

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr, Suite 1462 East Atlanta, Georgia 30334-9000

Reply To:

Response and Remediation Program
2 Martin Luther King, Jr. Drive, S.E.
Suite 1462, East Tower
Atlanta, Georgia 30334-9000
Office 404/657-8600 Fax 404-657-0807

Mark Williams, Commissioner
Environmental Protection Division
Judson H. Turner, Director
Land Protection Branch
Keith M. Bentley, Branch Chief

July 6, 2012

Craveco Properties LLC
c/o Michael D. Craven
114 A Corporate Drive
Carrollton, Georgia 30117

Re: HSRA Release Notification, Wendy's - Bowdon
139 E. College Street, Bowdon, Carroll County, Georgia

Dear Mr. Craven:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory," the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred. As EPD has determined that a reportable quantity has not been exceeded in groundwater and the on-site pathway evaluation has been deferred, this property will not be listed on the Hazardous Site Inventory.

The on-site pathway evaluation has been deferred due to EPD's receipt of a prospective purchaser corrective action plan (CAP) for this property pursuant to the Hazardous Site Reuse and Redevelopment ("Brownfields") Act. Upon approval of the CAP and sale of the property, the purchaser will conduct soil cleanup under oversight by the Brownfields program, in accordance with an approved schedule. The on-site pathway will be evaluated after the soil cleanup is complete, unless EPD determines that the release requires an evaluation sooner.

This evaluation was made on the basis of current site conditions and information available to EPD, including your notification dated May 3, 2012 (see attached documents). Should you become aware of information different from the conditions described in the attached documents, you are required as the owner of the property to notify this office. Subsequent owners will also become subject to this notification requirement; therefore, copies of this letter and the attached documents should be provided to any party or parties to whom you transfer ownership of this property in whole or in part.

Please direct questions regarding this matter to Kristen Ritter Rivera, P.G. of the Response and Remediation Program at (404) 657-8663.

Sincerely,



David Brownlee
Acting Program Manager
Response and Remediation Program

c: Russ Griebel, United Consulting (w/o attachments)
Theodore Sandler, The Sandler Law Group, LLC (w/ attachments)
Madeleine Kellam, EPD (w/ attachments)

Encl.: Trip Report/RQSM Score Sheet/Recommendation Memo

File: Brownfields (Wendy's - Bowdon, Carroll County)

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Judson H. Turner, Director
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Keith M. Bentley, Chief

Phone: 404/656-7802 FAX: 404/651-9425

July 13, 2012

U.S. Bank National Association
c/o Randall D. Quintrell
999 Peachtree Street, NE, Suite 2300
Atlanta, Georgia 30309-3996

Re: HSRA Release Notification, Cherokee Commons Shopping Center
6199 Highway 92, Acworth, Cherokee County, Georgia

Dear Mr. Quintrell:

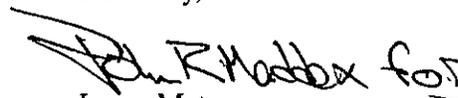
Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory," the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred. As EPD has determined that a reportable quantity has not been exceeded in groundwater and the on-site pathway evaluation has been deferred, this property will not be listed on the Hazardous Site Inventory.

The on-site pathway evaluation has been deferred due to EPD's receipt of a prospective purchaser corrective action plan (CAP) for this property pursuant to the Hazardous Site Reuse and Redevelopment ("Brownfields") Act. Upon approval of the CAP and sale of the property, the purchaser will conduct soil cleanup under oversight by the Brownfields program, in accordance with an approved schedule. The on-site pathway will be evaluated after the soil cleanup is complete, unless EPD determines that the release requires an evaluation sooner.

This evaluation was made on the basis of current site conditions and information available to EPD, including your notification dated April 4, 2012 (see attached documents). Should you become aware of information different from the conditions described in the attached documents, you are required as the owner of the property to notify this office. Subsequent owners will also become subject to this notification requirement; therefore, copies of this letter and the attached documents should be provided to any party or parties to whom you transfer ownership of this property in whole or in part.

Please direct questions regarding this matter to Ms. Antonia Beavers of the Response and Remediation Program at (404) 657-0487.

Sincerely,



Jason Metzger
Unit Coordinator
Response and Remediation Program

c: Colliers Real Estate Management Services, Turner Wisheart (w/o attachments)
Madeleine Kellam, EPD (w/ attachments)
Encl.: Trip Report/RQSM Score Sheet/Recommendation Memo
File: Brownfields (Cherokee Commons Shopping Center, Cherokee County)

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr., S.E., Suite 1462 East, Atlanta, Georgia 30334

Mark Williams, Commissioner
Environmental Protection Division
Judson H. Turner, Director
Land Protection Branch
Keith M. Bentley, Chief
404/657-8600 Fax 404-657-0807

July 27, 2012

VIA U.S. MAIL

Mr. Dennis Deal, Owner
1709 Manchester Expressway, Suite B
Columbus, GA 31904

RE: HSRA Release Notification
Former Dry Cleaner
2801 Hamilton Road (a.k.a, 803 28th Street)
Columbus, Muscogee, County, GA 31904

Dear Mr. Deal:

Pursuant to the Rules for Hazardous Site Response, specifically Rule 391-3-19-.05(1) "Listing on the Hazardous Site Inventory", the Environmental Protection Division (EPD) has evaluated the above referenced property to determine whether a release exceeding a reportable quantity has occurred.

Based upon the information available to EPD at the time this evaluation was done, EPD has no reason to believe that a release exceeding a reportable quantity has occurred at this property. The property was evaluated as having unlimited access, non-residential use, with a release to groundwater greater than background, and a drinking water well between one and 2 miles of the Property. Enclosed is a copy of our inspection report, recommendation memorandum, and Reportable Quantities Screening Method (RQSM) score sheet that summarize the conditions used to evaluate this property. Based on this information, this property will not be listed on the Hazardous Site Inventory.

As provided for in Section 391-3-9-.04(4) of the Rules, the owner of the property must notify EPD if they become aware of any information not provided in the notification that should have been provided, or if they become aware of any information or events that suggest changes may have occurred in any of the conditions referenced in the attached documents. Please provide a copy of this letter and the attached documents to any person to which title or an interest in this property is transferred.

In addition, EPD noted the presence of three temporary groundwater monitoring wells installed for the purpose of groundwater monitoring at the subject property which must be completed and maintained as permanent groundwater monitoring wells or abandoned in accordance with §12-5-134(6)(G) of the Georgia Water Well Standards Act of 1985, *et. seq.*

Please direct questions regarding this matter to Ms. Carolyn L. Daniels, P.G. of the Response and Remediation Program at (404) 657-8600.

Sincerely,



David Reuland
Unit Coordinator
Response and Remediation Program

c: Mr. Keith Williams, Coldwell Banker-KPDK Realtors

File: Non-HSI, [Former Dry Cleaner, 2801 Hamilton Road (a.k.a., 803 28th St.), Columbus, Muscogee County]

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