

5539

# RELEASE NOTIFICATION/REPORTING FORM



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

**RECEIVED**  
Georgia EPD

APR 1 2011

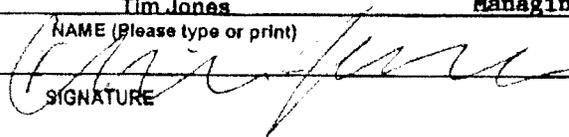
1. The information provided in this form is for:  
 Initial Release Notification  
 Supplemental Notification

## PART I -- PROPERTY INFORMATION Response and Remediation Program

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	Acreage	7.267		
4	Site or Facility Name	Crossroads Village			
5	Site Street Address	3927, 3965, 3979 Buford Highway			
6	Site City	Atlanta	County	Dekalb	Zip 30345
7	Property Owner	Talon DN Investments I, LLC			
8	Property Owner Mailing Address	80 Vinings Drive			
9	Property Owner City	McDonough	State	Georgia	Zip 30258
10	Property Owner Telephone No.				
11	Site Contact Person	Gerald Pouncey	Title	Attorney	
12	Site Contact Company Name	Morris, Manning & Martin, LLP			
13	Site Contact Mailing Address	3343 Peachtree Road, NE			
14	Site Contact City	Atlanta	State	Georgia	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.

\_\_\_\_\_  
 NAME (Please type or print) **Tim Jones** TITLE **Managing Member, Talon DN Investments I, LLC**  
 DATE **3-29-11**  
 SIGNATURE DATE

## PART II -- RELEASE INFORMATION

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

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

The source of the detected contamination subject to this notification is unknown. It is suspected that the adjacent drycleaning operations are the source of the detected contamination.

**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).**

Two Phase II investigations have been performed on the property as part of pre-purchase due diligence activities and as part of a Brownfield investigation. The collective testing consisted of both soil and groundwater sampling.

**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.**  
Concrete and asphalt pavement.

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

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>.





## Site Summary

The subject property consists of 7.267 acres of land located at 3927, 3965, and 3979 Buford Highway in Atlanta, Dekalb County. The property consists of three contiguous tax parcels which contain the following: 1) A mixed-use retail/self storage facility which is partially under construction, 2) A MAACO Paint and Auto Repair facility, and 3) Two outparcels leased to a Verizon Wireless store and to an El Pollo Loco restaurant.

Two Phase II investigations have been performed on the property. The first investigation was performed by Partner Engineering in September 2010 on behalf of the lender. The second investigation was performed by ATC Associates, Inc.(ATC), in February 2011 on behalf of a prospective purchaser and as part of a brownfield investigation/corrective action plan. The first investigation consisted of soil and groundwater sampling via the installation of six (6) direct push borings. The second investigation consisted of soil and groundwater sampling via the installation of four (4) borings which were converted to permanent monitoring wells.

During the first investigation, numerous volatile organic compounds (VOCs) were detected in one of the six (6) soil borings. The contaminants had been detected in a wet soil sample which had been collected from a depth of 9-10 feet below land surface. Based upon the depth of the groundwater table encountered across the property (12-16 feet), however, it appears as though the sample had been collected from the smear zone and was representative of the groundwater. In addition, the one sample in which the contaminants were detected had been collected from the most upgradient boring on the property and the closest boring to the off-site, upgradient drycleaning facility and the former off-site, upgradient gas station. VOCs (drycleaning constituents and benzene) were detected in the groundwater samples along with one unregulated semi-VOC (diethylene glycol monobutyl ether). Analysis of dissolved metals also occurred and dissolved metals were detected in the groundwater samples. However, the samples had been collected via geoprobe and had been preserved with hydrochloric acid. Therefore, the dissolved metals which were detected were likely associated with turbidity from the method of sample collection (geoprobe) and the preservative/leaching and are not indicative of a release.

During the second investigation, four (4) borings were installed and soil samples were collected from a depth of 7-8 feet in order to investigate whether or not the previously detected soil contaminants were indicative of soil conditions or the water table. Only one soil contaminant was detected (cis 1,2 DCE) in the borings and it was detected in the most upgradient boring which would be closest to the off-site drycleaning facility. In addition, based upon the depth of the groundwater as measured within the four (4) monitoring wells (11-14 feet), the detected soil contaminant is believed to be associated with the water table. VOCs (drycleaning constituents) were detected in three (3) of the four (4) monitoring wells. Total metals were also detected in the groundwater, however the samples had high turbidity readings (517, 821, 0.05, and 69.7 NTUs). Only barium was detected in the dissolved samples.

Based upon a 3-mile water well survey performed by ATC, there are no active drinking water wells within a three mile radius of the property. Therefore, we respectfully submit that the property does not warrant listing on the Hazardous Site Inventory.

# RELEASE NOTIFICATION FORM

**RECEIVED**  
Georgia EPD

GEORGIA ENVIRONMENTAL PROTECTION DIVISION  
RESPONSE AND REMEDIATION PROGRAM

APR 5 2011

1. The information provided in this form is for:

- Initial Release Notification  
 Supplemental Notification

5540

Response and Remediation Program

## PART I - PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number :	14-0108-0009-069-8	Acreage	.2865	
4	Site or Facility Name	Wright Family Properties LP			
5	Site Street Address	658 Whitehall Street SW			
6	Site City	Atlanta	County	Fulton	Zip 30310
7	Property Owner	Wright Family Properties LP			
8	Property Owner Mailing Address	256 Walker Street SW, Suite E			
9	Property Owner City	Atlanta	State	GA	Zip 30313
10	Property Owner Telephone No.	404-399-9902			
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	N/A	Title		
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

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

\_\_\_\_\_  
NAME (Please type or print) TITLE

\_\_\_\_\_  
SIGNATURE DATE

## PART II – RELEASE INFORMATION

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

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

The Property was historically occupied by a printing facility between 1968 and 1988. Chemical usage is not known. The adjacent property to the north, which is listed on the Georgia Hazardous Site Inventory (HSI), has known volatile organic compound (VOC) impacts to groundwater and is a potential source for the tetrachloroethene detected in groundwater at the Property.

Barium detected in groundwater at the Property appears to be the result of naturally occurring background concentrations.

The source of the lead detected in soil at the Property above the Notification Concentration (NC) is unknown. The soils were resampled and the lead concentrations were well below the NC.

- 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 the release (e.g., removal of source contamination; soil or water sampling performed; and monitoring wells installed and sampled).**

One (1) confirmation soil sample, referred to as HAB-1-A, was collected at the same location and depth as the soil sample (HAB-1) that had exhibited a lead concentration above the NC. In addition, four (4) delineation soil samples, referred to as HA-1-1, HA-2-1, HA-3-1, and HA-4-1, were collected approximately 1-foot to the east, south, west, and north of HAB-1, respectively. The results of the laboratory analysis identified concentrations of lead in the confirmation and delineation soil samples below the NC and consistent with other soil samples previously collected at the Property.

- 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 area behind the Property building where the lead impacted soil was identified is bounded to the north by the Property building, to the east and south by a 6-foot tall chain-link fence, and to the west by a 4-foot tall stone wall.

- 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

**PART II – RELEASE INFORMATION**

(Continued)

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

Approximately 1-foot of silty sand

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: Morehouse School of Medicine

Address: 720 Westview Drive SW, Atlanta, GA 30310

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: N/A

Address: N/A

The City of Atlanta Department of Watershed Management reportedly supplies drinking water to the Property and the surrounding area. The source of the drinking water supplied by the City of Atlanta is surface water withdrawn from the Chattahoochee River. GLE Associates, Inc. (GLE) performed an area reconnaissance within 1-mile of the Property for visual evidence of active drinking water wells (i.e., well houses, pumps). No active drinking water wells were identified during GLE's area reconnaissance. According to the USGS website, twenty-three (23) USGS wells were identified within a 3-mile radius of the Property; however, according to EPD, none of these USGS wells are used as public drinking water resources.

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 area 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 online at <http://ggsstore.dnr.state.ga.us>.**





## ATTACHMENT 9A Site Summary

The Property consists of an approximate 0.2865-acre irregular shaped tract of land developed with a vacant building, most recently occupied by an art gallery. The Property building is located on the eastern portion of the Property, and the western portion of the Property contains an asphalt parking lot. Based on reasonably ascertainable historical information, the Property building was occupied by Kingston Printing Co. between 1988 and 1968.

One Georgia Hazardous Site Inventory (HSI) facility, listed as Whitehall Street Wire Burning (Facility ID No. 10400), was formerly located on the adjoining property to the north of the Property, opposite Whitehall Street. This facility has known volatile organic compound (VOC) and RCRA metal impacts to soil and groundwater. Further, the calculated groundwater flow direction in the area of the Whitehall Street Wire Burning facility is to the south-southeast and towards the subject Property. A gasoline station with five USTs was identified on the adjoining property to the east of the site between 1925 and 1960. In addition, a gasoline UST was depicted on the adjoining property to the south of the site between 1932 and 1950, and a gasoline UST was depicted on the adjoining property to the north in 1911. No regulatory information (i.e., UST closure information, soil/groundwater analytical data) was available for the historic USTs.

Five (5) soil samples were collected at the Property on June 15, 2010, and analyzed for VOCs, semi-volatile organic compounds (SVOC), and RCRA metals. In addition, one (1) soil sample was collected to establish naturally occurring RCRA metal concentrations. Select VOC, SVOC, and RCRA metal constituents were identified in soil at the Property; however, only lead was detected at a concentration above its Notification Concentration (NC). More specifically, lead was detected at 409-milligrams per kilogram (mg/kg) in the soil sample (HAB-1) collected behind the Property building at 1-foot below ground surface (bgs).

Based on the soil analytical results, a confirmatory soil sample (HAB-1-A) was collected on November 19, 2010, from the same location and depth as HAB-1. In addition, four (4) delineation soil samples, referred to as HA-1-1, HA-2-1, HA-3-1, and HA-4-1, were collected on March 3, 2011, from approximately 1-foot to the east, south, west, and north of HAB-1, respectively, at 1-foot bgs. The lead concentrations detected in the confirmatory soil sample and delineation soil samples were well below the NC for lead and consistent with lead concentrations identified in the other soil samples collected at the Property, including the background soil sample. Therefore, based on the analytical results of the confirmatory/delineation soil sampling performed at the Property, it appears that the initial lead concentration detected in HAB-1 is an anomaly and is not representative of actual lead concentrations in soil at this location.

Groundwater samples were collected on June 16, 2010, from four (4) temporary monitoring wells were installed at the Property and analyzed for VOCs, SVOCs, and RCRA metals. Barium was detected in all of the groundwater samples (B-1-GW, B-2-GW, B-3-GW, and B-4-GW) collected at the Property; however, the concentrations of barium identified in groundwater at the Property were well below its Maximum Contaminant Level (MCL) and appear to be the result of naturally occurring background levels. In addition, tetrachloroethene was detected in one (1) groundwater sample (B-3-GW) collected at the Property at a concentration above its MCL. No other VOC, SVOC, or RCRA metal constituents were detected in the groundwater samples collected at the Property. The laboratory analytical reports from GLE's Limited Phase II ESA and the follow-up confirmatory/delineation soil sampling activities are included in **Attachment 9B**. Please refer to the Boring Location Plan and Soil and Groundwater Analytical Results Plans in **Attachment 9B** for additional information concerning the identified soil and groundwater impacts.

Based on the absence of public or private drinking water resources within an area of concern, the location of the Property in the Lower Groundwater Pollution Susceptibility Area, the limited access to the area of the identified soil impacts at the Property, and the analytical results of the confirmation/delineation soil sampling activities, this Property should not be listed on the Hazardous Site Inventory (HSI).

5541

# RELEASE NOTIFICATION/REPORTING FORM



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

**RECEIVED**  
 Georgia EPD

APR 6 2011

Response and Remediation Program

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

## PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)				
3	Tax Map and Parcel ID Number:	2-0733-03-008,6-0733-03-004,6-0733-03-008	Acreage	15.80	
4	Site or Facility Name	Roger Wood Foods Inc.			
5	Site Street Address	7 Alfred Street			
6	Site City	Savannah	County	Chatham	Zip 31402
7	Property Owner	Westside Realty L.L.C.			
8	Property Owner Mailing Address	Po Box 2926			
9	Property Owner City	Savannah	State	Georgia	Zip 31402
10	Property Owner Telephone No.	912-652-9600			
11	Site Contact Person	David Solana	Title	President	
12	Site Contact Company Name	Roger Wood Foods			
13	Site Contact Mailing Address	Po Box 2926			
14	Site Contact City	Savannah	State	Ga	Zip 31402
15	Site Contact Telephone No.	912-652-9600			
16	Facility Operator Contact Person	Sharon Spires	Title	Environmental Manager	
17	Facility Operator Company Name	Roger Wood Foods Inc.			
18	Facility Operator Mailing Address	PO Box 2926			
19	Facility Operator City	Savannah	State	Ga.	Zip 31402
20	Facility Operator Telephone No.	813-763-3068			

**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.

Sharon Spires

Environmental Manager

Authorized Representative For David Solana  
 President Roger Wood Foods Inc.

NAME (Please type or print)

TITLE

## PART II -- RELEASE INFORMATION

Page 5 of 65

**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 ground water contaminates based on the information provided by The Spero Company is from the adjoining Industrial site Hercules Inc. Which is a currently listed HIS site.

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

It is unknown the dates or physical state of the contaminates. The Roger Wood Facility has been in operation for 75 years, the Adjoining Hercules site has been listed as HIS since 2001.

**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 remediation on the Roger Wood Foods site has been conducted, 6 Ground Water samples were collected and analyzed. The analysis shows the contamination on incoming ground water from the adjacent Industrial site.

**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 surrounded by an 8' tall chain link security fence, there are two electronic gates and two turnstile entrances. Access to the facility is through security personnel management of electronic gates and Stiles, or by an electronic scan system accessible by authorized employees.

**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 6 of 65

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: Walter Scott Middle School RESIDENCE : Henry James 246 Alfred street Savannah Ga.310402

Address: 402 Markrt Street Savannah, Ga. 31408

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: Roger Wood Foods Inc.

Address: 7 Alfred Street Savannah, Ga. 31402

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

7-65



<http://qgsstore.dnr.state.qa.us>





# RELEASE NOTIFICATION/REPORTING FORM



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

**RECEIVED**  
 Georgia EPD

APR 14 2011

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)	GAD981283229				
3	Tax Map and Parcel ID Number:	17071500080	Acreage	1.8		
4	Site or Facility Name	Franklin Station Shopping Center				
5	Site Street Address	1166 Franklin Road				
6	Site City	Marietta	County	Cobb	Zip 30067	
7	Property Owner	Preferred Partners Plus, LP				
8	Property Owner Mailing Address	PO Box 767127				
9	Property Owner City	Roswell	State	GA	Zip 30076	
10	Property Owner Telephone No.	404 798-9820				
11	Site Contact Person	Craig Harper	Title	Owner		
12	Site Contact Company Name	Preferred Partners Plus, LP				
13	Site Contact Mailing Address	same as above				
14	Site Contact City		State		Zip	
15	Site Contact Telephone No.					
16	Facility Operator Contact Person	unknown	Title			
17	Facility Operator Company Name	"Former" Dry Clean Shoppe				
18	Facility Operator Mailing Address	Unknown				
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.

Mr. Craig Harper

NAME (Please type or print)

*C. Harper*  
 SIGNATURE

TITLE

4-7-11

DATE

## PART II -- RELEASE INFORMATION

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

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

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

On-Site dry cleaning operations

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

TCE/PCE impacted soils (16 drums) were removed in 2008 and disposed of at the Waste Mgmt Emelle, Alabama Facility.

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

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

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

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

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

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

## PART II -- RELEASE INFORMATION

(Continued)

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

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

Less than 300 feet  
 301 to 1000 feet

1001 to 3000 feet  
 3001 to 5280 feet

Greater than 1 mile

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

Name: Autumn View Apartments

Address: 1035 Franklin Road

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

Less than 0.5 miles  
 0.5 to 1 mile

1 to 2 miles  
 2 to 3 miles

Greater than 3 miles

Greater than 1 mile

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

Name: Unknown

Address: Unknown

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

Yes

No

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

## REQUIRED ATTACHMENTS

### 9. SITE SUMMARY

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

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

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

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





**SITE SUMMARY**  
**FRANKLIN STATION SHOPPING CENTER**  
**1166 FRANKLIN ROAD, MARIETTA, GA**

The Franklin Station Shopping Center is approximately 1.8 acres and was developed as a multi-tenant shopping center since 1984. The property is predominantly covered with a building slab and an asphalt parking lot. The surrounding properties are commercial. A dry cleaner had operated within one of the tenant spaces for approximately 16 years. The Dry Clean Shoppe (EPA ID #GAD981283229) vacated the space in 2009. As a result of a Phase I and II Environmental Site Assessment in 2008, a release was detected in the site soils in a sump located adjacent to the dry cleaning machine. REM-CON, LLC subsequently removed approximately four cubic yards of tetrachloroethene and trichloroethene impacted soils in an excavation approximately 4.5 feet wide by 6 feet long and ranged from 3 to 5 feet deep. The soils were characterized as hazardous waste (F-002) based on the source of the release (used dry cleaning solvents) and transported to Waste Management's landfill located in Emelle, Alabama. Confirmatory soils samples collected from the sidewalls and the base of the excavation indicated that all soils exceeding the associated EPD Notification Concentrations (NCs) had been removed.

A second Phase II ESA was completed by GLE in February 2011. Three temporary wells (B-1, B-2, B-3) were installed around the former dry cleaning leased space as illustrated on Figure A-3. The groundwater sample from temporary well B-2 was reported with cis-1,2-dichloroethene, trans-1,2-dichloroethene, trichloroethene, and vinyl chloride at 486 micrograms per liter ( $\mu\text{g}/\text{L}$ ), 21.1  $\mu\text{g}/\text{L}$ , 4.65  $\mu\text{g}/\text{L}$ , and 1.46  $\mu\text{g}/\text{L}$ , respectively. Only cis-1,2-dichloroethene was detected in the groundwater above the associated MCL. A copy of the applicable pages of the analytical laboratory report is attached.

Depth to groundwater at this property was approximately 19 feet bgs. Groundwater flow is assumed to be in a northwesterly direction based on surrounding topography and the flow direction reported at the adjacent Amoco UST site. The nearest residence (Autumn View Apartment complex) is approximately 680 feet to the northeast. Rottenwood Creek is approximately 550 feet to the north-northwest.

The site and surrounding properties are served by a public water supply system. A USGS well search for public and private wells within a one-mile radius was completed along with an EPD file review to locate any wells within this radius. The well search was limited to a one-mile radius based on the toxicity of the associated contaminants detected and based on if the contaminant(s) that exceeded the associated MCLs. One well was located within the one-mile radius from the property at the Dobbins Air Force Base; however, it appears this well is not being used (well no longer exists) based on the interview conducted by the consultant for the adjacent former Amoco site located at 1183 Franklin Road. The well search correspondence and supporting documentation is attached.

5443

# 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)	GAD981269095			
3	Tax Map and Parcel ID Number:	6212 036	Acreage	1.79	
4	Site or Facility Name	The Crossings Shopping Center			
5	Site Street Address	2040 Beaver Ruin Road			
6	Site City	Norcross	County	Gwinnett	Zip 30003
7	Property Owner	Indian Trail Assoc., LTD			
8	Property Owner Mailing Address	PO Box 767127			
9	Property Owner City	Roswell	State	GA	Zip 30076
10	Property Owner Telephone No.	404 798-9820			
11	Site Contact Person	Craig Harper	Title	Owner	
12	Site Contact Company Name	same as above			
13	Site Contact Mailing Address	same as above			
14	Site Contact City		State		Zip
15	Site Contact Telephone No.				
16	Facility Operator Contact Person	Moo Bae	Title	Business Owner	
17	Facility Operator Company Name	Professional Cleaners & Linen Service			
18	Facility Operator Mailing Address	2040 Beaver ruin Rd, Suite 15			
19	Facility Operator City	Norcross	State	GA	Zip 30071
20	Facility Operator Telephone No.	770-662-0529			

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

Mr. Craig Harper  
 NAME (Please type or print)

*[Signature]*  
 SIGNATURE

*[Signature]*  
 TITLE

4-7-11  
 DATE

## PART II -- RELEASE INFORMATION

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

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

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

On-Site dry cleaning operations

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

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).**

Three wells installed at subject site. Subsurface soils with PCE above NC near the dry cleaning machine were removed.

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

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

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

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

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

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

## PART II -- RELEASE INFORMATION

(Continued)

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

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

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

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

Name: Kwok Hon K Etal

Address: 5034 Cherokee St, Norcross, 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       Greater than 1 mile

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

Name: Unknown

Address: Unknown

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

Yes       No

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

### REQUIRED ATTACHMENTS

#### 9. SITE SUMMARY

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

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

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

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





**SITE SUMMARY**  
**THE CROSSINGS SHOPPING CENTER**  
**2040 BEAVER RUIN ROAD, NORCROSS, GA**

The Crossings Shopping Center is 1.79 acres and was developed as a multi-tenant shopping center since 1984. The property is predominantly covered with a building slab and an asphalt parking lot. The surrounding properties are commercial with some residential. A dry cleaner has operated within one of the tenant spaces (Suite 15) since 1984, Professional Cleaners & Linen Service (EPA ID #GAD981269095). A Phase I and II Environmental Site Assessment was recently completed by GLE in February 2011 for the subject property. During the Phase II ESA activities, three Geoprobe borings were installed surrounding the dry cleaning operations located in suite 15. The locations of these borings are illustrated on Figure A-3. Groundwater samples were collected from these borings (B-1, B-2, and B-3) and submitted to Xenco Laboratories located in Norcross, Georgia. The groundwater sample from boring B-1 was reported with chloroform at 2.24 micrograms per liter ( $\mu\text{g}/\text{L}$ ) and groundwater samples from boring B-2 and B-3 were reported with tetrachloroethene at 1.53  $\mu\text{g}/\text{L}$  and 16.1  $\mu\text{g}/\text{L}$ , respectively. Only tetrachloroethene was detected in the groundwater above the associated MCL. A copy of the applicable pages of the analytical laboratory report is attached.

Depth to groundwater at this property was approximately 20 feet bgs. The nearest residence (Mr. Kwok Hon K Etal located at 5034 Cherokee Street) is approximately 200 feet to the north. An un-named tributary is approximately 1800 feet to the north-northeast and Beaver Ruin Creek is located approximately 1850 feet to the southwest.

The site and surrounding properties are served by a public water supply system. A USGS well search for public and private wells within a one-mile radius was completed to locate any wells within this radius. The well search was limited to a one-mile radius based on the toxicity of the associated contaminants detected and based on if the contaminant exceeded the associated MCLs. One well was located within the one-mile radius from the subject property at the Willow Trail Apartment complex; however, it appears this well is not being used (well no longer exists) based on the interview conducted by EMA with the apartment manager, Ms. L. Viaz. The well search correspondence and supporting documentation is attached.

5545

# RELEASE NOTIFICATION/REPORTING FORM



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

**RECEIVED**  
Georgia EPD

APR 21 2011

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

Response and Remediation Program

## PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	Parcel ID No. 17 0102 LL0150 (See Attachment 9B1 for Tax Map)	Acreage	4.0728	
4	Site or Facility Name	Former Peachtree Hills Place - Parcel 3			
5	Site Street Address	227 Virginia Place			
6	Site City	Atlanta	County	Fulton	Zip 30305
7	Property Owner	Peachtree Hills Place LLC			
8	Property Owner Mailing Address	12 Kings Circle			
9	Property Owner City	Atlanta	State	GA	Zip 30305
10	Property Owner Telephone No.	404-941-1348			
11	Site Contact Person	Mr. Andy Isakson	Title		
12	Site Contact Company Name				
13	Site Contact Mailing Address	12 Kings Circle			
14	Site Contact City	Atlanta	State	GA	Zip 30305
15	Site Contact Telephone No.	404-941-1348			
16	Facility Operator Contact Person	N/A	Title		
17	Facility Operator Company Name				
18	Facility Operator Mailing Address				
19	Facility Operator City		State		Zip
20	Facility Operator Telephone No.				

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

E. Andrew Isakson Manager Peachtree Hills Place, LLC  
NAME (Please type or print) TITLE  
[Signature] 4/21/11  
SIGNATURE DATE

## PART II - - RELEASE INFORMATION

Page 2 of 6

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

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

The source of this 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 date, physical state, and quantity of the release are unknown.

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

Groundwater samples were collected from two direct-push borings advanced at the site during a limited groundwater investigation. No soil samples were collected for laboratory analysis. Groundwater samples were collected from two temporary monitoring wells and analyzed for volatile organic compounds (VOCs) and semi-VOCs (SVOCs). Chloroform and tetrachloroethene (PCE) were detected above their laboratory detection limits in the groundwater sampled from the temporary monitoring wells. See 9A Site Summary for a more detailed summary of the limited investigation conducted.

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

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

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

The site has unlimited access.

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

N/A No soil samples were analyzed.

- 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 6

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

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

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

Name: Picket Fence Holdings LLC

Address: 2337 Virginia Place, Atlanta, GA

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

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

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

Name: T. Wayne Blanchard (11EE10)\*

Address: 564 Wimbledon Road, Atlanta, GA

\* The current status of this well is unknown. A well survey is included in Attachment 11.

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. SEE ATTACHMENT 9A: Site Summary

B. Attach a site map that shows known or suspected sources as well as the locations of all samples collected at the site. The site map should include outlines of buildings as well as covered ground areas (e.g., parking lots or other paved areas). A legend should be provided to explain any symbols used on the map. SEE ATTACHMENT 9B: Figures 9B2, 9B3, and 9B4

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

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





**ATTACHMENT 9A: Site Summary**

The Property consists of a 4.0728-acre tract of land. The Property is unimproved with a mix of cleared land and mature hardwoods. The Property is located in the northeastern quadrant of the intersection of Virginia Place and Peachtree Hills Avenue in Atlanta, Fulton County, Georgia. The Property is referenced as Parcel ID No. 17-0102-LL0150. A tax assessor's map of the Property (refer to **Attachment 9B1**) and a site and area layout (refer to **Attachment 9B2**) are included in **Attachment 9B**.

Based on information and belief, the Property appears to have been undeveloped cleared and wooded land dating back to at least 2008. Prior to 2008, the Property was developed with apartment buildings and automobile storage buildings associated with Peachtree Hills Apartments dating back to at least 1950. Prior to 1950, the Property appeared to be undeveloped wooded land dating back to at least 1938. No environmentally suspect tenants (i.e. dry cleaners, printers, etc.) are believed to have operated on-site, and no industrial or manufacturing operations have been performed on-site.

The Property is bound by Peachtree Hills Avenue on the south and further south by an undeveloped parcel of land formerly associated with Peachtree Hills Apartments. The Property is bound by Virginia Place on the west and further west by pH Wine Merchant, which was formerly developed with automobile service stations and/or repair facilities from at least 1946 to 1985; Peachtree Hills Cleaner (reportedly a drop off/pick up facility); and Silk Draper and Oh! Fine Lingerie, Inc. A dry cleaner facility has reportedly operated in the location of the existing Peachtree Hills Cleaner site from 1955 to present. The Property is bound by residential properties to the north and Peachtree Hills Park to the east.

Due to an impending property transaction, on December 10, 2010, GLE Associates, Inc. (GLE) advanced two (2) direct push soil borings (B-2 and B-3) at the Property (refer to **Attachment 9B2** for boring locations) to determine if the Property had been impacted by off-site releases. Borings were also placed on three parcels associated with the Property's parent tract; however, no impacts to soil above the laboratory detection limit were noted. Soil samples were collected from the borings placed on site, and screened with a photoionization detector (PID). No elevated PID readings were detected, and no soil samples were submitted for laboratory analysis. The borings were converted into temporary monitoring wells, and following proper purge and development activities, groundwater samples were collected from each temporary monitoring well. Groundwater samples were collected for laboratory analysis of volatile organic compounds (VOCs) and semi-VOCs (SVOCs) in order to assess groundwater quality underlying portions of the site.

Tetrachloroethene (PCE) and chloroform were detected within the groundwater samples collected from B-2 and B-3, below their MCLs, with the exception of PCE in B-3, which was detected at 0.00697 milligrams per liter (mg/L) and slightly over the MCL of 0.005 mg/L. No other VOCs or SVOC constituents were detected in the groundwater samples analyzed.

A copy of the laboratory analytical data for the Property, boring logs, and boring location plan are appended in **Attachment 9B** for your review. No actions have been taken to remediate the Property. Previous well survey information was reviewed from a nearby Non-HSI facility and a well survey was performed to locate active drinking water wells within a 3-mile radius. No active drinking water wells or public water supplies at or within 1-mile of the Property were identified.

Based on our information and belief, there are no groundwater users to be impacted. Therefore, based on the historic development of the Property, lack of exposure, location in an area of lower groundwater pollution susceptibility, and location of the nearest drinking water source, this Property should not be listed on the Hazardous Site Inventory (HSI).

# 5546

# RELEASE NOTIFICATION/REPORTING FORM

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

**RECEIVED**  
Georgia EPD

APR 26 2011



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:	18 308 13 001	Acreage	1.9	
4	Site or Facility Name	Chamblee Apartments			
5	Site Street Address	3635 Pierce Drive			
6	Site City	Chamblee	County	DeKalb	Zip 30341
7	Property Owner	3652 Pierce Drive Holdings, LLC			
8	Property Owner Mailing Address	7501 Wisconsin Ave, Suite 500, West			
9	Property Owner City	Bethesda	State	MD	Zip 20814
10	Property Owner Telephone No.				
11	Site Contact Person	Mr. Dan McHugh (consultant)	Title	Vice President	
12	Site Contact Company Name	ECS Southeast, LLC			
13	Site Contact Mailing Address	1281 Kennestone Cir., NE, Suite 100			
14	Site Contact City	Marietta	State	GA	Zip 30064
15	Site Contact Telephone No.	770-590-1971			
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.

**SEE ATTACHED COVER LETTER**

NAME (Please type or print)	TITLE
SIGNATURE	DATE

## PART II -- RELEASE INFORMATION

Page 2 of 5

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

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

Suspected municipal water main leak – no known chemical uses on-site.

**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 source and release date unknown – suspected liquid

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

Soil and groundwater sampling performed; soil sampled using hollow stem auger rig and a temporary well installed to collect a groundwater sample.

**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

**Soil samples were collected and analyzed for VOCs, MTBE, and PAHs. No constituents were reported above reasonable laboratory reporting limits. See attached analytical report.**

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

## PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 5

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

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

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

Name: Chamblee Apartments (site)

Address: 3635 Pierce Drive, Chamblee, Georgia

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:

Golf course irrigation wells identified between 1 mile to 2 miles from site. Private residence irrigation well identified approximately 3 miles from site. No known drinking water wells with 3 miles.

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>.



