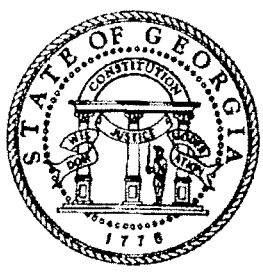


5433



RELEASE NOTIFICATION FORM

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

RECEIVED
Georgia EPD

SEP 2 2010

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 assigned			
3	Tax Map and Parcel ID Number:	17-0150-0009-068-0			
4	Site or Facility Name	1112 Northside Drive			
5	Site Street Address	1112 Northside Drive			
6	Site City	Atlanta	County	Fulton	Zip 30318
7	Property Owner	Rosemary Sharp, Addison G. Smith, Edward D. Smith II			
8	Property Owner Mailing Address	403 Princeton Way			
9	Property Owner City	Atlanta	State	Georgia	Zip 30307
10	Property Owner Telephone No.				
11	Site Contact Person	Robert Brawner	Title	consultant	
12	Company Name	One Consulting Group, Inc.			
13	Site Contact Mailing Address	Post Office Box 54382			
14	Site Contact City	Atlanta	State	Georgia	Zip 30308
15	Site Contact Telephone No.	404.815.8005 x 105 / robert@onecglnc.com			
16	Facility Operator	Not applicable (vacant site)	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.

ROSEMARY SHARP
 NAME (Please type or print) OWNER
 [Signature]
 SIGNATURE DATE 8.30.10

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:

SEE ATTACHED

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).

NONE

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.

SITE IS SURFACED WITH CONCRETE AND ASPHALT

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: SEE ATTACHED

Address: _____

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

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

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

Name: NOT APPLICABLE

Address: _____

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

- Yes No

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

REQUIRED ATTACHMENTS

9. SITE SUMMARY

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

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

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

Along with this form, you MUST submit an original U.S.G.S. topographical map (1:24000) with the geographic center of the site clearly marked. See instructions for information on how to obtain an original of the map on which your site is located.

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 (Feet)
Chloro Benzene	68411-45-0	280 ppb	10
1,3 DICHLOOROBENZENE	541-73-1	550 ppb	10
1,4 DICHLOOROBENZENE	106-46-7	200 ppb	10
1,2,4 TRICHLOROBENZENE	120-82-1	150 ppb	10
OS 1,2 DICHLOROBENZENE	156-59-2	5.5 ppb	10
TRANS 1,2 DICHLOROBENZENE	156-60-5	5.0 ppb	10

August 23, 2010

Rosemary Sharp, Addison G. Smith, Edward D. Smith II
403 Princeton Way
Atlanta, Georgia 30307

Attention: **B. J. Sharpe**

Subject: **Phase II Environmental Site Assessment
1112 Northside Drive
Atlanta, Fulton County, Georgia 30318
One Group Project #A7091**

Mr. Sharpe:

One Consulting Group, Inc. (One Group) is pleased to provide this Phase II Environmental Site Assessment performed on the above-referenced property (Site). This scope of work was performed using the American Society for Testing and Materials "Standard Guide for Environmental Site Assessments: Phase II Environmental Site Assessment Process", Designation: E 1903-97 (2002) as a guide.

Background

The Site is a 0.85-acre commercial parcel with a vacant 2,744 square-foot, single-story building. Based on a review of historic city directories, the Site was first developed in 1930 from undeveloped land as a single-family residence, occupied by several owners until its commercial redevelopment as a bank in 1967. Prior to 2002, the Site was formerly occupied by several banking entities including: "National Bank of Georgia", "First American Bank of Georgia", and "Suntrust Bank."

A Site location and layout are provided as Figures 1 and 2 of Appendix I, respectively. Historic aerial photography and fire insurance maps are provided in Appendix II.

Recognized Environmental Conditions

At this time, no recognized environmental conditions have been identified associated with the Site from on-Site sources.

An Environmental Site Assessment identified the following recognized environmental conditions associated with the Site from off-Site sources requiring further investigation:

- The southern adjacent property at 1104 and 1108 Northside Drive is depicted as a paint warehouse and engine parts repair facility in the 1978 Sanborn Fire Insurance Map. This historic facility has the potential to impact the Site groundwater with industrial solvents.

- Historical research indicates six petroleum filling stations operated within a 500 foot radius of the Site dating back to 1935. These historic facilities include: *1090 Northside Drive; 1099 Northside Drive; 1145 Hemphill Avenue (600 14th Street); 1154 Hemphill Avenue; 1094 Hemphill Avenue; and 1096 Hemphill Avenue*. These historic facilities have the potential to impact the Site with petroleum hydrocarbons.
- Historical research indicates a historic dry cleaner, ServiceMaster of Atlanta, operated within a 500 foot radius of the Site in the 1980s. This historic facility has the potential to impact the Site with chlorinated solvents.
- *Vick Wholesale* is listed as hazardous waste facility (EPA ID#GAR000011445) at 673 Ethel Street, 281 feet north of the Site. It is also listed as a non-HSI facility that has produced D001 (ignitable), D002 (corrosive) and F002 (spent solvent) hazardous waste in its daily degreasing activities since at least 1993.
- *Austrian Motors LTD.* is listed as a closed leaking underground storage tank (UST) and active UST facility (Facility ID#09060759) at 627 14th Street, 418 feet north of the Site. This facility has operated USTs at this location for at least 20 years beginning in 1976 and has the potential to impact the Site groundwater with petroleum hydrocarbons. A groundwater assessment was performed at this facility and was issued a no further action status on April 2, 2002. However, this minimal assessment consisting of one groundwater sample did not eliminate the potential for impact to the Site.
- *Amoco* is listed as a LUST and active UST facility (Facility ID#00601179) at 608 14th Street NW, 418 feet north of the Site. This facility currently operates as a “BP” petroleum service station and convenience store. Historical research indicates that several entities have operated USTs at this location for a minimum of forty-seven years beginning in 1960. Groundwater investigations from 2003 were reviewed for the purposes of this assessment, which indicate groundwater flow is to the northeast across this site. However, groundwater analytical data indicates this facility may have impacted the Site with petroleum hydrocarbons.
- *Brinks, Inc.* is listed as an inactive UST facility (ID#09060759) at 627 14th Street, 432 feet north of the Site. This facility operated one 6,100-gallon gasoline UST at this location for thirty years beginning in 1960 and has the potential to impact the Site groundwater with petroleum hydrocarbons. The onsite UST was closed in 1990; however, this closure did not eliminate the potential for impact to the Site.
- *Swift Adhesives and Coatings* is listed as hazardous waste facility (EPA ID#GAD000222216) at 667 14th Street, 522 feet northwest of the Site. It is also listed as a CERCLIS-NFRAP facility that has been reviewed by USEPA in 1989 and was not targeted as a federal facility. It has historically produced D001 (ignitable) and F002 (spent solvent) hazardous waste.

- *Estes-Simmons Silverplating LTD.* is listed as a hazardous waste facility (EPA ID#GAD981278179) at 1050 Northside Drive NW, 613 feet south of the Site. Field reconnaissance proved this upgradient facility is within 500 feet of the Site and no longer operates at this location. However, historic plating activities have the potential to impact the Site with heavy metals, industrial solvents, and corrosives. No regulatory documentation was available for this former facility.

A Phase II Environmental Site Assessment was performed at the Site to assess the potential for impact from the identified, off-Site recognized environmental conditions.

Applicable Standards

Reportable limits for regulated material concentrations in soil and groundwater at the Site are defined by Georgia Environmental Protection Division (EPD) Environmental Rules: "Hazardous Sites Response" Chapter 391-3-19; "Underground Storage Tank Management" Chapter 391-3-15; and the "Water Quality Control" Chapter 391-3-6.

Potential Receptor Survey

Residents

The nearest residents to the Site are single-family dwellings 335 feet to the southeast along Ethel Street NW and Hampton Street SW.

Surface Water Bodies

The Site is located in a lower pollution susceptibility area, as defined by the Groundwater Pollution Susceptibility Map of Georgia, Georgia Geologic Survey Hydrologic Atlas 20. Atlanta City Water Works reservoirs #1 and #2 are located approximately 1,700 feet northwest of the Site, according to the U.S. Geological Survey Topographic map, 7.5-Minute, Northwest Atlanta, Georgia, Quadrangle dated 1992.

The topographic map is presented as Figure I of Appendix I.

Drinking Water Receptors

Based on a review of available U.S. Geological Survey water well records and a driving reconnaissance of the area surrounding the Site, no active drinking water supply wells were identified within a three-mile radius of the Site. A copy of the drinking water receptor survey is included in Appendix IV.

Environmental Investigation

This investigation was performed in accordance with the published USEPA Region IV guidance documents "EISOPQAM" dated November 2007, and "SESD Field Branches Quality System and Technical Procedures".

One Group personnel mobilized to the Site on July 14, 2010 with hand-auger and direct-push equipment. Three soil borings, SB-1 through SB-3, were advanced to groundwater with direct-push equipment at locations selected to represent groundwater quality in areas of potential impact from the documented, off-Site recognized environmental conditions. Groundwater was encountered in all soil borings at a depth of approximately ten feet below ground surface. Groundwater samples were obtained through a stainless steel slotted screen using a peristaltic pump and disposable tubing from each soil boring.

Once obtained, groundwater samples were field preserved, labeled, placed on ice, and transported under standard Chain of Custody protocols to the analytical laboratory.

Laboratory Analytical Methods and Certifications

Groundwater samples SB-1 through SB-3 were laboratory analyzed for volatile organic compounds (VOCs) USEPA Method 8260. USEPA Method 8260 specifically targets regulated constituents of petroleum hydrocarbons and industrial solvents.

Additionally, groundwater sample SB-2 was analyzed for dissolved metals USEPA Methods 6010 and 7470 (mercury).

Laboratory analysis was performed by Analytical Environmental Services, Inc., (NELAP Certification #E87582) at their laboratory in Norcross, Georgia.

Laboratory Analytical Results

VOCs were detected above maximum contaminant levels (MCLs) in groundwater sample SB-2. Groundwater sample SB-1 contained VOCs above laboratory reporting limits but below MCLs. Groundwater sample SB-3 did not contain detectable VOC concentrations.

Dissolved barium was encountered in the groundwater sample SB-2; however, the concentrations were below 100 micrograms per liter and are considered background concentrations.

The laboratory analytical report is included in Appendix V.

Conclusions

The following presents the project conclusions:

- Drinking water supply wells were not identified within a three-mile radius of the Site;
- The nearest residence to the Site is approximately 335 feet to the southeast;
- The dissolved barium discovered in the Site groundwater is not environmentally significant; concentrations less than 100 micrograms per liter are considered naturally-occurring or "background" levels and do not constitute a reportable release;
- Based on the laboratory analytical results, a reportable release of chlorobenzene, 1,3-dichlorobenzene, 1,4 dichlorobenzene, 1,2,4-trichlorobenzene, cis-1,2-dichloroethene, and trans-1,2-dichloroethene was discovered in the Site groundwater;
- Based on a review of historic information, the Site is not considered the source of the reportable release. The most likely source of the chlorinated solvent concentrations discovered in the Site groundwater is an historic paint warehouse and engine parts repair facility located at 1104 and 1108 Northside Drive, the adjacent property to the south.

Recommendations

By law, within thirty days of being informed of their discovery, the Site owner is required to report the chlorinated solvent groundwater concentrations to the Georgia Environmental Protection Division's Land Protection Branch.

Closure

Thank you for the opportunity to be of service. If you have any questions, please call.

Sincerely,
One Consulting Group, Inc.



Robert Brawner, CHMM
Principal

Attachments

Appendix I
Appendix II
Appendix III
Appendix IV
Appendix V

Figures
Historic Maps and Aerials
Tables
Potential Receptor Survey
Laboratory Analytical Reports

RELEASE NOTIFICATION FORM

HAZARDOUS SITES RESPONSE PROGRAM GEORGIA ENVIRONMENTAL PROTECTION DIVISION

(Please type or print legibly)

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

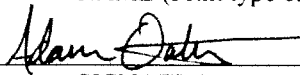
PART I – PROPERTY INFORMATION

2	EPA ID NUMBER (if applicable)					
3	Tax Map and Parcel ID Number:	Land Lot 23, 14 th District, Lots 9, 10, 11				
4	Site or Facility Name	Former Wagoner Property, 643 Mead Street				
5	Site Street Address	643 and 647 Mead Street and 990 Callister Court, Lots 9, 10, 11, respectively				
6	Site City	Atlanta	County	Fulton	Zip	30312
7	Property Owner	SunTrust Bank, a Georgia banking corporation				
8	Property Owner Mailing Address	25 Park Place, 8th Floor, Mail Code: GA-ATL-0925				
9	Property Owner City	Atlanta	State	GA	Zip	30303
10	Property Owner Telephone No.	404-813-0539				
11	Site Contact Person	Adam Oates	Title			
12	Company Name	Same as above				
13	Site Contact Mailing Address					
14	Site Contact City		State		Zip	
15	Site Contact Telephone No.					
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.

Mr. Adam Oates

NAME (Print type or print)



SIGNATURE

First Vice President

TITLE

9/8/10

DATE

PART II - - RELEASE INFORMATION

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

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

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(s) of 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).

As part of due diligence activities, soil and groundwater sampling was conducted at the Project 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.

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

Not applicable, soil impacts were not detected above the NCs.

A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt.

An engineered and maintained earthen material or compacted fill or a high density synthetic material

Loose earthen fill or native soil

No cover

Other

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

PART II - - RELEASE INFORMATION

(continued)

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: Condominium Development

Address: Gress Avenue and Mead Street

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

See the attached receptor survey.

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

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

Name: _____

Address: _____

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 ATTACHMENTS 9B1, and 9B2: Figures**

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 E.**

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 (Feet)
Tetrachloroethene (PCE)	127184	14 µg/L	Approximately 20 feet

ATTACHMENT 9A: Site Summary

The Project Site is located in Land Lot 23, 14th District, Lots 9,10, and 11, that was formerly known as the Wagoner Property located at 643 Mead Street. A release notification was made for the former Wagoner Property in 2005, which resulted in the HSRP issuing a Non-Hazardous Site Inventory (Non-HSI) letter dated February 25, 2005. The former Wagoner property was subsequently subdivided into three lots that are currently referenced by address of 643, 647 Mead Street, and 990 Callister Court, respectively. The location of the Project Site is illustrated on Figure 9B1.

Due diligence activities were recently conducted on the Project Site relating to a potential real estate transaction, including the advancement of three direct push borings (SB-1 through SB-3), which were converted into temporary monitoring wells. The investigations and sampling was conducted by Atlas Geo-Sampling Company, with chemical analysis by Xenco Laboratories. Attachment 9B2 illustrates the layout of the Site and the locations of the borings/monitoring wells.

One soil and one groundwater sample was collected from borings SB-1 through SB-3, in that order. The soil samples were collected from about 18, 16, and 12 feet below the existing grades (beg), respectively. Groundwater was encountered at the time of drilling operations at about 20 feet beg. The soil and groundwater samples were tested for volatile organic compounds (VOCs). Soil analytical testing indicated PCE at a concentration of 16 micrograms per kilogram (ug/Kg) in sample SB-2 from 16 feet, which is well below the Notification Concentration (NC) of 180 ug/Kg. Low concentrations of acetone were also reported in two soil samples, which are believed to be a result of laboratory artifacts. PCE was detected in one groundwater sample, SB-1, at a concentration of 14 micrograms per liter (ug/L), which is slightly above its Maximum Contaminant Level (MCL) of 5 ug/L.

Since the Project Site has been developed and used for residential purposes since at least 1940 (per previous Phase I Environmental Assessment), the very low PCE soil detection is likely either a result of being collected from within the zone of capillarity (i.e. impacted by groundwater conditions) or possibly a carry over from the drilling activities preceding this sample (i.e. sampling at SB-1). Based on this information, neither the soil nor groundwater detections are believed to be associated with a release at the Project Site.

United Consulting conducted a receptor survey in August 2010. Data collected through the survey did not identify any public or private drinking water wells or springs within 3 miles of the Project Site. Information obtained through the receptor survey is included in Attachment C.

RQSM calculations were performed for the PCE detected in the groundwater. Soil sampling was conducted at the Project Site, with samples being near the groundwater table. Soil impacts were not detected above the NCs. A very low concentration of PCE was detected in a soil sample, but this soil detection is not believed to be associated with a soil release at the Project Site. However, as a conservative approach, the On-Site pathway was assessed as a suspected release, consistent with EPD's 2005 evaluation of the Project Site. Scoring justifications, which were all conservative, are included with the RQSM Calculations in Attachment D. Based on the scoring, the Groundwater Pathway score was 3.25 and the On-Site Pathway score was 16.8, which are below the thresholds of 10 and 20, respectively. Based on this analysis, the Project Site does not meet the HSI listing criteria.

With this above documented site conditions and data, and the previous Non-HSI letter that the EPD issued for the Project Site in 2005, we respectfully request that EPD issue an updated Non-HSI letter based on the current data.

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

SEP 20 2010

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:	7036 077	Acreage	1.27	
4	Site or Facility Name	VIP Cleaners			
5	Site Street Address	2074 Old Norcross Road			
6	Site City	Lawrenceville	County	Gwinnett	Zip
7	Property Owner	ATLAS GA I SPE, LLC			
8	Property Owner Mailing Address	11650 Alpharetta Highway			
9	Property Owner City	Roswell	State	Georgia	Zip 30076
10	Property Owner Telephone No.	678-762-5207			
11	Site Contact Person	Sam Hale	Title	Property Manager	
12	Site Contact Company Name	Hale Retail Group			
13	Site Contact Mailing Address	1303 Hightower Trail, Suite 205			
14	Site Contact City	Atlanta	State	Georgia	Zip 30350
15	Site Contact Telephone No.	770-594-1915			
16	Facility Operator Contact Person	Francisco Perez	Title	Operator	
17	Facility Operator Company Name	VIP Cleaners			
18	Facility Operator Mailing Address	2074 Old Norcross Road			
19	Facility Operator City	Lawrenceville	State	Georgia	Zip
20	Facility Operator Telephone No.	770-277-6446			

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.

L. David Johnson

NAME (Please type or print)

SIGNATURE

Vice President

TITLE

September 8, 2010

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:

Dry Cleaner operations

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

Unknown

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

A Phase II investigation was conducted at the site. One soil sample was collected within the site building and one soil sample was collected outside the building near the back door. The soil boring within the building was advanced to a depth of 30 feet below land surface (BLS), groundwater was not encountered, and two soil samples were collected from the boring at depths of 2 and 30 feet BLS. The boring outside of the building was advanced to a depth of 10 feet BLS. A suspected perched water table was encountered at six feet BLS. A soil sample was collected at the outside boring location at four feet BLS, a temporary well was installed and a groundwater sample collected. Additional soil borings, soil samples and groundwater samples were collected near the on-site gasoline UST system; however, this data was submitted to the Georgia USTMP and has received NFA status in January 2010; and is therefore not provided.

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.

NA

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.

Asphalt parking lot and a concrete slab associated with the site building, approximately 3 inches thick.

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(s): New Hope Christian Church (~400 feet east) / Pedro Altamirano-Garcia Residence (~550 feet southwest)

Address(es): 1982 Old Norcross Road / 975 Terrace Trace

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: City of Lawrenceville

Address: Intersection of Winer Industrial Way and Old Norcross Road

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>.

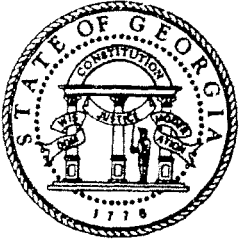
Old Norcross Associates
2074 Old Norcross Road
Lawrenceville, Gwinnett County, Georgia

The site is a 1.27-acre parcel of land developed with an approximate 12,000-square foot, single-story, cement block building and associated asphalt parking lot. The site is currently occupied by a Shell gas station, VIP Cleaners (dry cleaners) and three vacant suites. Both the gas station and the dry cleaners have been at the site since initial site development in 2001. The site is located at the intersection of Old Norcross Road and Oakland Road. Potable water and sewage disposal are supplied by Gwinnett County. The site is bordered by Old Norcross Road, followed by wooded land to the north; a car wash to the east; a retention pond and an office complex to the south; Oakland Road, followed by wooded land, to the southwest; and Oakland Road, followed by grassy land, to the west.

In February 2010, an Additional Phase II ESA was conducted at the site by Aerostar Environmental Services, Inc. (AEROSTAR) to further assess the on-site dry cleaning operations. AEROSTAR also conducted a Phase II ESA in November 2009 to assess the underground storage tanks (USTs) located at the site. The results of the November 2009 investigation were forwarded to the GAEPD-UST Management Program, which granted the site No Further Action (NFA) Status in January 2010. As part of the February 2010 Phase II ESA activities, two soil borings, SB-6 and SB-7, were advanced at the site using a bobcat-mounted geoprobe and a hand-powered portable geoprobe, respectively. SB-6 was installed by the rear door of the dry cleaning operation, near the location of a drum of spent dry cleaning fluids; and SB-7 was installed within the site building, as close to the dry cleaning machinery as possible. SB-6 was advanced to a depth of 10 feet below land surface (BLS) and a suspected perched aquifer was encountered at approximately 6 feet BLS. SB-7 was advanced to 30 feet BLS and groundwater was not encountered. One soil sample (SB-6-4') was collected at boring SB-6 at a depth of four feet BLS and two soil samples (SB-7-2' and SB-7-30') were collected at boring SB-7 at two and 30 feet BLS, respectively. The soil samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260. After boring completion, a temporary well (TW-4) was installed at boring location SB-6 and a groundwater sample collected. The groundwater sample was analyzed for VOCs by EPA Method 8260.

Results of the soil sample analyses showed a tetrachloroethene (PCE) concentration of 0.0044 milligrams per kilograms (mg/kg) in soil sample SB-7-2'. Trichloroethene (TCE) concentrations of 0.0027 mg/kg and 0.018 mg/kg were detected in soil samples SB-6-4' and SB-7-2', respectively. No VOC constituents were detected in soil sample SB-7-30'. Results of the groundwater analyses showed a PCE concentration of 110 micrograms per liter ($\mu\text{g/L}$) in the groundwater sample collected from TW-4.

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

SEP 30 2010

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:	16094500100	Acreage	1.503	
4	Site or Facility Name	1180 Hayes Industrial Drive			
5	Site Street Address	1180 Hayes Industrial Drive			
6	Site City	Marietta	County	Cobb	Zip 30062
7	Property Owner	White Oak Hayes, LLC			
8	Property Owner Mailing Address	2100 Third Avenue North Ste 920			
9	Property Owner City	Birmingham	State	AL	Zip 35203
10	Property Owner Telephone No.	205-326-5600			
11	Site Contact Person	Mr. John McDonald	Title	President	
12	Site Contact Company Name	Same			
13	Site Contact Mailing Address				
14	Site Contact City		State		Zip
15	Site Contact Telephone No.				
16	Facility Operator Contact Person	Same	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.

John L. McDonald

Sole Member

NAME (Please type or print)

 SIGNATURE

TITLE
 9/29/10
 DATE

PART II -- RELEASE INFORMATION

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

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

The suspected source of the release of VOC to groundwater on the property is the upgradient former TYCO Healthcare facility at 1165 + 1177 Hayes Ind. Dr. The former TYCO facility is a Brownfield + Non-HSI site.

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

UNKNOWN. Prior to 2005

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).

Phase II Investigation performed by AEI in August/September 2010. Three soil borings advanced, three temp wells installed and sampled for VOC.

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.

NA

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: Jarold + Niwa Bertsche
Address: 800 Kiowa Dr. NE Marietta, GA 30066

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: Warren Jackson
Address: 936 Liberty Hill Rd NE Marietta, GA 30066

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://qgsstore.dnr.state.ga.us>.



September 30, 2010
Project No.: 010718

Georgia DNR Environmental Protection Division Hazardous Sites Response Program
205 Butler Street, SE Suite 1462
Atlanta, Georgia 30334
Attn: Tim Cash

**Subject: Site Summary - White Oak Hayes, LLC Property, 1180 Hayes Industrial Drive,
Marietta, Cobb County, Georgia 30062.**

Dear Mr. Cash;

Genesis Environmental, Inc. (GEI) currently represents, White Oak Hayes, LLC, the owner of the 1.5-acre Property located at 1180 Hayes Industrial Drive, within the Cobb-Marietta Industrial Park in Marietta, Georgia. GEI reviewed a copy of a Phase II Limited Site Investigation report prepared by AEI for the Property on September 3, 2010. The purpose of their Phase II investigation was to determine if groundwater quality on the Property had been impacted as a result of the migration of VOC impacted groundwater from the nearby former TYCO Healthcare facility located across Hayes Industrial Dr. from the subject Property at 1165 and 1177 Hayes Industrial Dr. The former TYCO Healthcare facility property reportedly received Non-HSI status from the EPD HSRP.

AEI performed the Phase II Investigation at the Property on August 23, 2010 with a Geoprobe consisting of three (3) soil borings. Soil samples were collected continuously at each boring location from the ground surface to a depth of 16 feet and screened for organic vapors with a PID. Results of the soil screening did not identify elevated concentrations of organic vapors, therefore no soil samples were collected and submitted for laboratory analysis by AEI.

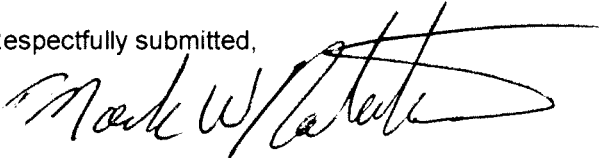
Groundwater was encountered at depths ranging from 12-13 feet bgs at the three boring locations (B-1, B-2, and B-3) on the Property. Three temporary monitoring wells were installed to depths of 16 feet bgs and groundwater samples were collected. Results of the laboratory analysis performed on the B-1 groundwater sample did not identify any analyzed compounds. Results of the lab analysis performed on the B-2 groundwater sample identified concentrations of the chlorinated solvent compounds PCE at 7.28 ug/L and chloroform at 9.18 ug/L. Results of the laboratory analysis performed on the B-3 groundwater sample identified concentrations of PCE at 29.3 ug/L, TCE at 5.12 ug/L, chloroform at 1.86 ug/L, and the gasoline additive MTBE at 18.3 ug/L. No other analyzed compounds were detected at concentrations greater than their respective laboratory reporting limits in the B-2 or B-3 groundwater samples. The attached Figure 1, depicts the Property tract, adjacent properties, and the boring/sampling locations. Figure 2 depicts the Property on a tax map.

During the course of reviewing the existing Phase II report, no information indicating the current or historic use of chlorinated solvents on the Property was identified by GEI. Therefore, based on the reviewed information, there does not appear to be a plausible on-site source of the chlorinated solvent impacted groundwater that was identified at the B-2 and B-3 locations on the Property. In addition, documented chlorinated solvent compound impacts to groundwater have been identified at the nearby former TYCO facility property. Furthermore, previous groundwater flow direction data for the TYCO property indicated a groundwater flow direction to the south toward the subject Property. Based on this information, GEI concludes that the elevated concentrations of chlorinated solvent compounds that were detected in the B-2 and B-3 groundwater samples on the Property, appear to have migrated from the nearby TYCO Healthcare property located to the north of the Property. It should be noted that according to an Earth Tech report from March 2005 for the TYCO Healthcare facility, the VOC impacted groundwater at the TYCO facility migrated from the adjacent former Quality Screw & Nut Company facility to the east. Copies of the figures showing groundwater contaminant concentrations and the groundwater flow direction from the Earth Tech report are presented in the addendum of this notification document.

GEI obtained water well information for the Property area from the Earth Tech report for this release notification. No public supply wells were identified within 3.0 miles of the Property. No domestic wells or drinking water wells were located with 1.0 mile of the Property. However, 16 wells, which included: four, unknown/unused wells; five, irrigation wells; one, drinking water well; six domestic wells, and a spring were located within 3.0 miles of the Property and are plotted on the attached figure obtained from the Earth Tech report. No private or domestic wells were identified within 0.25 miles of the Property during a reconnaissance performed by GEI. The city of Marietta and Cobb County obtain drinking water from the Chattahoochee River, which is located approximately eight miles to the southeast of the Property. Results of RQSM scoring indicated a score of 4.065 and that the groundwater threshold value of 10 was not exceeded.

Due to the pending real estate transfer of the subject Property, GEI respectfully requests that the EPD HSRP review the attached material and expeditiously render a final determination regarding the environmental status of the Property.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark W. Robertson". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Mark W. Robertson, P.G.
Operations Manager

MWR:MR
Enclosures