

# 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  
 MAY -1 2009

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

Hazardous Sites  
 Response Program

## PART I -- PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	GA 1009373780			
3	Tax Map and Parcel ID Number:	LAND LOT 342, 18th District	Acreage	.86 acre	
4	Site or Facility Name	TELLY MILL POINT <sup>18-342-05-008</sup>			
5	Site Street Address	4489 TELLY MILL ROAD			
6	Site City	DORAVILLE	County	DEKALB	Zip 30360
7	Property Owner	ALI FORREST MOZAD			
8	Property Owner Mailing Address	2274 MATTHEWS STREET, NE			
9	Property Owner City	ATLANTA	State	GA	Zip 30319
10	Property Owner Telephone No.	(404) 266-0532 or (678) 949-9707			
11	Site Contact Person	ALI F. MOZAD	Title	OWNER	
12	Site Contact Company Name	N/A			
13	Site Contact Mailing Address	2274 MATTHEWS STREET, NE			
14	Site Contact City	ATLANTA	State	GA	Zip 30319
15	Site Contact Telephone No.	(404) 266-0532 or (678) 949-9707			
16	Facility Operator Contact Person	HAMED MABANF	Title	TENANT	
17	Facility Operator Company Name	PARTNER + LUBRAKE, INC.			
18	Facility Operator Mailing Address	4489 TELLY MILL ROAD			
19	Facility Operator City	DORAVILLE	State	GA	Zip 30360
20	Facility Operator Telephone No.	(404) 429-9472			

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.

ALI F. MOZAD

OWNER

NAME (Please type or print)

TITLE

*Ali F. Mozad*

April 27, 2009

SIGNATURE

DATE

## PART II -- RELEASE INFORMATION

Page 1 of 4

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:

A dry cleaner operation has occupied a space in the site building for several years. It is assumed that the release originated from a past or present owner. The release was identified during a recent Phase I/II Environmental. The current cleaner maintains a removable drum thru a 3rd party company.

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. The quantity of material is measured in fractions pursuant to the finding in the Phase I/II assessment. The physical state is described as a "TCLV Volatile Organic".

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).

The current dry cleaner's handling of potential hazardous materials has been reviewed. No clean-up has been initiated at the site. Soil and groundwater samples have been collected and analyzed.

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 is fully accessible with the possible exception of a small fenced area behind another business space in the building.

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 four sides of the building are covered with asphalt.  
The actual building is on a concrete slab.

## PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 4

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: vacant commercial property  
Address: 4493 Tilly Mill Road, Doraville, GA 30360.

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 - unknown  
Address: N/A

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://qgsstore.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)
Tetrachloroethene		370 ug/L	47-48 ft.
1,2 Dichloroethane		7.7 ug/L	47-48 ft.
Benzene		9.0 ug/L	47-48 ft.
o-xylene		7.3 ug/L	47-48 ft.

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RECEIVED  
 Georgia EPD

MAY - 5 2009

Hazardous Sites  
 Response 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)	N/A			
3	Tax Map and Parcel ID Number:	086-2-005-00-0	Acreage	24.7	
4	Site or Facility Name	Southgate Shopping Center			
5	Site Street Address	1631 Gordon Highway			
6	Site City	Augusta	County	Richmond	Zip 30906
7	Property Owner	Southgate Augusta Equities LLC			
8	Property Owner Mailing Address	55 5TH AVE FL 15			
9	Property Owner City	New York	State	NY	Zip 10003
10	Property Owner Telephone No.	212-206-6115			
11	Site Contact Person	Dean Bodnar	Title	Asset Management	
12	Site Contact Company Name	Time Equities Management, Inc as Agent for Southgate Augusta Equities LLC			
13	Site Contact Mailing Address	55 5TH AVE FL 15			
14	Site Contact City	New York	State	NY	Zip 10003
15	Site Contact Telephone No.	212-206-6115			
16	Facility Operator Contact Person	Dean Bodnar	Title	Asset Management	
17	Facility Operator Company Name	Time Equities Management, Inc as Agent for Southgate Augusta Equities LLC			
18	Facility Operator Mailing Address	55 5TH AVE FL 15			
19	Facility Operator City	New York	State	NY	Zip 10003
20	Facility Operator Telephone No.	212-206-6115			

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.

Dean Bodnar  
 NAME (Please type or print) Asset Manager  
Dean Bodnar 4/22/09  
 SIGNATURE DATE  
*Time Equities Inc agent for Southgate Augusta Equities LLC*

## 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: Leasa Ready, Residence

Address: 2000 Carp Drive, Augusta, GA 30906

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: Augusta Richmond County Utilities Department

Address: 2708 Peach Orchard Road, Augusta, GA (not in service, but available for emergency use)

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>.





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Georgia EPD

MAY - 5 2009

Hazardous Sites  
Response Program

**Site Summary**  
**HSRA Release Notification**  
**Southgate Shopping Center**  
**1631 Gordon Highway, Augusta, Georgia 30906**

The property consists of a single tract of land located at 1631 Gordon Highway, Augusta, Richmond County, Georgia and identified as Parcel Number 086-2-005-00-0, herein referred to as the "Property". The Property is located approximately four miles southwest of downtown Augusta with geodetic coordinates 33.439168° North latitude and 82.016060° West longitude. The Property is comprised of approximately twenty-four acres of land. The parcel is currently occupied by a multi-tenant retail shopping center (strip mall) with a contiguous asphalt parking lot. Development in the vicinity of the Property is currently a mix of residential, commercial and light to moderate industrial. The Property is currently owned by Southgate Augusta Equities, LLC and managed by their agent Time Equities, Inc. located at 55 Fifth Avenue, New York, New York 10003

According to previous environmental reports, the shopping center was constructed in 1958 and consists of four buildings. Each building is divided into multiple retail and professional tenant spaces. Occupancies include, but are not limited to: BiLo Grocery Market, MaxWay Discount Store, SunTrust Bank, Citi Trends Clothing Store, Cato Fashions Clothing Store, J&B Beauty Supply, Small Smiles Dental Office, Augusta Christian Fellowship Church, Augusta Richmond County Sheriffs Substation, Davita Dialysis Center, and Athletes Foot Shoe Store.

In March 2009 a Phase I Environmental Site Assessment (ESA) was performed at the Property. Results of the assessment showed that Launder House, Inc., Econ-O-Wash Coin Laundry, White House Cleaners, and Palmer's Cleaners were tenants of the Subject at various times beginning in the 1950s and until recently. These tenants may have conducted dry cleaning activities on-site utilizing perchloroethylene (PCE), a dry cleaning solvent. Housekeeping and waste disposal practices were not known. The report recommended a Phase II assessment of the property

The ESA recommended a subsurface investigation be conducted on the Property. In March 2009, twelve borings were advanced throughout the shopping center, focusing on downgradient locations, in an attempt to identify any grossly impacted dissolved groundwater contamination. Perchloroethylene (PERC) concentrations detected in three groundwater samples were above the Notification Concentrations (NC) outlined in Appendix I of the Rules of the Georgia Environmental Protection Division (EPD), Chapter 391-3-19, HSRA. Soil sampling was not conducted. The source of the PERC release to groundwater at the Property is interpreted to have originated from historical on-site dry cleaning operations. Dry-cleaning operations are not currently present on the Property.

A preliminary scoring of this site using EPD's Guidance Manual for the Reportable Quantities Screening Method (updated January 2008) was performed. No wells or springs were identified along the calculated flowpath of groundwater from the site (northwest); therefore, the screening yields a score of 6.5 for the Groundwater Pathway, below the Hazardous Site Inventory threshold of 10. The On-Site Exposure Pathway score equals 14.69, below the threshold of 20 (see scoring worksheets attached.) These scoring appear to indicate that a release exceeding a reportable quantity has not occurred at the Property.



# RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM  
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION  
 (Please type or print legibly)

RECEIVED  
 Georgia EPD  
 MAY 13 2009  
 Hazardous Sites  
 Response Program

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

## PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	Not Applicable			
3	Tax Map and Parcel ID Number:	Parcel ID # M53 013, Baldwin Co., GA			
4	Site or Facility Name	Presently Undeveloped (Building Demolished)			
5	Site Street Address	1884 N. Columbia Street			
6	Site City	Milledgeville	County	Baldwin	Zip 31061
7	Property Owner	Luis R. Rodriguez			
8	Property Owner Mailing Address	P.O. Box 27658			
9	Property Owner City	Macon	State	GA	Zip 31221
10	Property Owner Telephone No.	478-501-2592			
11	Site Contact Person	Luis R. Rodriguez	Title	Owner	
12	Company Name	Not Applicable			
13	Site Contact Mailing Address	P.O. Box 27658			
14	Site Contact City	Macon	State	GA	Zip 31221
15	Site Contact Telephone No.	478-501-2592			
16	Facility Operator	NA	Title		
17	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.

Luis R. Rodriguez  
 NAME (Please type or print)

Owner  
 TITLE

SIGNATURE

05/11/09  
 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:**

The suspected source of the release is unknown. The Site was the former location of the El Sombrero Mexican Restaurant. The Site structure has been demolished with only the building pad and drive aisle remaining.

The Site is located in an area generally characterized by commercial land use. The Site is bordered to the north by a Firestone automobile tire and service facility and to the south by a restaurant (Pickle Barrel Cafe). The Pickle Barrel Cafe was reported to have been formerly occupied by a dry cleaning operation (Discount Cleaners).

**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 quantity, physical state and date of the release is 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).**

As part of due diligence procedures completed in preparation for property sale, the Site was the subject of a Phase II Environmental Site Assessment (Phase II) that was conducted in March 2009. Three temporary groundwater monitoring wells were completed during the Phase II. Tetrachloroethene was detected in one of the temporary monitoring wells. The temporary monitoring well that produced the positive groundwater analytical finding was located on the south boundary of the 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.**

**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 building slab from the former Site structure and associated parking area and driveway cover the Site.

## 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: Residence

Address: 1802 Tanglewood Road, Milledgeville, GA 31061

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 known drinking water wells are located within 3-miles

Address: Well survey is attached.

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. See instructions for information on how to obtain an original of the map on which your site is located.





## SITE SUMMARY

As part of the due diligence process completed in preparation for property sale, PGC Environmental. (PGCI) conducted a Phase II Environmental Site Assessment (Phase II) at the Site on March 26, 2009. The Phase II was conducted to address findings presented in a Phase I Environmental Site Assessment (Phase I) prepared by PGCI in February 2009. The Phase I identified significant off-site findings with the potential to impact the subject property.

The Site is approximately 0.5 acres in size and currently includes an asphalt paved driveway and parking lot, in addition to the concrete foundation of the former on-site structure. The site was formerly occupied by the El Sombrero Restaurante Mexican which was razed between 1999 and 2007. The subject property is bordered on the northwest by Firestone automotive tire and service center and on the southwest by the Pickle Barrel Cafe and Sports Bar. Prior use of the structure containing the Pickle Barrel Cafe includes Discount Cleaners. In addition, a Discount Drycleaners was also located in the Kmart shopping center located approximately 150 feet northwest of the subject property.

The Phase II scope of work included the installation of direct push soil borings. One subsurface soil sample was collected from each location. Each of the soil borings was converted to a temporary monitoring well for groundwater sample collection. Both soil and groundwater samples were analyzed for polynuclear aromatic hydrocarbons (PAH), volatile organic compounds (VOCs) and total RCRA metals. A site map identifying sample locations is attached.

The results of the analyses performed on soil samples B-01S, B-02S and B-03S were negative for PAHs. The analysis for RCRA metals detected the presence of barium, chromium and lead in all three soil samples. The results of the VOC analysis were negative for soil samples B-01S and B-02S. One volatile organic compound, tetrachloroethene, was detected in sample B-03S at a concentration of 21 ug/Kg. The concentrations of barium, chromium and lead detected in all three soil samples are below notification trigger levels under the Georgia Hazardous Site Response Act (HSRA). The concentration of tetrachloroethene detected in sample B-03S (21 ug/Kg) is also below the notification trigger level (180 ug/Kg) under HSRA.

The results of the analyses performed on groundwater samples B-01W, B-02W and B-03W were negative for PAHs. The analysis for RCRA metals detected the presence of barium, chromium and lead in all three samples. The results of the VOC analysis were negative for samples B-01W and B-02W. One volatile organic compound, tetrachloroethene, was detected in sample B-03W at a concentration of 960 ug/l.

The proximity of the former Discount Cleaners to borehole B-03 (see attached Figure) and the presence of tetrachloroethene in the soil (B-03S) and groundwater (B-01W) samples suggests that past operations at the Discount Cleaners resulted in a release of tetrachloroethene.

## EXECUTIVE SUMMARY<sup>1</sup>

United Consulting has completed a Phase II Environmental Assessment (Phase II) on the **Chevron Gas Station** located at 2764 LaVista Road in Decatur, DeKalb County, Georgia. This property is hereafter referred to in this report as the Project Site. The results from this investigation are briefly summarized below. The text of the report should be reviewed for a discussion of these items.

1. United Consulting conducted a Phase II on the Project Site in preparation for potential property acquisition of a gas station and automobile service facility by the DeKalb County Department of Transportation (DOT). At the time of the field activities, the Project Site consisted of a former Chevron gas station and associated parking areas and was in use as an automobile service facility. An underground storage tank (UST) system is present consisting of four USTs and two pump islands. The pump islands are within the required right-of-way (RoW) area, with the USTs being slightly out of the required RoW.
2. Six direct push probes were advanced on the Project Site around the existing UST system. One soil sample was collected from each direct push probe for analytical testing. Four of the direct push probes were converted into temporary monitoring wells. One groundwater sample was collected from each of the temporary monitoring wells for analytical testing.
3. Both petroleum and non-petroleum related constituents were detected in some of the soil and groundwater samples collected at the Project Site.
4. The non petroleum-related *soil* constituents detected were not at concentrations above their respective Hazardous Sites Response Program (HSRP) notification concentrations (NCs), and do not require notification of a release. However, the non petroleum-related *groundwater* constituents detected require notification of a release to the HSRP within 30 days of the Project Site owner's knowledge of the release. United Consulting recommends that this reporting be performed and a letter obtained that the Project Site will not be placed on the Hazardous Site Inventory (HSI) prior to your acquisition, as applicable.
5. The petroleum-related constituents detected in the *soil* and *groundwater* requires notification of a release to the Underground Storage Tank Management Program (USTMP) via telephone or facsimile within 24 hours of knowledge of a release. Once notification is made to the USTMP, a Corrective Action Plan – Part A (CAP-A) will likely be required. At this time, the potential need for corrective action (i.e. soil or groundwater remediation) associated with the release is unknown. United Consulting recommends that the existing USTs be removed by the current property owner prior to DeKalb County's acquisition of the Project Site.

<sup>1</sup> This Executive Summary is not intended to be used or relied upon without reference to the entire report and cannot otherwise be properly understood and interpreted. It is provided solely for the convenience of the Client and not as a substitute for the report or review of the report.



6. United Consulting's opinion is that this Project Site is an ideal candidate for applying for the limitation of liability (LoL) offered by the Georgia Brownfield Program (BFP). The BFP is for obtaining LoL coverage for chemically impacted properties under the Georgia Hazardous Site Reuse and Redevelopment Act (Brownfields Act).
7. Excavations at the Project Site may be up to 5 feet. If chemically impacted soils are encountered during construction, plans should be in place for the proper off-site disposal. The contractor shall implement the best engineering and management controls to ensure employee safety in accordance with the appropriate regulations.



## SITE LOCATION

The Project Site consisted of an approximate 0.5-acre tract of land located at 2764 LaVista Road in Decatur, DeKalb County, Georgia. At the time of the assessment, the Project Site was developed with a former Chevron gas station. An undated Mainline Plan, prepared by Pond and Company and provided by PBS&J on October 29, 2008 was used as a guide to locate and assess the Project Site during the field activities. The general location of the Project Site is illustrated on Figure 1.

## BACKGROUND

United Consulting understands that the required right-of-way (RoW) proposed in this direct area may result in a total take of the Project Site by the DOT. At the time of the field activities, the Project Site consisted of a former Chevron gas station and associated parking areas and was in use as an automobile service facility. The gas station was no longer in operation, however, an underground storage tank (UST) system is present consisting of four USTs and two pump islands. *The pump islands are within the required RoW area, with the USTs being slightly out of the required RoW.* Three of the USTs were located in one UST pit on the southwest corner of the Project Site and included two 10,000 gallon and one 6,000 gallon gasoline USTs. The fourth UST was a 250 gallon used oil tank located to the north of the existing building. One additional used oil tank was previously located at the Project Site, which was removed from the ground in 1987. The location of the existing UST system is illustrated on Figure 3.

Concurrent with this assessment, United Consulting also conducted an Underground Storage Tank and Hazardous Waste Site Investigation on the overall roadway project. The results of that investigation were documented in a report dated November 10, 2008. The reason for a Phase II Environmental Assessment on the Chevron facility before completion of the Underground Storage Tank and Hazardous Waste Site Investigation was due to the potential timing involved in the total take of the Project Site.

## PURPOSE

United Consulting was retained by **DeKalb County** to perform a Phase II Environmental Assessment (Phase II) of the Project Site. The purpose of this assessment was to assess potential groundwater and soil impacts from the on-site UST system, as well as from other adjacent REC facilities as identified in the concurrent Underground Storage Tank and Hazardous Waste Site Investigation, report dated November 10, 2008.

## SCOPE OF SERVICE

The scope of this assessment included the following items:



1. Pushing six direct push probes, designated TMW-1 through TMW-4, DP-1, and DP-2, on the Project Site in the direct area of the UST system to obtain soil and groundwater samples for analytical testing;
2. Converting direct push borings, TMW-1 through TMW-2, into 1-inch diameter, PVC, temporary, groundwater monitoring wells;
3. Surveying relative well elevations and constructing a groundwater potentiometric surface map of the Project Site;
4. Screening soil samples during the drilling process for organic vapors using a MultiRAE Plus, PGM-50, Multi-gas monitoring instrument (Multirae), or equivalent, instrument;
5. Obtaining and submitting six soil and four groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons—diesel range organics (TPH-DRO), and/or total petroleum hydrocarbons—gasoline range organics (TPH-GRO) using Environmental Protection Agency (EPA) testing methods 8260B, 8270C, and 8015B, respectively;
6. Submitting one quality control sample (rinse blank) for analysis of VOCs by EPA method 8260B; and
7. Preparing this report to document the results of the subsurface investigation and analytical test results, and to provide United Consulting's professional opinion of the environmental condition of the Project Site.

## GEOLOGIC AND HYDROGEOLOGIC SETTING

The topography, geology and hydrogeology commonly control the migration of chemicals released at a site/facility. The relative location of the properties will often define their potential interaction and hydraulic connection. The description of the physical setting for the Project Site is provided below, starting with the topography and geology. The estimated surface water and groundwater flow directions are then estimated and described.

The Project Site is located in the Piedmont Physiographic Province of Georgia, which is characterized by medium- to high-grade metamorphic rocks and scattered igneous intrusions. Topography in the province is variable and ranges from gently rolling hills in the south to moderate to steep hills in the north. Based on the United States Geological Survey (USGS) 7.5-minute topographic quadrangle map of the area, entitled Northeast Atlanta, *Georgia*, dated 1954, elevations in the vicinity of the Project Site range from approximately 930 feet above mean sea level (ft msl) to over 1,020 ft msl. The Project Site was generally located along a ridge with approximate elevations ranging from of 970 to 1,000 ft msl. Topography at the Project Site generally slopes to the north along the northern side of LaVista Road and to the south along the southern side of LaVista Road, towards a tributary of north Peachtree Creek to the north and



towards a tributary of Burnt Fork Creek to the south. Surface water flow at the Project Site and immediate vicinity generally follows the aforementioned topography. Figure 2 shows the USGS topography of the Project Site and surrounding areas.

The metamorphic rocks comprising the Piedmont were formed when older "parent" rocks were subjected to high temperatures and/or pressures during regional metamorphism that occurred during the creation of the Appalachian Mountains. The same high temperatures and pressures also caused some "parent" rocks to fully melt and subsequently re-crystallize as intrusive igneous rocks. According to the *Geologic Map of Georgia*, the rock types underlying the Project Site have been mapped as biotic gneiss undifferentiated, which are highly metamorphosed rocks.

In the Piedmont Physiographic Province the upper groundwater zone is located in residual soils, which is underlain by bedrock. Groundwater flow in the upper zone is generally unconfined and unfractured. Rock flow in this region is generally contained in joints, fractures and other openings in bedrock. Groundwater recharge occurs by seepage of water through the soil and/or rock or by flowing directly into openings in outcropping rock. The primary source of recharge water is from precipitation that falls in the area, but can also originate from river discharge during dry periods. The movement of groundwater typically follows the original surface topography, moving from hilltops and uplands to stream valleys. The water table is generally 30 to 100 feet below the ground surface on hilltops and hillsides, but is at or near the ground surface in stream valleys and draws. In this type of geologic setting, the direction of groundwater flow can be anticipated to generally conform to that of the surface water.

Based on the USGS topographic map of the area, the Project Site was generally located along a ridge with approximate elevations ranging from of 970 to 1,000 ft msl. Topography at the Project Site generally slopes to the north along the northern side of LaVista Road and to the south along the southern side of LaVista Road, towards a tributary of north Peachtree Creek to the north and towards a tributary of Burnt Fork Creek to the south. Groundwater below the Project Site is anticipated to follow the aforementioned topography. However, the Project Site generally contains the highest elevations in the immediate area and groundwater flow estimates from topography alone is difficult.

Based on the relative groundwater elevations calculated at the Project Site, perched groundwater was encountered in temporary monitoring well TMW-4. Due to the physical distribution of the other monitoring wells (i.e. linear alignment and not triangulated), specific groundwater direction and gradient could not be calculated. United Consulting extrapolated the groundwater flow direction based on the collected data, chemical distribution, and surface topography. The potentiometric map is included as Figure 3, which illustrates groundwater flowing to the northeast.



## INVESTIGATION

### Overview

The investigation included advancing six direct push probes, designated TWM-1 through TMW-4, DP-1, and DP-2. Direct push borings TMW-1 through TMW-4 were converted into 1-inch diameter, PVC, temporary monitoring wells. Direct push probes TMW-1 and DP-1 were advanced adjacent to the on-site UST tank pit and TMW-2 and DP-2 were installed in the vicinity of the petroleum dispensers and piping. Temporary monitoring well TMW-3 was installed on the northeast corner of the Project Site down-gradient of the UST system, and TMW-4 was installed on the northern portion of the Project Site adjacent to the used oil UST. The locations of the borings are illustrated on Figure 3.

Decontamination was performed and Chain of Custody was maintained, as discussed in the Quality Control section of the report. Sampling at the site was conducted in general accordance with the Environmental Protection Agency's (EPAs), current Field Branches Quality System and Technical Procedures (Updated January/February 2008; <http://www.epa.gov/Region4/sesd/fbqstp/>). Table 1 provides a summary of the sampling program from the Phase II.

### Drilling

The drilling activities were conducted at the Project Site on October 29, 2008. The direct push probe and auger drilling activities were performed using a truck-mounted 5410 Geoprobe<sup>®</sup> drilling machine and a track-mounted, 66 DT Geoprobe<sup>®</sup> drilling machine. A Geoprobe<sup>®</sup> is a hydraulically powered, percussion/probing machine designed specifically for use in the environmental industry. Soil probing techniques can be thought of as a subcategory of what are commonly referred to as Direct Push techniques. Direct Push refers to tools and sensors that are hydraulically pushed into the ground without the use of rotary drilling to remove soil or to make a path for the sampling tool. At the probe locations, soil samples were recovered continuous from the ground surface to the termination depths of about 10 to 45 feet below the existing grades. The locations of the probes are illustrated on Figure 3.

### Soil Sampling

Soil samples were obtained continuously throughout the direct push probes using a Macro Core Sampler, to depth of approximately 10 to 45 feet below the ground surface (bgs). This sampling tool retrieved continuous samples on a 5-foot interval. The continuous samples were "pushed" into clear PVC, 1.5-inch diameter, sampling tubes. Once the tubes were removed from the ground, the tubes were cut open to reveal the soils for inspection and sampling. The soils were inspected and visually classified using the visual-manual procedure.

Select soil samples were recovered from the probes/borings and were screened with a Multirae gas meter to ascertain the presence of organic vapors in the soil, as described below. As required



by the EPA, separate soil portions were used for the screening than those submitted for analytical testing. United Consulting collected one sample from each of the direct push probes/borings for laboratory analysis of VOCs, PAHs, and TPH-GRO, and TPH-DRO, as discussed below. These samples were placed in laboratory-supplied containers, packed on ice, and delivered to an independent analytical laboratory for potential analytical testing. The soil samples for VOC analytical testing were obtained by EPA sampling method 5035A. Samples selected for analytical testing were taken from the interior of the Macro Core sampler immediately after removal from the ground. The soil sampling equipment was cleaned with an Alconox/water solution before and after each sampling location to reduce the potential for cross-contamination.

### **Subsurface Conditions**

Direct push probes TMW-1, TMW-2, TMW-3, TMW-4, and DP-1 encountered approximately 4 to 5 inches of asphalt and 3 to 4 inches of graded aggregate base (GAB) below the ground surface. Direct push boring DP-2 encountered approximately 12 inches of concrete below the ground surface. Fill materials were encountered below the concrete/gravel or asphalt/GAB in the direct push probes. Fill soils are those that have been placed by man. Fill soils can be highly variable in composition, density, strength, and compressibility. The fill materials encountered generally consisted of sand with varying amounts of silt, clay, and mica. Residual soils were encountered below the fill materials in the direct push probes. The residual soils encountered generally consisted of sand with varying amounts of silt, clay and mica.

Groundwater was encountered in temporary monitoring wells TMW-1, TMW-2, TMW-3, and TMW-4 at depths of approximately 37, 38, 31, and 7 feet bgs, respectively. The monitoring wells were drilled to depths of approximately 45, 45, 40, and 20 feet bgs, respectively. Direct push probes DP-1 and DP-2 were drilled to depths of approximately 20 and 10 feet bgs, respectively. A detailed description of the conditions encountered within the direct push probes is included on the boring/monitoring well logs in Appendix A.

### **Soil Screening**

The soil samples recovered from the direct push probes were screened with a Multirae gas monitoring instrument to ascertain the presence of specific gasses, and total organic vapors in the soil. Soil samples were obtained from the direct push probes for organic vapor screening on approximately 2- to 5-foot intervals, starting at the ground surface. The Multirae screening was done by placing each soil sample into a clean glass jar, about ½ full, covering the jar with aluminum foil to allow for the collection of organic vapors, and placing the probe of the Multirae into the space between the soil sample and the foil ("headspace"). Based on the results of the screening, organic vapors were detected in the soil samples collected from direct push probes TMW-1, TMW-2, DP-1, and DP-2. Organic vapors were detected at concentrations ranging from non-detect to 1,445 parts per million (ppm). The organic vapor screening results were used in part as a guide to choose the depth of soil sample collection. The results of the organic vapor screening are provided in detail on the boring/monitoring well logs in Appendix A.



### **Monitoring Well Installation**

As noted above, direct push probes TMW-1 through TMW-4 were converted into one-inch diameter, PVC, temporary groundwater monitoring wells in general accordance the EPA's Region IV Science and Ecosystem Support Division (SESD) procedures found in its Field Branches Quality System and Technical Procedures. The monitoring wells were set at depths of approximately 43, 45, 40, and 20 feet below the existing grades. Each well was set with a 15-foot screen section of number 10 slot size (0.010-inch opening) PVC screen. Monitoring well logs are provided in Appendix A. Table 2 summarizes the well construction details.

### **Groundwater Sampling**

Immediately following the monitoring well installation operations, the monitoring wells were developed/purged and sampled. One groundwater sample was obtained from each monitoring well for analytical testing. The groundwater samples were obtained using a peristaltic pump and dedicated polyethylene tubing or dedicated, disposable, polyethylene bailers with dedicated nylon twine. Groundwater samples for analytical testing of VOCs were collected with the peristaltic pump and were collected using the "straw" method. All groundwater samples were placed directly into appropriate, clean, laboratory supplied containers, packed on ice, and delivered to an independent analytical laboratory for analytical testing.

### **Water Level Measurements**

A surveying level was utilized to obtain the relative elevations of the temporary monitoring wells. The measurements were made to the nearest 0.01-foot relative to each other, and should be considered approximate. The monitoring well elevations were obtained on the top of the casing (TOC). Ground surface elevations were also obtained on the highest side of each borehole.

Groundwater depth measurements were obtained on October 31, 2008, using a Solinst Water Level Meter. The depths to groundwater at monitoring wells TMW-1 through TMW-4 was encountered at 37.19, 37.66, 30.97, and 6.74 feet below the top of casings, respectively. The results of the relative elevation survey are summarized in Table 3. Based on these measurements, relative elevations were calculated and a potentiometric map was developed, as shown on Figure 4. Due to the shallow groundwater level detected in TMW-4, United Consulting believes that perched groundwater was encountered in this well. Therefore, due to the physical layout of the remaining three wells (i.e. linear alignment and not triangulated), precise groundwater flow direction and gradient could not be calculated. The groundwater flow direction was extrapolated based the collected data, chemical distribution, and surface topography. The potentiometric map is included as Figure 4, which illustrates groundwater flowing to the northeast.



## **IDW**

Soil cuttings generated from the direct push operations and groundwater generated from the purging operations were placed into an investigative derived waste (IDW) designated, 55-gallon drum. One drum of IDW was generated from this assessment. Once United Consulting is provided with the current property owners contact information, the waste profile and disposal manifest paperwork will be generated for their signature. Once signed, United Consulting will arrange the disposal and retain a copy of the disposal paperwork.

## **QUALITY CONTROL**

### **Procedures**

Quality control (QC) procedures included cleaning, blank sampling, and Chain-of-Custody maintenance. Chain of Custody of the samples was maintained and documented.

### **Decontamination**

The probe rig, probes, and sampling equipment were steam cleaned prior to mobilizing on the Project Site. The probing equipment and sampling equipment were also cleaned between direct push probes with a water/Alconox solution. This cleaning was performed to reduce the potential for contaminating samples due to the drilling process and to limit the potential for cross-contamination between sampling locations. The soil sampling equipment was cleaned after each sample was obtained and removed from the sampler. New dedicated and pre-cleaned equipment was used for the groundwater sample acquisition.

### **Quality Control Samples**

A quality control sample was used during investigations at the Project Site, which consisted of a rinse blank sample, designated rinse blank. The rinse blank sample consisted of an HCL-preserved VOC vial (prepared by the laboratory), which was used to collect de-ionized water as it was poured over a piece of the drillers sampling equipment. The purpose of the rinse blank was to assess the quality of the driller's decontamination procedures. The quality control sample was submitted for laboratory analysis of VOCs.

### **Chain-of-Custody**

Chain of Custody was used to maintain control of the samples and the associated containers and tests. Chain of custody forms were developed in the laboratory with the sample containers and custody was passed from individual to individual to maintain control of the materials. As the custody of the samples passed from individuals, this was documented on the Chain of Custody forms. Chain of Custody was maintained and documented. The chain of custody forms are reproduced in Appendix B.



## ANALYTICAL TEST RESULTS

### Quality Control Testing

A rinse blank sample was used during the drilling, sampling, and sample transportation process for quality control (QC) assessment. The QC sample was submitted for analytical testing of VOCs by EPA testing method 8260B. Based on the results of the analytical testing, VOC constituents were not detected in the quality control sample. Based on these results, evidence of potential cross-contamination is not present, which provides support for the validity of the soil and groundwater sampling analytical testing results for the Project Site. A copy of the laboratory analytical testing data is included in Appendix B.

### Soil Analytical Testing

Six soil samples were collected from each of the direct push probes/borings from depths ranging between 2 and 20 feet bgs. The soil samples were submitted for analytical testing of VOCs, PAHs, TPH-GRO, and TPH-DRO using EPA testing methods 8260B, 8270C, and 8015B, respectively.

Three PAH constituents were detected in the soil sample collected from direct push probe TMW-1. PAH constituents were not detected in the other five soil samples. TPH-GRO was detected in direct push probes TMW-1 and DP-2. TPH-DRO was detected in direct push probes TMW-1 and TMW-4. TPH-DRO and TPH-GRO were not detected in the other soil samples collected.

Multiple VOCs, both petroleum and non petroleum-related, were detected in the soil samples collected for analytical testing. According to the HSRA Rules<sup>2</sup>, petroleum fuel constituents are not regulated by the HRSP. However, the non petroleum related impacts are regulated by the Hazardous Sites Response Program (HSRP). The concentrations of non petroleum-related impacts detected in the soil were all below their respective HSRP Notification Concentrations (NCs).

The petroleum constituents detected in the soil at the Project Site are regulated by the USTMP. Based on the USTMP Rules<sup>3</sup>, all detections of petroleum chemicals at gas station are reportable to the USTMP.

Table 4 summarizes the results of the soil analytical testing. A copy of the laboratory analytical test results is included in Appendix B. Figure 5 illustrates the soil quality at the Project Site.

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<sup>2</sup> Rules of Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-19, Hazardous Site Response.

<sup>3</sup> Rules of Georgia Department of Natural Resources, Environmental protection Division, Chapter 391-3-15, Underground Storage Tank Management



## **Groundwater Analytical Testing**

One groundwater sample was obtained from each of the monitoring wells for analytical testing. The groundwater samples were submitted for analytical testing of VOCs and PAHs using EPA testing methods 8260B and 8270C, respectively. VOC constituents were not detected in temporary monitoring well TMW-3. One VOC, benzene, was detected in temporary monitoring well TMW-4. No PAH constituents were detected in temporary monitoring wells TMW-3 or TMW-4. However, multiple petroleum and non petroleum-related VOC constituents were detected in temporary monitoring wells TMW-1 and TMW-2. PAH constituents were also detected in the groundwater samples collected from these two monitoring wells. Three VOCs, benzene, ethylbenzene, and tetrachloroethene (PCE), were detected at concentration above their respective Maximum Contaminant Levels (MCLs). Benzene was also detected above the In Stream Water Quality Standard (ISWQS).

According to the HSRP Rules, the property owner is required to submit notification of a release for the non petroleum-related constituents detected in the groundwater. The owner is required to submit this release notification within 30 days of his knowledge of the release. According to the USTMP Rules, the Program must be notified of a release via telephone or facsimile within 24 hours of release knowledge.

Table 5 summarizes the results of the groundwater analytical testing. A copy of the laboratory analytical test results is included in Appendix B. Figure 6 illustrates the groundwater quality at the Project Site.

## **DATA EVALUATION AND ENVIRONMENTAL ASSESSMENT**

### **Investigation**

United Consulting conducted a Phase II on the Project Site in preparation for potential property acquisition of a gas station and automobile service facility by the DeKalb County Department of Transportation. At the time of the field activities, the Project Site consisted of a former Chevron gas station and associated parking areas and was in use as an automobile service facility. The gas station was no longer in operation, however, an UST system is present consisting of four USTs and two pump islands. The pump islands are within the required RoW area, with the USTs being slightly out of the required RoW.

Six direct push probes were advanced on the Project Site around the existing UST system. One soil sample was collected from each direct push probe for analytical testing. Four of the direct push probes were converted into 1-inch diameter, PVC, temporary monitoring wells. One groundwater sample was collected from each of the temporary monitoring wells for analytical testing. The soil samples were submitted for analytical testing of VOCs, PAHs, TPH-DRO, and TPH-GRO. The groundwater samples were submitted for analytical testing of VOCs and PAHs.



## Soil

Three PAH constituents were detected in the soil sample collected from direct push probe TMW-1. PAH constituents were not detected in the remaining five soil samples submitted for analytical testing. TPH-GRO was detected in direct push probes TMW-1 and DP-2. TPH-DRO was detected in direct push probes TMW-1 and TMW-4. TPH-DRO and TPH-GRO were not detected in the other soil samples collected. Multiple VOCs, both petroleum and non petroleum-related, were detected in the soil samples collected for analytical testing. The non petroleum-related impacts, which are regulated by the HSRP, were detected at concentrations below their respective NCs. The source(s) of the petroleum related constituents are likely from the on-site UST system, possibly with some contribution from off-site facilities. The source(s) of the non petroleum impacts are unknown, but likely from off-site sources.

## Groundwater

No PAH constituents were detected in the groundwater samples from temporary monitoring wells TMW-3 or TMW-4, and no VOC constituents were detected in TMW-3. One VOC, benzene, was detected in temporary monitoring well TMW-4. Further, multiple petroleum and non petroleum-related VOC constituents were detected in temporary monitoring wells TMW-1 and TMW-2. PAH constituents were also detected in the groundwater samples collected from these two monitoring wells. Three VOCs, benzene, ethylbenzene, and tetrachloroethylene (PCE), were detected at concentration above their respective MCLs, and benzene was also detected above the ISWQS. The source(s) of the petroleum related constituents are likely from the on-site UST system, possibly with some contribution from off-site facilities. The source(s) of the non petroleum impacts are unknown, but likely from off-site sources.

## Release Notification Requirements

### *HSRP*

Based on the results of the analytical testing, the non petroleum-related *soil* constituents detected were not at concentrations above their respective NCs, and based on the HSRP Rules, do not require notification of a release. However, the non petroleum-related groundwater constituents detected require notification of a release to the HSRP within 30 days of the Project Site owner's knowledge of the release. The EPD's notification and evaluation process includes the following steps:

- Reporting of the release on the prescribed forms;
- Evaluation of the potential magnitude of the release;
- Identification of potential receptors (wells, springs, water withdrawal locations);
- Calculation of the risk using the Reportable Quantity Screening Method (RQSM); and
- Determination of the site's status for potential listing and/or remediation.



After the HSRP receives their required release notification, the information provided will guide the HSRP in determining whether the Project Site will be listed on the Hazardous Site Inventory (HSI), the state Superfund list. Their determination is dependent upon many factors, which are presented in the release notification document.

United Consulting recommends that this reporting be performed and a letter obtained that the Project Site will not be placed on the HSI prior to your acquisition, as applicable. Notification must be made on the appropriate forms and signed by the current property owner. United Consulting can assist you and the current owner with this notification process.

### **USTMP**

The petroleum-related constituents detected in the *soil* and *groundwater* requires a notification of a release to the USTMP via telephone or facsimile within 24 hours of knowledge of a release. Once notification is made to the USTMP, a Corrective Action Plan – Part A (CAP-A) will likely be required. The CAP-A includes complete delineation of the soil and groundwater impacts at the Project Site. At this time, the potential need for corrective action (i.e. soil or groundwater remediation) associated with the release is unknown.

United Consulting recommends that the existing USTs be removed by the current property owner prior to DeKalb County's acquisition of the Project Site. This should reduce the potential for DeKalb County to be considered an owner/operator of the UST system. According the USTMP rules, the owner/operator(s) of the UST system are responsible for regulatory actions associated with the system. United Consulting can assist you and the current owner with the USTMP notification, CAP-A, and UST removal process.

### **Liability Protections**

#### ***Georgia Brownfield Program***

United Consulting's opinion is that this Project Site is an ideal candidate for applying for the limitation of liability (LoL) offered by the Georgia Brownfield Program (BFP). The BFP is for obtaining LoL coverage for chemically impacted properties under the Georgia Hazardous Site Reuse and Redevelopment Act (Brownfields Act). Generally, the Act has been established to provide (transferable) LoL to prospective purchasers of impacted properties for:

- Groundwater impacts
- Third party liability, and
- Regulatory changes.

For specific details on LoL protections, please reference O.C.G.A. § 12-8-200, Article 9—Hazardous Site Reuse and Redevelopment Act. **United Consulting stresses that the LoL application and EPD approval must be obtained prior to the property transaction (closing of sale).**



United Consulting has extensive experience with the HSRP, and with the BFP, and wish to use that experience for your benefit and assist you with this process.

### Construction Considerations

Based on the provided plans, excavations at the Project Site may be up to 5 feet. Soil impacts have been detected within this depth interval, through both soil analytical testing results and organic vapor screening. Chemical impacts could be detected in other areas (i.e. within the automobile service areas) that were outside the scope of this assessment. If chemically impacted soils are encountered during construction, plans should be in place for the proper off-site disposal. Based on the available testing data, the impacted soils may be likely be disposed of at a Subtitle D landfill. The contractor shall implement the best engineering and management controls to ensure employee safety in accordance with the appropriate regulations.

### LIMITATIONS

United Consulting has performed appropriate inquiry for this Phase II Environmental Assessment. The analysis and evaluation presented in this report are based on the results of this investigation. Contamination levels should be expected to vary from the probe locations and with time. In addition, regulatory criteria for reporting and/or remediation have changed over time, and will likely be different in the future.

United Consulting's conclusions, opinions and suggestions have been prepared using generally accepted standards prevailing within the relevant disciplines as practiced within the southeastern United States. The data analysis and recommendations stated herein are professional opinions; no warranty is expressed or implied. United Consulting is not responsible for the conclusions, opinions or recommendations of others. Nothing contained within this report is intended to supersede or replace the judgment of the Client. All decisions relating to the aforementioned project or site are the sole responsibility of said users.

This Phase II Environmental Assessment has been prepared for **DeKalb County**. Should any other person, partnership, or corporation desire to rely upon this report, it will be necessary for United Consulting to update it for the new user.

The right to rely upon this report and the data herein may not be assigned without the express written permission of United Consulting. As a prerequisite for the granting of such permission, the third-party users (including, but not limited to, the Client's successors and assigns) must agree to be bound by the terms and conditions of the original agreement between United Consulting and the Client. Further, reliance is dependent on similar uses of the property and the document.

UNITED CONSULTING



# 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  
 MAY 22  
 RECEIVED  
 Hazardous Sites Response Program  
 Georgia EPD  
 MAY 22 2009  
 Hazardous Sites Response 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:	18 043 02 002	Acreage	2.38		
4	Site or Facility Name	College Village Plaza				
5	Site Street Address	5045-5065 Memorial Drive				
6	Site City	Stone Mountain	County	DeKalb	Zip 30083	
7	Property Owner	Asset Recovery Associates, LLC as Receiver for Situs Memorial, LLC				
8	Property Owner Mailing Address	333 Sandy Springs Circle, Suite # 106				
9	Property Owner City	Atlanta	State	GA	Zip 30328	
10	Property Owner Telephone No.	404 307 6150				
11	Site Contact Person	Lee Katz	Title			
12	Site Contact Company Name	Asset Recovery Associates, LLC as Receiver for Situs Memorial, LLC				
13	Site Contact Mailing Address	333 Sandy Springs Circle, Suite # 106				
14	Site Contact City	Atlanta	State	GA	Zip 30328	
15	Site Contact Telephone No.	404 307 6150				
16	Facility Operator Contact Person	N/A Contact Owner	Title			
17	Facility Operator Company Name	One Hour Personalizing				
18	Facility Operator Mailing Address	5065 Memorial Drive				
19	Facility Operator City	Stone Mountain	State	GA	Zip 30083	
20	Facility Operator Telephone No.	Owner Telephone No. 404 307 6150				

**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) Lee Katz  
 SIGNATURE [Handwritten Signature]

Receiver  
 TITLE  
 DATE 5/15/09

## 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. The physical state of the material released is assumed to be liquid. The quantity of the material released 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).**

During the Phase II investigation performed on February 10, 2009, five exterior test borings were installed and four of the test borings were completed as temporary groundwater monitoring wells. Soil and groundwater samples were analyzed for VOCs using EPA Method 8260. Corrective action has not been initiated.

**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.**

Concrete and asphalt cover.

**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

**N/A - No soil release exceeding notification concentration was detected.**

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

No soil release exceeding notification concentrations was detected. However, the entire parking lot is covered with asphalt 4-6 inches thick and the floor of the cleaners is concrete.

## PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 4

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: DeKalb Technical College

Address: 495 North Indian Creek Drive, Clarkston, GA 30021

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.

Name: No drinking water wells within 3 miles.

Address: No drinking water wells within 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>.





**Asset Recovery Associates, LLC, as Receiver for Situs Memorial, LLC – College Village Plaza  
5045-5065 Memorial Drive  
Stone Mountain, DeKalb County, Georgia 30083**

**Site Summary**

The site is located at 5045-5065 Memorial Drive in Stone Mountain, DeKalb County, Georgia, and includes approximately 2.38 acres of land. The site consists of two commercial/retail buildings that total 21,226 square feet of commercial space with 11 tenant spaces occupied by a dry cleaner (One Hour Personalizing), a small grocery store, a convenience store, restaurants, a salon, a tax preparation business and other retail stores. Construction of the large strip shopping center building (site) began in 1973. The area surrounding the site is developed with a mix of residential and commercial businesses, and is dominated by DeKalb Technical College. The site is bordered to the north by Metro Extended Stay Motel, to the south by Dairy Queen, to the east by an undeveloped parcel, and to the west by law offices and auto supply stores (Auto Zone and Firestone Tires). One of the site buildings was formerly used by a tire company and printing operation. Most of the surface of the shopping plaza is asphalt and/or concrete pavement that totals approximately 33,000 square feet and extends approximately 0.5 foot below ground surface (bgs).

In July 2006, a Hazardous Site Response Act (HSRA) Release Notification was submitted for the site following completion of a Phase II Investigation by Associated Environmental. The notification was submitted by Environmental Technical Resources, Inc. (ETRI) on behalf of Situs Memorial, LLC. According to the release notification, One Hour Personalizing has operated at this location since 1994 and used tetrachloroethene (PCE) in its dry cleaning operations at that time. One boring was advanced outside of the dry cleaner with soil samples collected at every 5-foot interval and one groundwater sample collected at approximately 30 feet bgs. Volatile organic compounds (VOCs) were reported below the detection limits for all soil samples. PCE was detected in the groundwater sample at 3,900 micrograms per liter ( $\mu\text{g/l}$ ). Chloroform was also detected in the groundwater sample at 7.8  $\mu\text{g/l}$ . The Georgia EPD concluded in a non-listing letter dated September 14, 2006 that there was no reason to believe that a release exceeding a reportable quantity had occurred at this site.

LFR conducted a Phase II Site Investigation to assess soil and groundwater at select locations of the site on February 10, 2009. Five exterior soil borings (B-1 through B-5) were advanced at the site and four of the test borings were completed as temporary monitor wells (TMW-1 in boring B-1). Only one of the temporary monitoring wells produced enough water for a groundwater sample to be collected. Additionally, one interior soil boring (HA-1) was advanced by hand auger in the fire pump room on the north side of the building.

No regulated constituents were detected in the soil samples at concentrations above the Georgia EPD Notification Criteria (NC). Laboratory analysis detected PCE in groundwater samples TMW-1 and Dup-1 (from TMW-1) at concentrations of 1,100  $\mu\text{g/l}$  and 1,000  $\mu\text{g/l}$ , respectively.

A water supply survey was conducted by ARCADIS in April 2009. The U.S. Geological Survey Groundwater Inventory was searched for a 3-mile radius of the site. None of the listed wells is currently in use for drinking water purposes. The Georgia EPD database confirmed that DeKalb County uses surface water intake from the Chattahoochee River for the public water supply. ARCADIS also conducted a driving survey of the 1-mile radius from the subject site and did not observe any active drinking water wells.

A preliminary Reportable Quantities Screening Method (RQSM) score was calculated using the chemical data, the lack of drinking water wells within a 3-mile radius, and other factors specific to the site and release. Based on the preliminary scoring, a reportable quantity has not been released on the College Village Plaza site.

# RELEASE NOTIFICATION FORM

**HAZARDOUS SITES RESPONSE PROGRAM  
GEORGIA ENVIRONMENTAL PROTECTION DIVISION**  
(Please type or print legibly)

**RECEIVED**  
Georgia EPD  
**MAY 26 2009**  
Hazardous Sites  
Response Program

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

## PART I – PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	061 10006 (See Attachment 9B1 for Tax Map)	Acreage	0.34	
4	Site or Facility Name	Creative Auto Body Works			
5	Site Street Address	1420 Baker Street			
6	Site City	Griffin	County	Spalding	Zip 30223
7	Property Owner	Creative Auto Body Works LLC			
8	Property Owner Mailing Address	536 Bridge Avenue			
9	Property Owner City	Forest Park	State	GA	Zip 30297
10	Property Owner Telephone No.				
11	Site Contact Person	Mr. Davin Neal*	Title		
12	Company Name	*For Environmental Questions Contact Ms. Cindi M. Lewis with BB&T at 704-954-1715			
13	Site Contact Mailing Address	536 Bridge Avenue			
14	Site Contact City	Forest Park	State	GA	Zip 30297
15	Site Contact Telephone No.	(404) 357-1630			
16	Facility Operator	Mr. Davin Neal	Title		
17	Company Name				
18	Facility Operator Mailing Address	536 Bridge Avenue			
19	Facility Operator City	Forest Park	State	GA	Zip 30297
20	Facility Operator Telephone No.	(404) 357-1630			

21 **SECURED CREDITOR CERTIFICATION** – I certify under penalty of law that I am the secured creditor 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.

By: Secured Creditor (Pre-Foreclosure) Ms. Cindi M. Lewis, BB&T Environmental Risk Officer

NAME/TITLE

By:   
SIGNATURE

5/20/2009  
DATE

## PART II - - RELEASE INFORMATION

Page 1 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 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).**

Soil and/or groundwater samples were collected from four direct-push borings advanced at the site during a limited soil and groundwater investigation. Select soil samples collected were screened with a photoionization detector (PID) and submitted for laboratory analysis for VOCs and PAHs. No VOC or PAH constituents were detected in the soil samples analyzed. Groundwater samples were collected from three of the four borings during the limited subsurface investigation and were analyzed for VOCs and PAHs to determine if groundwater underlying portions of the Property have been adversely impacted by hazardous substance and/or petroleum product impacts associated with historic on-site automotive repair activities. 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.**

Site features a fence that encompasses all four boundaries of the site limiting vehicular and pedestrian access to an entrance drive along Baker Street, which is gated and locked when the site is not in operation.

- 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.**

\*Impacts to groundwater were identified but no soil impacts were identified above the HSRA Release Notification Concentrations found in Appendix I of 391-3-19. However, approximately 75% of the Property's surface area was covered with either asphalt paved parking area/drives or building improvements. The remaining 25% of the Property's surface area was covered with grass, gravel, and native soil.

**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
- 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: Residence (Betty C Hewitt Trustee)

Address: 1415/1423\* June Street, Griffin, Georgia

\* The address observed on the mailbox at the time of the area reconnaissance was 1423 June Street; however, according to information obtained from the tax assessors website the mailing address for the nearest residence was 1415 June 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 .05 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.

Name: N/A

Address: N/A

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: Figure 9B2

**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).



# 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 Number	Highest Detected Concentration (Specify Units)	Sample Depth Below Ground Surface (BGS) (Feet)
Benzene	71432	0.025 mg/L (25 ppb)	18 feet bgs
Total Xylenes	1330207	0.0406 mg/L (40.6 ppb)	18 feet bgs
Naphthalene	91203	0.018 mg/L (18 ppb)	18 feet bgs
<b>Not Regulated by HSRP</b>			
MTBE		0.083 mg/L (83 ppb)	21 feet bgs

**ATTACHMENT 9A:**  
**Site Summary**

The Property consists of a 0.34-acre rectangular shaped tract of land improved with an approximate 1,200-square foot single-story commercial structure constructed in 1993. The structure is currently vacant and was most recently occupied by Creative Auto Body Works. Remaining areas of the Property were covered with asphalt paved parking areas and drives, and grassed areas. The Property is located approximately 120-feet west of the termination of Baker Street into Melrose Avenue and is referenced by the physical address of 1420 Baker Street, Griffin, Spalding County, Georgia. Refer to **Attachment 9B1** for tax assessor map.

Properties located in the immediate vicinity of the Property mainly consist of automobile repair facilities, residential properties, and commercial properties including an animal shelter, towing company and contractor. The Property is bound to the north by Baker Street and a vacant building (1417 Baker Street); to the northeast by a grassed vacant lot; to the east by K.E. Mechanical Contractors (1408 Baker Street) with Melrose Avenue and residential properties located further east; to the south by single-family residential properties; to the west by Crown Towing Service (1426 Baker Street) with Griffin Animal Care (656 Expressway North) and Rent-A-Center (652 Expressway North) located further west; and to the northwest by Sunnyside Collision (1422 Baker Street).

Based on the historical information obtained during the Phase I ESA, prior to the construction of the current Property improvements in 1993, the Property appears to have been developed with residential structures dating back to at least the early 1970s. Prior to the early 1970s, the Property appears to have been undeveloped, cleared land dating back to at least 1937. The properties to the south and further east have historically consisted of residential properties from at least the late 1940s to present. The adjoining property to the west and adjacent property to the northwest appears to have been developed with commercial properties in the 1960s. An increase of commercial properties on properties to the east and west appeared to occur in the late 1980s.

On July 11, 2008, GLE Associates, Inc. (GLE) advanced four (4) direct push borings on the Property in four areas of previously identified apparent on-site staining associated with the former on-site automotive service and repair operations (Refer to Attachment 9B2 for locations). Soil samples were collected from each environmental boring (EB), at depths ranging between 2-feet and 24-feet below ground surface (bgs) and screened with a PID. Non-detect to 12 part per million (ppm) of vapor phase hydrocarbons were detected within select soil samples screened. Representative soil samples were collected from the four borings and analyzed for volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). No VOC or PAH constituents were detected in the soil samples analyzed and based on the analytical results, PID screening and visual assessment the apparent oil staining appeared to be surficial.

Three of the four borings were converted to temporary groundwater monitoring wells and groundwater was collected and analyzed for VOCs and PAHs. No VOC or PAH constituents were identified in the groundwater samples collected from the Property above their respective maximum contaminant level (MCL), with the exception of benzene, which was identified in the groundwater sample collected from EB-2. In addition, naphthalene and total xylenes were detected above their respective laboratory reporting limits but below their MCLs in the groundwater samples obtained from EB-1 through EB-3. Methyl tertiary butyl ether (MTBE) was also detected within the groundwater sampled from EB-3 but is not currently regulated by HSRP.

A copy of the laboratory analytical data and boring locations from GLE's Limited Phase II EA are appended in **Attachment 9B** for your review. The Limited Phase II EA did not define the extent of contamination. No actions have been taken to remediate the Property. A well survey was conducted as part of this notification. GLE identified no drinking water wells at or within 3-miles of the Property. The nearest active drinking water well is located over 3-miles from the Property.

Based on the available site data, this Property should not be listed on the Hazardous Site Inventory (HSI) due to the Property's location in an area of lower groundwater pollution susceptibility, inaccessibility of the site (the Property is fenced and the majority of the Property is covered with either building improvements or asphalt), and lack of drinking water wells within 3-miles of the Property.

# 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

**RECEIVED**  
 Georgia EPD  
**MAY 27 2009**  
 Hazardous Sites  
 Response Program

## PART I – PROPERTY INFORMATION

(Please type or print legibly)

2	EPA ID NUMBER (if applicable)	NOT APPLICABLE			
3	Tax Map and Parcel ID Number:	14-0083-0009-026-7	Acreage	2.828	
4	Site or Facility Name	46 ELLIOTT STREET			
5	Site Street Address	46 ELLIOTT STREET			
6	Site City	ATLANTA	County	FULTON	Zip 30313
7	Property Owner	See attached signature page			
8	Property Owner Mailing Address	SEE # 11 BELOW			
9	Property Owner City		State		Zip
10	Property Owner Telephone No.				
11	Site Contact Person	F. EDWIN HALLMAN, JR., ESQ.	Title	ENVIRONMENTAL ATTORNEY FOR OWNERS*	
12	Site Contact Company Name	DECKER, HALLMAN, BARBER & BRIGGS			
13	Site Contact Mailing Address	260 PEACHTREE STREET, NW, SUITE 1700			
14	Site Contact City	ATLANTA	State	GA	Zip 30303
15	Site Contact Telephone No.	(404) 588-2525			
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.

see attached signature page

NAME (Please type or print)

TITLE

SIGNATURE

DATE

\*SUZANNE LOOMIS, ESQ., REPRESENTS HERSELF AND CAN BE REACHED AT (404) 432-3601 Revised May 2008

SIGNATURE PAGE  
FOR  
HSRA RELEASE NOTIFICATION  
FOR GEORGIA EPD

April 21, 2009  
Date

Suzanne Loomis  
Suzanne Loomis

April 21, 2009  
Date

Steven H. Fuller, Jr.  
Steven H. Fuller, Jr.

April 22, 2009  
Date

Bradley Dennis  
Bradley Dennis

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sandra Kinard Goree as Executor of the  
Estate of Robert Goree

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack R. Paterson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Affirmative Equities Company, L.P.  
By: Yann Geron, Trustee

SIGNATURE PAGE  
FOR  
HSRA RELEASE NOTIFICATION  
FOR GEORGIA EPD

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Date

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Suzanne Loomis

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steven H. Fuller, Jr.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bradley Dennis

\_\_\_\_\_  
Date

*Sandra Kinard Goree*  
\_\_\_\_\_  
Sandra Kinard Goree as Executor of the  
Estate of Robert Goree

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack R. Paterson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Affirmative Equities Company, L.P.  
By: Yann Geron, Trustee

SIGNATURE PAGE  
FOR  
HSRA RELEASE NOTIFICATION  
FOR GEORGIA EPD

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Date

\_\_\_\_\_  
Suzanne Loomis

\_\_\_\_\_  
Date

\_\_\_\_\_  
Steven H. Fuller, Jr.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bradley Dennis

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sandra Kinard Goree as Executor of the  
Estate of Robert Goree

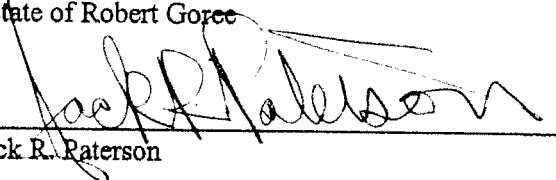
\_\_\_\_\_  
Date

\_\_\_\_\_  
Jack R. Paterson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Affirmative Equities Company, L.P.  
By: Yann Geron, Trustee

May 1<sup>st</sup> 2009



## 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 suspected source of the release is assumed to be the past use of coal-fired furnaces at the Site (while operated as a bakery (Frank E. Block Company) dating back to 1911 and The National Biscuit Company dating back to 1932. Sanborn Maps depicting the Site and coal dumping shed are included as attachments. RCRA Metals, VOCs, and SVOCs were detected in soil and groundwater during a Limited Site Investigation conducted by Peachtree Environmental, Inc. Peachtree) in October and November 2008. No VOCs were detected in soil above their respective Notification Concentration (NC). Of the SVOCs, Benz(a)anthracene (21 ppm), Benzo(a)pyrene (19 ppm), Benzo(b)fluoranthene (29 ppm), Chrysene (18 ppm), and Indeno(1,2,3-cd)pyrene (7.3 ppm) were detected in soil above their respective NC. Of the RCRA Metals, Barium (1,230 ppm) and Lead (556 ppm) were detected in soil above their respective NC. Of the compounds detected in groundwater, only Lead (48.8 ppb) and Tetrachloroethene (6.1 ppb) were detected above their respective 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.):**

The date(s) of release and quantity of material is not known. The physical state of the released material is suspected to be solid, with the exception of Tetrachloroethene, Trichloroethene (which are suspected to have originated off-site as a liquid) and chloroform (which is suspected to be a laboratory artifact).

- 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).**

In October and November 2008, Peachtree conducted a limited subsurface investigation at the Site. A total of twenty-five (25) soil borings (of which four (4) were converted into temporary monitoring wells) were installed at the Site. Soil samples were collected at depths ranging from 1 ft-bgs to 26 ft-bgs. Soil and groundwater samples were analyzed for VOCs, SVOCs, and RCRA metals.

- 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.**

**Native soils with construction debris (concrete, wood, and metal) at varying depths.**

## 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: BETHUNE ELEMENTARY

Address: 220 NORTHSIDE DRIVE, NW, ATLANTA, GEORGIA 30314

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 DRINKING WATER WELLS IDENTIFIED

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.

### 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>.





**RELEASE NOTIFICATION / REPORTING FORM  
46 ELLIOTT STREET PROPERTY  
ATLANTA, FULTON COUNTY, GEORGIA  
REQUIRED ATTACHMENTS**

**SITE SUMMARY**

46 Elliott Street (the "Site") consists of a single parcel of land totaling approximately 2.828 acres. The Site is located at 46 Elliott Street in the City of Atlanta, Fulton County, Georgia. A Site Location Map is included as **Figure 1**. The Site is currently undeveloped and utilized for parking.

The Site is bordered by Hunter Street followed by a paved, asphalt parking lot to the south; CSX Railroad (including right-of-way) to the east; the Georgia Dome/World Congress Center Marta Station to the north; Magnum Street followed by Georgia Dome parking lot to the west. Based on potentiometric data collected in October 2008, groundwater flow direction appears to be to the north-northeast. A USGS Topographic Map is included as **Figure 2**.

In October and November 2008, a Limited Subsurface Investigation was performed by Peachtree Environmental, Inc. (Peachtree) at the Site. A total of twenty-five (25) soil borings (SB-1 through SB-25) were installed at the Site utilizing both direct-push technology and split-spoon sampling methods (in locations where air-hammering was required to penetrate overburden). Four (4) of the twenty-five (25) soil borings were converted into monitoring wells (MW-1 through MW-4). Soil and groundwater sample locations are depicted on **Figure 3**. Soil samples were collected from each of the borings at depths of 1 foot (if accessible) to 26 feet below ground surface (ft-bgs) and field screened for volatile organic vapors utilizing a photo-ionization detector (PID). As such, a total of thirty-six (36) soil samples and four (4) groundwater samples were submitted for laboratory analysis of VOCs via EPA Method 8260B, SVOCs via EPA Method 8270C, and eight (8) RCRA metals via EPA method 6010B and 7174A (Mercury). Based on the analytical results, the following constituents were detected in soil above their respective Notification Concentration (NC):

- RCRA Metals (Sample Designation - depth (in feet) / highest concentration detected [mg/Kg]) - Barium (SB-2-5 / 1,230 mg/Kg) and Lead (SB-2-5 / 556 mg/Kg). Barium and Lead were detected above their respective NC of 1,000 mg/kg and 400 mg/kg, respectively. No other RCRA Metals were detected in soil above their respective NC.
- No VOCs detected in soil above their respective NC.
- SVOCs (Sample Designation - depth (in feet) / highest concentration detected [mg/Kg]) - Benz(a)anthracene (SB-13-15 / 21 mg/kg), Benzo(a)pyrene (SB-13-15 / 19 mg/kg), Benzo(b)fluoranthene (SB-13-15 / 29 mg/kg), Chrysene (SB-13-15 / 18

mg/kg), and Indeno(1,2,3-cd)pyrene (SB-2-5 / 7.3 mg/kg). Benz(a)anthracene, Benzo(a)pyrene, Benzo(b)fluoranthene, Chrysene, and Indeno(1,2,3-cd)pyrene were detected above their respective NC of 5 mg/kg, 1.64 mg/kg, 5 mg/kg, 5 mg/kg, and 5 mg/kg, respectively. No other SVOCs were detected in soil above their respective NC.

Following completion of soil borings SB-6, SB-7, SB-14, and SB-20, each were converted to groundwater monitoring wells. Groundwater was encountered at a depths ranging from 22 to 27 ft-bgs in monitoring wells MW-1, MW-2, MW-3, and MW-4. Groundwater samples were collected from the monitoring wells utilizing a polypropylene bailer and nylon string. Each groundwater sample collected was analyzed for VOCs via EPA Method 8260B, SVOCs via EPA Method 8270C, and eight (8) RCRA metals (total and dissolved) via EPA method 6010B and 7174A (Mercury). Based on the analytical results, the following constituents were detected in groundwater their respective NC:

- RCRA Metals (monitoring well - highest concentration detected [mg/L]) - Total Lead (MW-3 - 0.0488 mg/L). Lead was detected above it's respective groundwater maximum concentration limit (MCL) of 0.015 mg/L. No other RCRA Metals were detected in groundwater above their respective NC.
- VOCs (monitoring well - highest concentration detected [mg/L]) - Tetrachloroethene (MW-2 - 0.0061 mg/L). Tetrachloroethene was detected above it's respective groundwater maximum concentration limit (MCL) of 0.005 mg/L. No other VOCs were detected in groundwater above their respective NC.
- No SVOCs detected in groundwater above their respective NC.

The laboratory analytical data reports associated with Peachtree's Limited Subsurface Investigation are included in **Attachment A**.

#### **OTHER INFORMATION**

Other information obtained by Peachtree included a Potable Water Well Survey. The survey consisted of a USGS file review/well survey; Reviewing Environmental Database Report's (EDR) Local / Regional Water Agency Records; and a one-mile radius drive-by or windshield search for public and private water wells. According to USGS records, fifteen (15) water wells were reported to be located within a radius greater than one-mile but less than three-miles from the Site. Likewise, EDR and USGS records indicated that two (2) water wells are located within a one-mile radius of the Site. According to the EDR records, the wells are utilized for de-watering or irrigation purposes and not as drinking water wells. No additional water wells were identified as a result of the drive-by water well search, EDR, or USGS records review. Refer to **Attachment B** for information regarding the well surveys.



# RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM  
 GEORGIA ENVIRONMENTAL PROTECTION DIVISION  
 (Please type or print legibly)

RECEIVED  
 Georgia EPD

**MAY 29 2009**

Hazardous Sites  
 Response Program

1. The information provided in this form is for:

Initial Release Notification  
 Supplemental Notification

## PART I -- PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)	N/A			
3	Tax Map and Parcel ID Number:	14-0050-0001-054-6			
4	Site or Facility Name	Byron Building			
5	Site Street Address	549 Peachtree Street			
6	Site City	Atlanta	County	Fulton	Zip 30308
7	Property Owner	Emory University			
8	Property Owner Mailing Address				
9	Property Owner City		State		Zip
10	Property Owner Telephone No.				
11	Site Contact Person		Title		
12	Company Name				
13	Site Contact Mailing Address				
14	Site Contact City		State		Zip
15	Site Contact Telephone No.	404-686-2687			
16	Facility Operator		Title		
17	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.

By: ROBERT W. RODRIGUEZ  
 NAME (Please type or print)

Associate General Counsel

TITLE

SIGNATURE

DATE

EMORY UNIVERSITY  
Owner

5/19/09

## 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:**

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.):**

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).**

A subsurface investigation has been performed on the property. Soil and groundwater samples were collected and analyzed for VOCs, SVOCs, and RCRA metals via hand auger borings and temporary monitoring wells.

**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 enclosed by fencing. Property is partially residential, and therefore, some resident individuals have direct access to the site.

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

This notification is for a release to groundwater only.

- 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 entire property is covered with concrete with the exception of a small grass area to the west of the building.

**\*See Q9A summary for description of results.**

## 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  
 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: Byron Building

Address: 549 Peachtree St

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.

Name: N/A

Address: N/A

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. See instructions for information on how to obtain an original of the map on which your site is located.





**HSRA SITE SUMMARY**  
**549 Peachtree Street**  
**Atlanta, GA 30308**

A Brownfields Application for a Limitation of Liability is being submitted to the GA EPD in conjunction with this HSRA Release Notification.

The subject site consists of an approximately 0.58 acre tract of land located at 549 Peachtree Street in Atlanta, Georgia. The site consists of a seven-story building (Byron Building) utilized for office and residential purposes. The lower level is a parking garage, and the eastern portion of the property is a surface parking lot. The entire property is covered with concrete with the exception of a small grass area to the west of the building. A Site Plan is included as Figure 1. Figure 2 is a USGS Quadrangle Map.

On March 4, 2009, as part of a property transaction investigation, soil and groundwater samples were collected at the subject site. Soil samples were collected using hand auger methods at each of four on-site locations. Soil cores were screened for volatile organic compounds (VOCs) using a photoionization detector (PID). Based on the PID readings and visual observations, one sample from each of the four hand auger locations, was selected for laboratory analysis of VOCs, semi-volatile organic compounds (SVOCs), and RCRA metals. Temporary wells were set in three direct push borings and groundwater samples were collected for analysis of VOCs, SVOCs, and RCRA metals. Boring locations and soil analytical results are shown on Figure 3. Groundwater analytical data is depicted on Figure 4.

Barium, chromium, and lead were detected in each of the four soil samples at concentrations which appeared to be naturally occurring background concentrations. Fluoranthene was detected in sample HA-2 at 2 feet below the ground surface at a concentration of 0.41 milligrams per kilogram. None of the analyzed soil constituents were above the HSRA Notification Concentration (NC).

Barium and Chloroform were detected in one or more of the groundwater samples. Chloroform was detected in TW-1 and TW-2, at 0.045 milligrams per liter (mg/l) and 0.048 mg/l, respectively. Barium was detected in TW-3 at 0.0527 mg/l and is assumed to be a naturally occurring background concentration.

A well survey was conducted by first reviewing EPD well survey files for sites located in the vicinity of the subject site. The well survey maps are attached to this notice. In addition, EPS' internal files were reviewed for well information in the site vicinity. No drinking water wells were identified within a three mile radius of the site.