

# Georgia Department of Natural Resources

## Environmental Protection Division

2 Martin Luther King, Jr. Drive, S.E., Suite 1462 East, Atlanta, Georgia 30334-9000

Judson H. Turner, Director

Land Protection Branch

Keith M. Bentley, Branch Chief

Office 404/657-8600 Fax 404/657-0807

April 8, 2013

Studio Properties LLC  
c/o Jonathan Wolfman  
P.O. Box 13747  
Atlanta, GA 30324

Re: HSRA Release Notification  
Soapbox Studios  
1213 Dalon Road  
Atlanta, Dekalb County, Georgia 30360

Dear Mr. Wolfman:

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, including the notification dated received January 10, 2012, the Site Assessment Report dated June 15, 2012, and the Summary of Soil Removal Action dated February 7, 2013, 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 the nearest drinking water well greater than two miles from the property. Enclosed is a copy of our inspection report, recommendation memorandum, and Reportable Quantities Screening Method (RQSM) Scoresheet 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 391-3-19-.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.

Please direct questions regarding this matter to Montague M<sup>c</sup>Pherson of the Response and Remediation Program at (404) 657-8600.

Sincerely,



Jason Metzger

Unit Coordinator

Response and Remediation Program

C: Daria Milburn, Suntrust Bank (w/ enclosures)  
Encl: Trip Report/RQSM Score Sheet/Recommendation Memo  
File: Non-HSI (Soapbox Studios, 1213 Dalon Road, Dekalb County)

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Georgia Department of Natural Resources  
**Environmental Protection Division**

2 Martin Luther King, Jr. Dr., S.E., Suite 1462 East Atlanta, Georgia 30334-9000  
Judson H. Turner, Director  
Land Protection Branch  
Keith M. Bentley, Branch Chief

**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

April 9, 2013

Village Community Investors, Inc.  
c/o Nicholas Walldorff  
1175 Peachtree Street, NE Suite 350  
Atlanta, Georgia 30361

Re: HSRA Release Notification, Property of Village Community Investors, Inc.  
1605 North Decatur Road, Decatur, Dekalb County, Georgia 30307

Dear Mr. Walldorff:

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. EPD's Brownfields Program approved the CAP in a letter dated December 4, 2012. Therefore, since sale of the property was completed on December 18, 2012, the purchaser will conduct soil cleanup under oversight by the Brownfields program, in accordance with an approved schedule. The on-site exposure 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 January 17, 2013 (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) 657-8600.

Sincerely,

  
for Jason Metzger  
Unit Coordinator  
Response and Remediation Program

c: Madeleine Kellam, EPD (w/ attachments)  
Encl.: Trip Report/RQSM Score Sheet/Recommendation Memo  
File: Brownfields (Property of Village Community Investors, Inc., Dekalb County)

# Georgia Department of Natural Resources

## Environmental Protection Division

2 Martin Luther King, Jr. Drive, SE, Suite 1462 East, Atlanta, Georgia 30334

Judson H. Turner, Director

Land Protection Branch

Keith M. Bentley, Branch Chief

404-657-8600

April 18, 2013

# COPY

RTM Georgia, LLC  
c/o Mr. Douglas A. Henderson  
Troutman Sanders, LLP  
600 Peachtree Street, NE, Suite 520  
Atlanta, Georgia 30308

RE: Release Notification  
Former Arby's Restaurant (Proposed Chick-Fil-A)  
2480 Jett Ferry Road  
Dunwoody, DeKalb County

Dear Mr. Henderson:

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, including the release notification that was submitted on January 14, 2013, 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, commercial use, with the nearest drinking water well greater than 1 mile distant. 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.

Please direct questions regarding this matter to Bill Williams of the Response and Remediation Program at 404-657-7126.

Sincerely,



David Reuland  
Unit Coordinator  
Response and Remediation Program

Encl.: Trip Report, RQSM Score sheet, Recommendation Memorandum  
File: Non-HSI [Former Arby's Restaurant, DeKalb County]