond.

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 Property is surrounded by a chain link fence and is patrolled by security personnel on a full time basis. Doraville police also routinely patrol the area for signs of vandals.

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.

- 7 of the 9 PIAs that exhibited soil exceedances above the notification concentration are covered by buildings or pavements consisting of at least 6 inches of concrete or asphalt and gravel.
- 2 PIAs are the detention pond sediments and adjacent grassed areas (PIA-2 and PIA-2A).



## PART III - SOIL RELEASE INFORMATION

Page 4 of 8

*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 (mg/Kg)	Highest Concentration Detected Greater than 24 inches (mg/Kg)
Acetone	67-64-1	Not Applicable	111	11
Antimony	7440-36-0	Not Applicable	25.4	91.3
Barium	7440-39-3	Not Applicable	230	8240
Benzene	71-43-2	Not Applicable	NA	0.14
Benzo(a)anthracene	56-55-3	Not Applicable	6.78	0.515
Benzo(a)pyrene	50-32-8	Not Applicable	6.81	0.535
Benzo(b)fluoranthene	205-99-2	Not Applicable	6.51	0.676
Benzo(k)fluoranthene	207-08-9	Not Applicable	8	0.394
Beryllium	7440-41-7	Not Applicable	2.29	3.01
Chrysene	218-01-9	Not Applicable	7.81	0.699
Ethylbenzene	100-41-4	Not Applicable	0.52	23
Lead	7439-92-1	Not Applicable	1140	4930
Methyl isobutyl ketone	108-10-1	Not Applicable	0.0696	6
Xylenes, Total	1330-20-7	Not Applicable	0.261	90
Zinc	7440-66-6	Not Applicable	771	9620

## PART IV - GROUNDWATER RELEASE INFORMATION

Page 5 of 8

*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 (mg/L)	Sample Depth Below Ground Surface (Feet)
1,1-Dichloroethane	75-34-3	0.0385	16.07
1,1-Dichloroethene	75-35-4	0.018	4.9
1,2-Dichloroethane	107-06-2	0.0055	5.0
2,4-Dimethylphenol	105-67-9	0.0129	8.36
2,6-Dinitrotoluene	606-20-2	0.0232	7.29
2-Butanone (Methyl ethyl ketone)	78-93-3	0.025	5.0
2-Chlorophenol	95-57-8	0.0019	12.87
4,6-Dinitro-2-Methylphenol	534-52-1	0.00548	5.28
4-Methylphenol (p-Cresol)	106-44-5	0.051	10.45
Acenaphthene	83-32-9	0.0042	11.04
Acenaphthylene	208-96-8	0.001	15.15
Acetone	67-64-1	0.86	10.5
Acetophenone	98-86-2	0.0013	12.87
Anthracene	120-12-7	0.02	5.0
Antimony	7440-36-0	0.015	16.07
Arsenic	7440-38-2	0.0223	10.5
Barium	7440-39-3	1.13	12.91
Benzene	71-43-2	0.2	12.56
Benzo(a)anthracene	56-55-3	0.0083	5.0
Benzo(a)pyrene	50-32-8	0.003	15.15
Benzo(b)fluoranthene	205-99-2	0.0086	5.0
Benzo(g,h,i)perylene	191-24-2	0.0034	15.15
Benzo(k)fluoranthene	207-08-9	0.0033	15.15
Beryllium	7440-41-7	0.00152	5.53
bis(2-Chloroethyl)ether	111-44-4	0.0525	7.79
bis(2-Ethylhexyl)phthalate	117-81-7	0.041	5.0

## PART IV - GROUNDWATER RELEASE INFORMATION

Page 6 of 8

*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 (mg/L)	Sample Depth Below Ground Surface (Feet)
Cadmium	7440-43-9	0.0027	3.82
Carbon disulfide	75-15-0	0.0019	5.0
Chloroform	67-66-3	0.0035	6.90
Chromium	7440-47-3	0.912	16.07
Chrysene	218-01-9	0.0091	5.0
cis-1,2-Dichloroethene	156-59-2	0.16	12.87
Copper	7440-50-8	0.162	10.5
Cyclohexane	110-82-7	0.041	8.36
Dibenzo(a,h)anthracene	53-70-3	0.003	15.15
Diethyl phthalate	84-66-2	0.0058	15.15
Di-n-butyl phthalate	84-74-2	0.018	Not Reported
Ethylbenzene	100-41-4	1.8	6.78
Fluoranthene	206-44-0	0.036	5.0
Fluorene	86-73-7	0.007	11.04
Indeno(1,2,3-cd)pyrene	193-39-5	0.0028	15.15
Isopropylbenzene (Cumene)	98-82-8	0.0395	8.36
Lead	7439-92-1	0.0907	12.45
Mercury	7439-97-6	0.00016	3.82
Methyl isobutyl ketone (4-Methyl-2-pentanone)	108-10-1	0.76	5.0
Methylene chloride (Dichloromethane)	75-09-2	0.00281	4.9
Naphthalene	91-20-3	0.2	6.78
Nickel	7440-02-0	0.345	10.5
N-Nitrosodi-n-propylamine	621-64-7	0.00759	7.29
Phenanthrene	85-01-8	0.12	5.0
Phenol	108-95-2	0.34	5.0

## PART IV - GROUNDWATER RELEASE INFORMATION

Page 7 of 8

*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 (mg/L)	Sample Depth Below Ground Surface (Feet)
Pyrene	129-00-0	0.054	5.0
Selenium	7782-49-2	0.0179	5.28
Silver	7440-22-4	0.00084	5.28
Tetrachloroethene (PCE)	127-18-4	0.0322	4.9
Thallium	7440-28-0	0.000107	Not Reported
Toluene	108-88-3	5.9	6.78
Trichloroethene (TCE)	79-01-6	0.0316	15.26
Vinyl Chloride	75-01-4	0.034	12.87
Xylenes, Total	1330-20-7	8.6	6.78
Zinc	7440-66-6	1.53	10.5

Site Summary  
Former General Motors Assembly Plant  
Doraville, Georgia

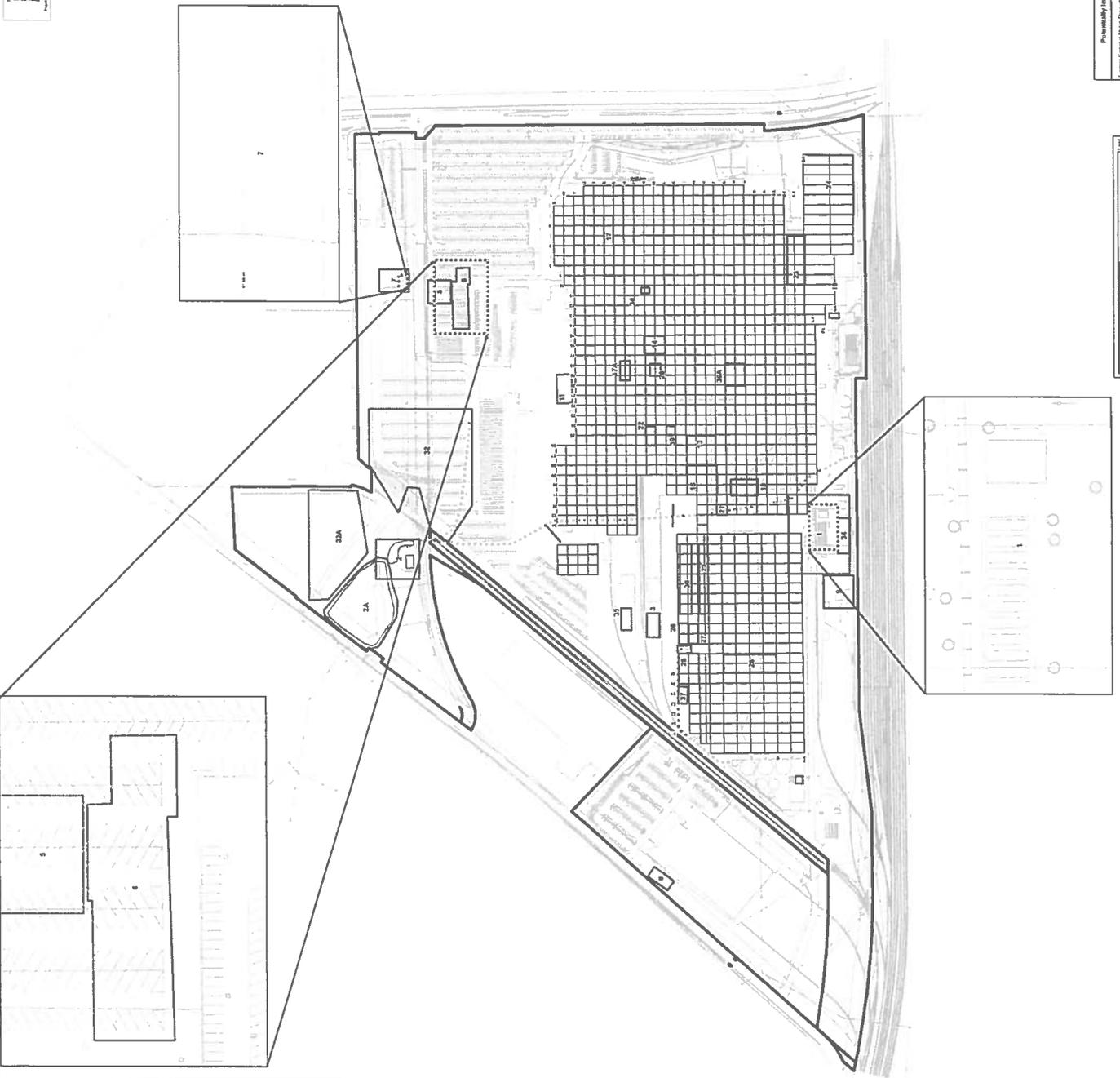
The former General Motors Assembly Plant (the "site" or the "Property") is located at 3900 Motors Industrial Way in Doraville, Georgia. Motors Industrial Way fronts the Property on the east and separates it from Interstate Highway 285. The property is bound on the north by a BrandsMart store and Super H Mart. To the west, the Property is bound by Peachtree Road, except for a parcel occupied by Jim Ellis Collision Center. Beyond Peachtree Road are commercial and light industrial facilities or wooded parcels. The Norfolk Southern and MARTA rail lines bound the Property to the south, beyond which is the MARTA station/parking deck along the eastern plant side and commercial/industrial facilities or vacant parcels along the western plant side, accessed via New Peachtree Road.

The attached Figure 1 identifies the 50 potentially impacted areas (PIAs) identified by document reviews, interviews, site reconnaissance and the sampling and testing efforts. Of these, 9 PIAs have been found to exhibit regulated substances in soil exceeding a notification concentration and 31 PIAs have been found to exhibit regulated substances in groundwater. Figure 2 is a USGS topographic map of the site and vicinity. Figure 3 shows the locations of soil borings and monitoring wells on the Property.

Note that in some PIAs laboratory analytes were detected that are not HSRA regulated substances. These analytes are not included in this release notification. Also, no regulated substances were detected in groundwater at or near any downgradient boundary of the site that would indicate a risk for the off-site migration of an on-site release. There is evidence that an off-site release of chlorinated volatile organic compounds has migrated across the southern boundary of the site. Refer to Figure 4 for a potentiometric surface map that indicates the direction of groundwater flow.

The attached Water Usage Survey concludes that there is no use of groundwater as a drinking water source within three miles of the Property boundaries. Therefore, the site should not be listed on the Hazardous Site Inventory for groundwater.

IMS Doraville, LLC has applied to EPD for the site to enter the Georgia Brownfield Program. Therefore, at the time that EPD issues its letter pursuant to this Release Notification, a deferral of EPD's decision regarding the soil is requested.



Area Name	Area Number
Area 1	1
Area 2	2
Area 3	3
Area 4	4
Area 5	5
Area 6	6
Area 7	7
Area 8	8
Area 9	9
Area 10	10
Area 11	11

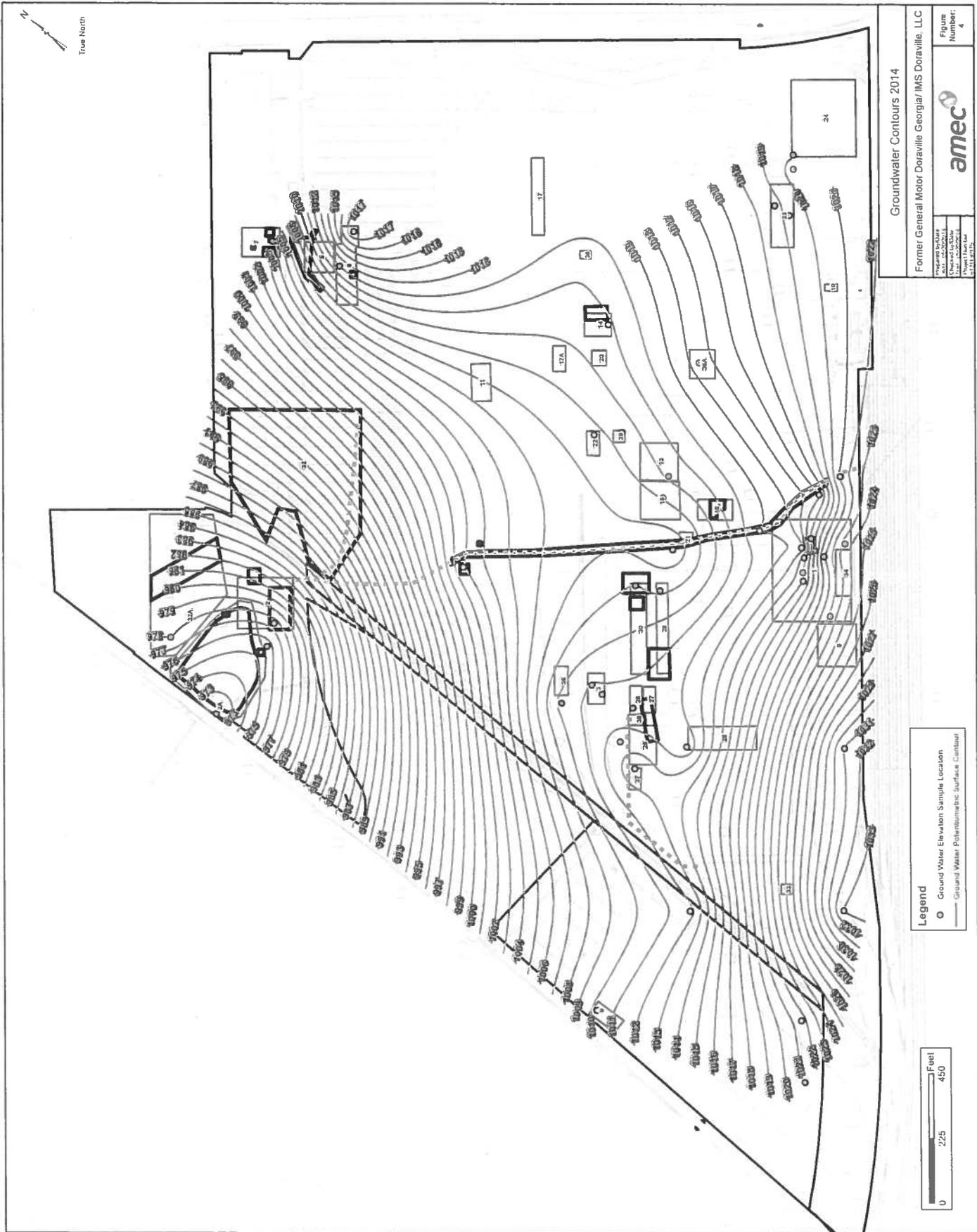
**Legend**

- Boundary wall
- Solid Line
- ▭ Preliminary boundary line
- ▭ Updated real line
- Former boundary line
- ▭ Building footprint



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**RUSSELL**  
H.J. Russell & Company

**RECEIVED**  
Georgia EPD

JUN 26 2014

**Response and Remediation Program**

**Valerie R. Calloway, CPA, CPM, COS, HCCP**

Senior Vice President  
Property Management

June 26, 2014

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

RE: Maggie Russell Towers  
400 Ralph McGill Blvd.  
Atlanta, GA

Dear Sirs,

Attached please find our HSRA submittal for the above referenced facility. Please feel free to contact me with any questions or concerns. I can be reached at 404-330-0966 or [vcalloway@hjrussell.com](mailto:vcalloway@hjrussell.com).

Sincerely,

Valerie Calloway  
Senior Vice President

6221

# 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

JUN 26 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)	N/A			
3	Tax Map and Parcel ID Number:	14004700081568	Acreage	1.66	
4	Site or Facility Name	Maggie Russell Tower Apartments			
5	Site Street Address	400 Ralph McGill Blvd.			
6	Site City	Atlanta	County	Fulton	Zip 30312
7	Property Owner	Bedford Tower Apartments, LTD.			
8	Property Owner Mailing Address	504 Fair Street, SW			
9	Property Owner City	Atlanta	State	GA	Zip 30311
10	Property Owner Telephone No.	404-330-0966			
11	Site Contact Person	Shamekia Hardy	Title	Resident Manager	
12	Site Contact Company Name	H.J. Russell & Company			
13	Site Contact Mailing Address	400 Ralph McGill Blvd.			
14	Site Contact City	Atlanta	State	GA	Zip 30305
15	Site Contact Telephone No.	404-659-0062			
16	Facility Operator Contact Person	Shamekia Hardy	Title	Resident Manager	
17	Facility Operator Company Name	H.J. Russell & Company			
18	Facility Operator Mailing Address	400 Ralph McGill Blvd.			
19	Facility Operator City	Atlanta	State	GA	Zip 30305
20	Facility Operator Telephone No.	404-659-0062			

**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.

Ms. Valerie Calloway

NAME (Please type or print)

TITLE

Senior Vice President

SIGNATURE

DATE

6/26/2014

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 following suspected sources: former on-site operations including dry-cleaning plant, gasoline filling stations, cotton knit manufacturing and auto repair shop; former off-site operations including gasoline filling stations, auto/laundry shop, generator repair facility, used auto sales and Georgia Baptist Hospital.

**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.):**

Release dates are unknown.

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

A tank tightness test was performed on the existing 500-gallon diesel UST and tank was found to be tight and is not considered to be a potential source. A Limited Phase II ESA has been performed including the advancement of five soil borings and the collection of two groundwater samples. Soil and groundwater concentrations were detected that exceed their respective GAEPD Notification Concentrations. No additional actions have been taken.

**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 facility is fenced and operated by HJ Russell company, who maintains a presence at the facility during normal operational hours. Access is limited to tenants.

**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 majority of the site is covered with a combination of asphalt parking and concrete walkways. Some landscaped areas exist with trees, bushes and grass.

## 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: Maggie Russell Tower Apartments

Address: Subject site (400 Ralph McGill Blvd, Atlanta, GA)

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

Less than 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: Numerous (Condominium Complex)

Address: 685 Argonne Avenue, Atlanta, 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://ggsstore.dnr.state.ga.us>.



## PART IV -- GROUNDWATER RELEASE INFORMATION

*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 (Specify Units)	Sample Depth Below Ground Surface (Feet)
Benzene	71432	0.15 mg/L	34
Carbon tetrachloride	56235	0.0021 mg/L	34
1,2-dichloroethane	107062	0.0018 mg/L	34
Isopropylbenzene	98828	0.0012 mg/L	34
Naphthalene	91203	0.0054 mg/L	34
1,2,4-trimethylbenzene	95636	0.0041 mg/L	34
1,2,3-trimethylbenzene	526738	0.0038 mg/L	34
1,3,5-trimethylbenzene	108678	0.001 mg/L	34
Fluoranthene	206440	0.00012 mg/L	29
Pyrene	129000	0.000085 mg/L	29

## SITE SUMMARY

The 1.66 acre property (See attached Figures and maps), Maggie Russell Tower Apartments, is located at 400 Ralph McGill Boulevard Northeast, Atlanta, GA. The property is owned by Bedford Tower Apartments, Ltd. and consists of one nine-story age-restricted apartment structure constructed in 1982 with a total of 150 residential dwelling units totaling approximately 129,206 square feet. The property is bounded to the south by Ralph McGill Blvd.; to the east by Parkway Drive; to the west by Central City Condominiums; and to the north by single-family residential properties; see Figure 1 for property boundaries and areas of contamination. The assessment activities are summarized below; no cleanup activities have been performed.

In February, 2014, Berkadia Commercial Mortgage Company contracted Dominion Due Diligence Group (D3G) to perform a Phase I Environmental Site Assessment (ESA) of the property. The Phase I ESA reported on-site potential sources in the form of historical activities including: a dry cleaning plant with a boiler house, an auto repair facility, a filling station with three gasoline tanks, and a cotton knit manufacturing building with an engine shop. The dry cleaning plant was present in 1932. Two auto repair facilities were depicted on the property: one in 1932 and one in 1950. The cotton knit manufacturing building with engine shop was depicted on the property in 1950. One on-site 500-gallon diesel tank also exists on the property and was considered a potential source of contamination.

Potential off-site sources of contamination include:

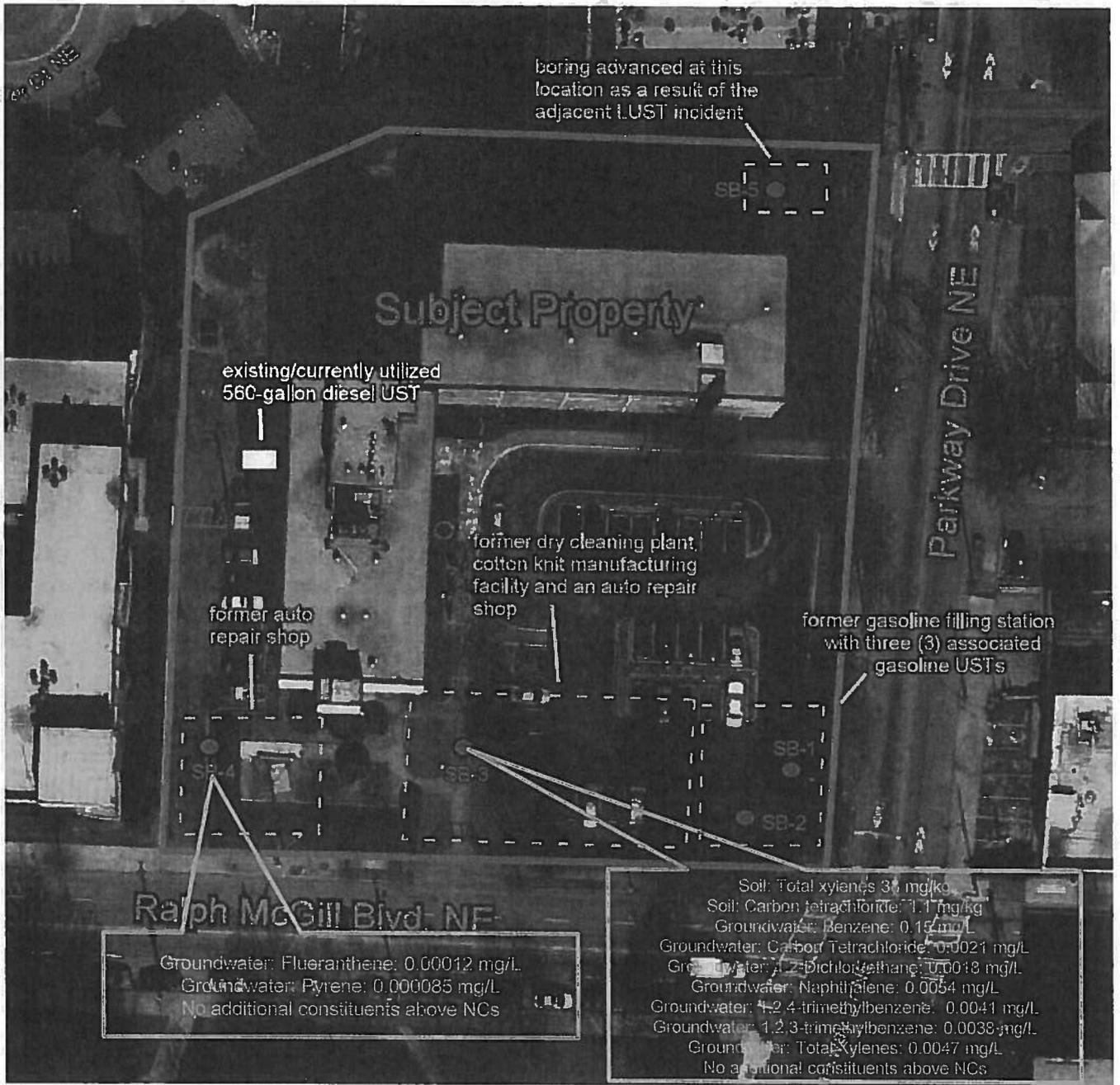
- Vacant site (353 Parkway Drive) leaking underground storage tank (LUST) facility located adjacent and up-gradient.
- Atlanta Medical Center/Georgia Baptist Healthcare (303 Parkway Drive) located adjacent and up-gradient is a LUST facility with six confirmed releases.
- Amoco (356 Boulevard Northeast) located 0.1 mile east and up-gradient is a LUST facility.
- Former uses including and auto/laundry shop, generator repair facility, used car sales facility, and auto repair shop.

Berkadia directed D3G to perform a Phase II ESA. D3G advanced five soil borings at the subject property and collected a total of seven soil samples and two groundwater samples. Five soil samples were analyzed for volatile organic compounds by Method 8260, poly aromatic hydrocarbons by Method 8270, and total petroleum hydrocarbons gasoline range organics (TPH-GRO) and diesel range organics (TPH-DRO) by Methods 8015. Two soil samples were analyzed for metals by Methods 6010 and 7471 and for polychlorinated biphenyls by Method 8082.

Total xylenes were reported in soil boring SB-3 (at a depth of 28 – 30 feet) at 38 mg/kg; above the GAEPD notification concentration (NC) of 20 mg/kg. Carbon Tetrachloride was reported in soil boring SB-3 (at a depth of 28 – 30 feet) at 1.1 mg/kg; above the GAEPD NC of 0.17 mg/kg. Benzene was reported in the groundwater sample collected from GW-1 (location SB-3) at 0.15 mg/L; above the GAEPD NC of 0.005 mg/l. No other constituents were reported in above their respective GAEPD NCs.

With the exception of carbon tetrachloride, the detected constituents can be attributed to petroleum release from the documented UST releases off site or from historical UST systems formerly on site. No evidence of a surface release has been identified at the site. The entire site was redeveloped in the early 1980s during construction of the existing building and it can be expected that those development activities including the installation of deep foundations, subgrade mechanical areas and landscaping have significantly disturbed all of the surface soil on site. Significant bio-degradation or petroleum compounds would be expected to have occurred since site redevelopment. In addition, the detected contaminants are at significant depths and not readily accessible. The surrounding properties are served by the municipal water supply.

To our knowledge, a HSRA Release Notification has not been generated for the property and the soil and groundwater contamination has not been reported to the GAEPD. The property owner understands there is a notification responsibility for this release within 30 days of discovery of contamination. The property owner was provided with written documentation of contamination on June 2, 2014.



Groundwater: Fluoranthene: 0.00012 mg/L  
 Groundwater: Pyrene: 0.000085 mg/L  
 No additional constituents above NCs

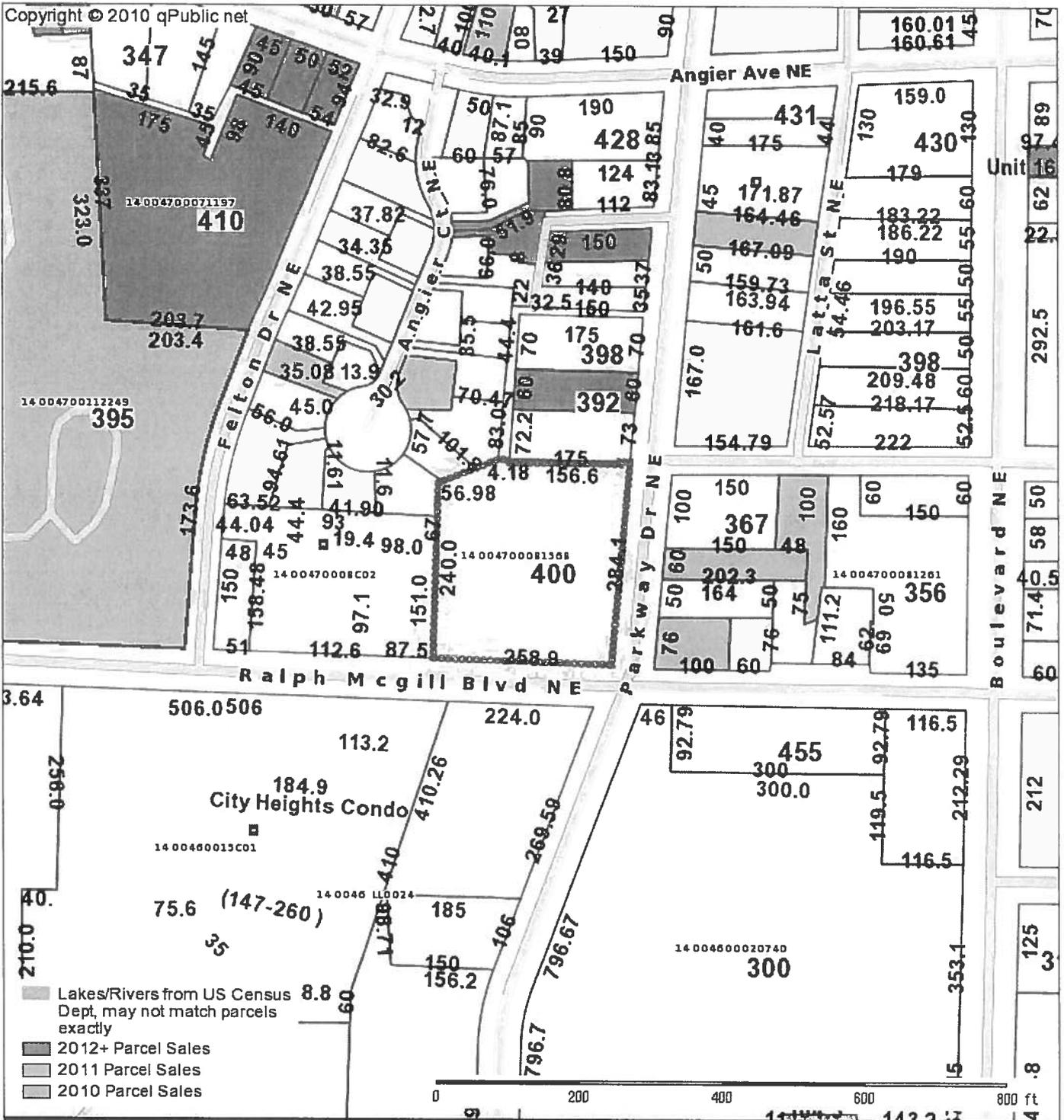
Soil: Total xylenes 31 mg/kg  
 Soil: Carbon tetrachloride: 1.1 mg/kg  
 Groundwater: Benzene: 0.19 mg/L  
 Groundwater: Carbon Tetrachloride: 0.0021 mg/L  
 Groundwater: 1,2-Dichloroethane: 0.0048 mg/L  
 Groundwater: Naphthalene: 0.0054 mg/L  
 Groundwater: 1,2,4-trimethylbenzene: 0.0041 mg/L  
 Groundwater: 1,2,3-trimethylbenzene: 0.0038 mg/L  
 Groundwater: Total Xylenes: 0.0047 mg/L  
 No additional constituents above NCs

Legend

-  Subject Property
-  Sample Location



 <b>Engineering • Consulting • Testing</b> 95 Chastain Road, Suite 301 Kennesaw, Georgia, 30144 Ph: (770) 424-6200 Fax: (770) 424-9982	Sample Locations Excerpt from D3G Limited Phase II ESA Project No. 2014-0067	Project No.: 05131374-1	Date: 6/11/14
		Drawn by: YTJ Checked by: PW	Scale: Not to scale
		Source: D3G	Figure 1

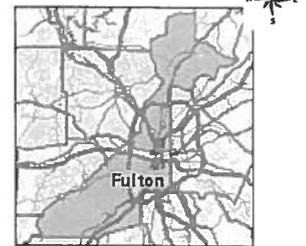


- Lakes/Rivers from US Census Dept, may not match parcels exactly
- 2012+ Parcel Sales
- 2011 Parcel Sales
- 2010 Parcel Sales

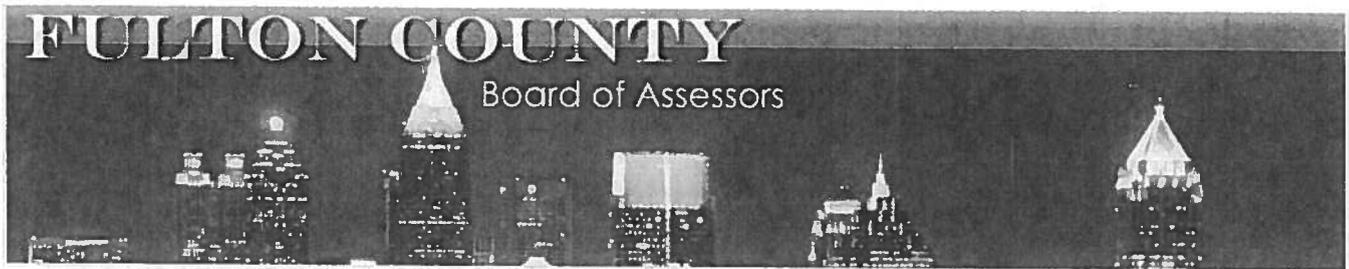
Fulton County Assessor

Parcel: 14 004700081568 Acres: 0

Name:	BEDFORD TOWER APTS LTD	Land Value:	6714800
Site:	400 RALPH MCGILL BLVD	Building Value:	96200
Sale:		Misc Value:	
Mail:	3520 PIEDMONT RD NE STE 410 ATLANTA, GA 30305-1512	Total Value:	6811000



Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
Date printed: 06/12/14 : 11:09:12



<a href="#">Recent Sales in Neighborhood</a> <a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search</a>	<a href="#">Fulton Home</a>
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**Owner and Parcel Information**

Owner Name	BEDFORD TOWER APTS LTD	Today's Date	June 12, 2014
Mailing Address	3520 PIEDMONT RD NE STE 410 ATLANTA, GA 30305-1512	Parcel Number	14 004700081568
Location Address	400 RALPH MCGILL BLVD	Tax District	05
Zoning	C4	Acres	0
Property Class	C3-Commercial Lots	Parcel Map	<a href="#">Show Parcel Map</a>
Neighborhood	CA03	Homestead	N
Legal Description			

**Assessment Information**      [Show Historical Assessments](#)      [Show Assessment Notice](#)

Year	LUC	CLASS	Land Value	Building Value	Total Value	Assessed Value
2014	312	C3	\$ 6,714,800	\$ 96,200	\$ 6,811,000	\$ 2,724,400

**Land Information**

Land Type	Land Code	Description	Square Feet	Acreage	Price
U	21A		72,310	1.66	\$ 7,500,000

**Commercial Improvement Information**

Card	Building Type	Structure Code/Desc	Units	Year Built	Total Square Footage
1	01	212-212 APARTMENTS HIGH RISE	150	1982	129,206

**Accessory Information**

Description	Year Built	Area	Grade	Value
PA1-PAVING-ASPHALT PARK	1982	47000		\$ 58,501

**Sale Information**

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Validity	Grantee	Grantor
No Sales Information available for this parcel								

<a href="#">Recent Sales in Neighborhood</a> <a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Fulton Home</a>
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Fulton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Assessment information for all tax parcels included in this data is for the 2012 tax year and does not reflect any changes due to documents recorded after January 1, 2012. These changes may include but is not limited to ownership or property characteristics. Website Updated: June 9, 2014

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