

5444

# 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  
OCT 07 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:	14-0017-0011-067-8	Acreage	4.56	
4	Site or Facility Name	Kroger Store #295			
5	Site Street Address	725 Ponce de Leon Avenue NE			
6	Site City	Atlanta	County	Fulton	Zip 30308
7	Property Owner	The Kroger Company			
8	Property Owner Mailing Address	2175 Parklake Drive			
9	Property Owner City	Atlanta	State	GA	Zip 30345
10	Property Owner Telephone No.				
11	Site Contact Person	Kim Traylor	Title		
12	Site Contact Company Name	The Kroger Company			
13	Site Contact Mailing Address	2175 Parklake Drive			
14	Site Contact City	Atlanta	State	GA	Zip 30345
15	Site Contact Telephone No.	770-496-7400			
16	Facility Operator Contact Person	Kim Traylor	Title		
17	Facility Operator Company Name	The Kroger Company			
18	Facility Operator Mailing Address	2175 Parklake Drive			
19	Facility Operator City	Atlanta	State	GA	Zip 30345
20	Facility Operator Telephone No.	770-496-7400			

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.

*Kim Traylor*  
NAME (Please type or print)

*Const. Mgr.*  
TITLE

*[Signature]*  
SIGNATURE

*9-25-10*  
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 source of this release is unknown, but according to ENERCON's Phase I Environmental Site Assessment (ESA) and Limited Site Investigation (LSI) dated August 6, 2010 the following possible sources were present at one time:

According to historical review and EDR regulatory review, the subject property has had gasoline stations and auto stations from at least 1935 to 1978, drycleaners from at least 1931 to 1981, and a plating shop in 1950.

The eastern adjoining up-gradient property operated as a dry cleaner from at least 1931 to 1976.

The northern adjoining up-gradient property has operated as a gas station from at least 1923 to 1973.

The northwestern adjoining property is a GA non-HSI which is listed as Ford Factory Square Sites at 699 Ponce de Leon Avenue NE (Site ID S104819395) that had a documented release of 1,1,2-trichloroethane, trichloroethene, 1,2-dibromoethane, 1,2-dichloroethane, tetrachloroethene, benzene, toluene, ethylbenzene, xylenes, and naphthalene from an unknown source.

- 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).**

Unknown

- 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.**

There is approximately 2-3 inches of asphalt covering the areas of groundwater contamination.

## PART II -- RELEASE INFORMATION

(Continued)

Page 3 of 3

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: Ford Factory Lofts (Residences) (Former GA Non-HSI Site Ford Factory Square)

Address: 699 Ponce de Leon Avenue Northeast, Atlanta, GA 30308

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: Bob Knight

Address: 1756 Springer Street Northwest, Atlanta, GA 30318

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



## Summary of Release Information

**Kroger Store #295**

**725 Ponce de Leon Avenue Northeast**

**Atlanta, Georgia 30045; Fulton County**

**ENERCON Project Number: KROGER073**

ENERCON has been retained by The Kroger Company to prepare and submit a Georgia Hazardous Site Response Program (GA HSRA) release notification for the above referenced facility. The release notification is required based on the presence of Benzene, Ethylbenzene, Tetrachloroethene, and Trichloroethene within the groundwater contamination at the site above background levels.

The subject property consists of approximately 4.56 acres and is located at 725 Ponce de Leon Avenue NE in Atlanta, Georgia. The property was identified by the Fulton County tax assessor's office as Parcel No. 14-0017-0011-067-8. The property is located on the south side of Ponce de Leon Avenue, just south of its intersection with Ponce de Leon Place. The property is improved with an approximately 40,000 square foot Kroger Store. The building, which was constructed in 1986, has a concrete slab-on-grade foundation, a flat rubber membrane roof, and concrete block walls. The property is additionally improved with concrete and asphalt drives and parking areas. The property is enclosed partially within a wooden fence on the east side of the property, and brick and chain link fence on the west side.

In July 2010 ENERCON performed a Phase I Environmental Site Assessment (ESA) for the above referenced property. According to historical review and EDR regulatory review, the subject property has had gasoline stations and auto stations in the middle part of the property and along Ponce de Leon Avenue from at least 1935 to 1978, drycleaners on the northern portion of the property from at least 1931 to 1981, and a plating shop on the northern portion of the property along Ponce de Leon Avenue in 1950. The eastern adjoining up-gradient property operated as a dry cleaner from at least 1931 to 1976. The northern adjoining up-gradient property has operated as a gas station from at least 1923 to 1973. Additionally the northwestern adjoining property located at 699 Ponce de Leon Avenue was listed as a GA non-HSI site (Ford Factory Square Site ID: S104819395). According to a review of the non-HSI file at the Department of Natural Resources (DNR), a 1,1,2-trichloroethane, trichloroethene, 1,2-dibromoethane, 1,2-dichloroethane, tetrachloroethene, benzene, toluene, ethylbenzene, xylenes, and naphthalene release occurred at this facility prior to 1983. The release was scored as a known release of 1,2-dibromomethane greater than the maximum contaminant level (MCL). The highest concentration of 1,2-dibromoethane detected in groundwater was 70 micrograms/liter. No drinking water sources were identified within a three mile radius of the site, and no human exposure is suspected. The on-site exposure pathway was scored as a suspected release because no regulated substances were detected in soil samples above notification concentrations; however, xylenes and naphthalene were detected in soil samples at 67 and 380 micrograms/liter, respectively. The distance to the nearest resident individual was found to be less than 300 feet. Containment was judged to be very good because the contamination was detected underneath an asphalt parking lot. The on-site exposure pathway score of 14.81 did not exceed the threshold value of 20.00. The groundwater pathway score was listed as 8.13 and the on-site pathway score was listed as 14.18. It appears that no other chemicals released on the site were scored by the DNR. The site was not placed on the HSI due to its hazard evaluation score which did not exceed the threshold level established by Georgia EPD for sites posing an imminent threat to health or the environment.

At the request of The Kroger Company, ENERCON performed a Limited Site Investigation (LSI) in conjunction with Geotechnical Exploration of the subject property. The LSI consisted of extending three of the geotechnical soil borings to groundwater, drilling one additional environmental boring, and collecting a groundwater sample from each boring. Split spoon samples were utilized in five foot increments to facilitate the collection of the soil samples for field screening, logging, and laboratory analyses. Soils were field screened with a PID over the full depth of the borings. The soil sample for EB-2 (collected from 7 feet bgs) was analyzed because it was located in the area where we expected to encounter potential soil contamination. The soil sample was analyzed for volatile organic compounds (VOCs) using EPA Method 8260B and Total RCRA Metals using EPA Method 6010C. No VOCs were detected in the soil sample above method detection limits (MDLs) and no RCRA Metal Concentrations were detected above the GA HSRA Notification Concentrations.

Groundwater was detected in Borings GB-11/EB-1, EB-2, GB-12/EB-3 and GB-13/EB-4 at 21.45 feet bgs, 25.75 feet bgs, 30.6 feet bgs, and 32.6 feet bgs, respectively. Groundwater samples were collected from each boring and placed in laboratory prepared containers and sent to Analytical Environmental Services, Inc. for analysis. The groundwater samples were analyzed for VOCs by EPA Method 8260B. The groundwater sample from EB-2 was also analyzed for Total RCRA Metals by EPA Method 6010C. HSRA Notification Concentrations for groundwater contamination is anything above background levels and were exceeded for benzene from EB-2 (290 µg/L); for ethylbenzene from GB-13/EB-4 (5.8 µg/L); for tetrachloroethene from EB-2 (11 µg/L), GB-12/EB-3 (9.0 µg/L) and GB-13/EB-4 (270 µg/L); and for trichloroethene from SG-13/EB-4 (76 µg/L). These concentrations are above levels that require notification under the Rules for Hazardous Site Response, Chapter 391-3-19 (HSR). The Kroger Store is a standalone building that at no point in the past has utilized solvents or chemicals that would have attributed to the groundwater contamination observed on site and additionally, no dry cleaning facilities have operated within or attached to the Kroger facility in the past.

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Georgia EPD  
OCT 08 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)	N/A			
3	Tax Map and Parcel ID Number:	14-0190-0005-106-1	Acreage	5.8	
4	Site or Facility Name	Brookfield Apartments			
5	Site Street Address	3072 Washington Road			
6	Site City	East Point	County	Fulton	Zip 30344
7	Property Owner	All State Associates of Brookfield Limited Partnership, a Michigan limited partnership, a/k/a Brookfield Apartments, L.P., a Michigan limited partnership			
8	Property Owner Mailing Address	3707 West Maple Road			
9	Property Owner City	Bloomfield,	State	Michigan	Zip 48301
10	Property Owner Telephone No.	(248) 827-1889 - Lowell Salesin			
11	Site Contact Person	Jeff S. Dehner, Esq.	Title		
12	Site Contact Company Name	Hartman Simons & Wood LLP			
13	Site Contact Mailing Address	6400 Powers Ferry Road, NW, Suite 400			
14	Site Contact City	Atlanta	State	GA	Zip 30339
15	Site Contact Telephone No.	770-951-6577			
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 deccribed 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.

<b>Jeff Dehner</b>	<b>Agent</b>
NAME (Please type or print)	TITLE
	10/6/10
SIGNATURE	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 an adjacent property located at 3114 Harris Drive which houses a dry cleaner known as the "Spotting Board".

**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, adjacent dry cleaner has reportedly been in operation for over 30 years.

**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).**

Groundwater samples were collected from five on-site 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.**

**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.**

Groundwater release only - depth to groundwater is 30-40 feet below land surface. Site is primarily covered with impervious surfaces such as building structures and parking lots.

## 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: Brookfield Apartments

Address: Subject Site

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

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

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

Yes       No

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

### REQUIRED ATTACHMENTS

#### 9. SITE SUMMARY

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

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

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

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





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## **SITE DESCRIPTION**

### **Brookfield Apartments - 3072 Washington Road - East Point, GA - 30344**

The subject property consists of apartment complex located at 3072 Washington Road in East Point, Fulton County, Georgia. The subject property is currently improved with fifteen, two-story apartment buildings (Buildings A through O) featuring 120 individual apartment units that comprise a multi-family residential apartment complex. Additional site features include a leasing office, two tenant laundry facilities, a swimming pool and asphalt-paved parking areas, which surround the site buildings. The Brookfield Apartments were constructed in two stages, in 1967 and 1970, and total approximately 100,000 square feet of net rentable space. Prior to being developed as apartments, the site was used as agricultural land.

As part of recent due diligence activities, a suspected off-site Recognized Environmental Condition was identified in the form of the Spotting Board dry cleaning facility located adjacent to west/upgradient of the subject property at 3114 Harris Drive. Review of historical city directory information indicated that this facility has been in operation since the 1970's. Other off-site REC's included suspected petroleum releases from the former Blondy's Gas and Food Mart (currently Patron Mexican Restaurant) located at 3069 Washington Road and the former CNL Joint Retail Venture located at 3055 Washington Road.

To investigate these off-site sources, five groundwater samples were collected. Three from new geoprobe wells, and two from existing groundwater monitoring wells installed by others as part of the environmental assessment activities associated with the off-site Blondy's Gas and Food Mart (currently Patron Mexican Restaurant). During the installation of the new borings, a Geoprobe® Screen Point 15 (SP-I5) was advanced from land surface to the termination depth to facilitate the collection of groundwater samples. The groundwater samples collected from the SP-15 sampling device were collected utilizing a peristaltic pump and disposable polyethylene tubing. Groundwater samples were also collected from the two existing groundwater monitoring wells located on the northwestern portion of the site. Prior to collecting samples from the two pre-existing wells, water level measurements were collected and the wells were purged of the stagnant water present inside the casing. Both purging and groundwater sampling were conducted with a clean disposable bailer.

The groundwater samples collected from this site were analyzed for Volatile Organic Compounds by USEPA SW-846 method 8260; and Polynuclear Aromatic Hydrocarbons by USEPA SW-846 method 8270. Based on the laboratory analytical analysis, Tetrachloroethene was identified in each of the three groundwater samples collected at concentrations in excess of the applicable Georgia Hazardous Site Response Act (HERA), chapter 391-3-19, Appendix III-Media Target Concentrations and the Federal Maximum Contaminant Levels at concentrations ranging from 14 micrograms per liter (ug/l) to 65 ug/l. As shown on the attached Site/Sampling Plan, given the monitoring well locations where these VOC's were identified, it is reasonable to surmise that the source is related to the adjacent dry cleaning operations which have taken place for over 30 years.

# RELEASE NOTIFICATION/REPORTING FORM



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 Hazardous Sites Response Program  
 Suite 1462, Floyd Tower East  
 2 Martin Luther King Jr. Drive, SE  
 Atlanta, Georgia 30334-9000

**RECEIVED**  
 Georgia EPD  
**OCT 18 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)

<b>2</b>	<b>EPA ID NUMBER (if applicable)</b>	GAD 981218878			
<b>3</b>	<b>Tax Map and Parcel ID Number:</b>	00212/00001/30Z	<b>Acreage</b>	0.69	
<b>4</b>	<b>Site or Facility Name</b>	Former Orkin Albany Rental Property			
<b>5</b>	<b>Site Street Address</b>	1707 A South Slappey Boulevard			
<b>6</b>	<b>Site City</b>	Albany	<b>County</b>	Dougherty	<b>Zip</b> 31701
<b>7</b>	<b>Property Owner</b>	Synovus Trust Company, N.A. as Trustee UWO Walter Beck			
<b>8</b>	<b>Property Owner Mailing Address</b>	P.O. Box 23024			
<b>9</b>	<b>Property Owner City</b>	Columbus	<b>State</b>	GA	<b>Zip</b> 31902
<b>10</b>	<b>Property Owner Telephone No.</b>	706-649-2177			
<b>11</b>	<b>Site Contact Person</b>	William Gravelle	<b>Title</b>	Vice President	
<b>12</b>	<b>Site Contact Company Name</b>	Synovus Trust Company			
<b>13</b>	<b>Site Contact Mailing Address</b>	P.O. Box 23024			
<b>14</b>	<b>Site Contact City</b>	Columbus	<b>State</b>	GA	<b>Zip</b> 31902
<b>15</b>	<b>Site Contact Telephone No.</b>	706-649-2177			
<b>16</b>	<b>Facility Operator Contact Person</b>	Chris Gorecki	<b>Title</b>	VP Environmental Affairs	
<b>17</b>	<b>Facility Operator Company Name</b>	Orkin Pest Control			
<b>18</b>	<b>Facility Operator Mailing Address</b>	2170 Piedmont Road NE			
<b>19</b>	<b>Facility Operator City</b>	Atlanta	<b>State</b>	GA	<b>Zip</b> 30324
<b>20</b>	<b>Facility Operator Telephone No.</b>	404-888-2616			

**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.

William J. Gravelle Vice President  
 NAME (Please type or print) TITLE  
[Signature] 10-15-2010  
 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:**

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.):**

Orkin used the property for the storage of pesticides and for business operations from the 1970s until 2009. Comprehensive soil testing was conducted in 2009 when Orkin closed its operations. This sampling extended to the adjacent Beck Motors (BM) property. The hazardous substances found on the property in excess of notification concentrations (NCs) were chlordane and heptachlor epoxide. These two pesticides have not been manufactured or used commercially since 1987 so the release of these pesticides would have occurred more than 20 years ago. The amount of the release is unknown. The facility is no longer in operation and, therefore, no pesticides or hazardous substances are stored on this property now.

**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 comprehensive investigation of soils on the property and on the adjacent BM property was conducted in June/July of 2009. This investigation showed that chlordane and heptachlor epoxide were present in site soils above NCs and cleanup concentrations in several areas. All soils with chlordane and heptachlor epoxide that exceeded NCs or RRSs were excavated and properly disposed of offsite within thirty days of discovery of the contamination. Confirmation sampling was conducted throughout the property and on the BM property to verify that all pesticide contamination above NCs had been removed. The areas where contaminated soils were excavated on the property and on the adjacent BM property have been backfilled with clean soil. Three monitoring wells were installed on the property in January 2010 and each monitoring well was sampled in January and February 2010. Between April and August 2010, eight additional monitoring wells were installed on the adjacent BM property and sampled to delineate the groundwater release.

**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 fenced on all sides except the western portion of the property which is open to the adjacent Beck Motors property. The fence between the property and the Beck Motors property was removed during soil remediation; however, the fence will be reinstalled once the property has been re-paved. The Beck Motors property is completely fenced.

**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.**

Not applicable.

## 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: Albany Technical College Child Development Center (daycare)

Address: 1704 South Slappey Blvd., Building E, Albany, GA

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

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

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

Name: No downgradient drinking water supply wells are present within 3 miles of the property

Address: \_\_\_\_\_

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

- Yes       No

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

### REQUIRED ATTACHMENTS

#### 9. SITE SUMMARY

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

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

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

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

## PART III – SOIL RELEASE INFORMATION

*Please provide the following information for EACH regulated substance released to the soil 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 Concentration Detected Between 0-6 Inches (Specify Units)	Highest Concentration Detected Between 6-24 Inches (Specify Units)	Highest Concentration Detected Greater Than 24 Inches (Specify Units)
All hazardous substances found in excess of notification concentrations and risk reduction standards were excavated and disposed of off-site within thirty days of discovery.				



Site Summary  
Former Orkin Rental Property  
1707 A South Slappey Blvd., Albany, Georgia

Synovus Trust Company, N.A. as Trustee UWO Walter Beck owns property located at 1707 South Slappey Boulevard (Tax Parcel ID 00212/00001/30Z) located in Albany, Dougherty County, Georgia. The property is located within the U.S.G.S. Albany West (1997) topographic quadrangle map (Figure 1). The property includes one approximate 3,800 square foot building, asphalt parking areas, and is approximately 0.69 acres in size. The property has approximately 75 feet of frontage along South Slappey Boulevard and is approximately 400 feet deep. Adjacent properties include Beck Motor Company (BMC) to the south and west and Albany Technical College to the north and east. The BMC property (Tax Parcel ID 00212/00001/30M) is owned by Marcelle Beck and is approximately 4.31 acres. The relative location of the property and BMC property are shown on Figure 2.

Orkin leased the property and utilized the property as a service center from the 1970s until 2009. Orkin operations included general office administration and pesticide storage. After Orkin ceased operations at the property in 2009, Orkin conducted a comprehensive sampling of soils on the property to evaluate if any hazardous substances were present in amounts greater than Hazardous Site Response Act (HSRA) notification concentrations (NCs).

Seventy-seven soil samples from 44 locations were collected at the property and 36 soil samples from 18 locations were collected on the BMC property and analyzed for pesticides by Environmental Protection Agency (EPA) Method 8081 (Figures 3A and 3B). Sample depths ranged from 1 foot to 10 ft below ground surface (bgs). Chlordane and heptachlor were present at concentrations above their respective NCs; however, impacted soils were removed within 30 days of receipt of data by the property owner. Remediation activities included removing soils with pesticide concentrations exceeding their respective NCs, disposing of soil off-site, collecting post-excavation samples, and backfilling with clean soil. Approximately 1,293 tons of soil from the property and 80 tons from the BMC property were disposed off-site. A total of 23 post-excavation samples were collected and analyzed for pesticides by EPA Method 8081 and no constituents were present at concentrations exceeding the NC. Based on the post-excavation sample data, the remediation activities effectively removed the source material.

Three shallow monitoring wells (approximately 35 ft bgs) were installed on the property and seven shallow monitoring wells (approximately 35 ft bgs) and one deep monitoring well (100 ft bgs) were installed on the BMC property. Monitoring well locations are shown on Figure 4. Monitoring wells were constructed with 2-inch diameter polyvinyl chloride (PVC) with 10 ft screens for the shallow monitoring wells and a 5 ft screen for the deep monitoring well. The depth to groundwater has ranged from approximately 23 to 33 ft bgs. The potentiometric surface at the subject site is essentially flat and the groundwater flow direction could not be determined. Based on published data for the Albany area, the site groundwater flow direction is to the southeast toward the Flint River (see Attachment A for a more detailed discussion of local and regional hydrogeology). Monitoring wells MW-1 through MW-3 were sampled using low-flow purging and sampling techniques and samples were analyzed for pesticides by EPA Method 8081, polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270, and benzene, toluene, ethylbenzene, and xylene (BTEX) by EPA Method 8260. The remaining monitoring wells were sampled using low-flow purging and sampling techniques and samples were analyzed for chlordane and heptachlor epoxide by EPA Method 8081.

Chlordane and heptachlor epoxide were detected at concentrations exceeding their respective HSRA NCs in monitoring wells MW-1, MW-2, MW-3, MW-4, MW-5 (only heptachlor epoxide), and MW-7. Chlordane concentrations ranged from 0.0027 mg/l to 0.0048 mg/l which is slightly above the Type 3 Risk Reduction Standard (RRS) of 0.002 mg/l. Heptachlor epoxide concentrations ranged from 0.00021 mg/l to 0.0025 mg/l which is above the Type 3 RRS of 0.0002 mg/l. Chlordane and heptachlor epoxide were delineated with no detections in perimeter monitoring wells MW-6, MW-8, MW-9, and MW-10. Chlordane and heptachlor epoxide were not detected in the deep monitoring well (MW-5D) used for vertical delineation. Groundwater data and water levels are provided on Figures 4 and 5 and laboratory data is provided in Attachment B.

A water resources survey was performed for the property and based on the results of documented well data and field reconnaissance, no downgradient drinking water withdrawal points are located within three miles of the property. A more detailed discussion of drinking water supply wells is provided in Attachment A.



# RELEASE NOTIFICATION FORM

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

RECEIVED  
 Georgia EPD  
 OCT 18 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)				
3	Tax Map and Parcel ID Number:	17 0224 LL0427			
4	Site or Facility Name	Perry Liquor Store			
5	Site Street Address	1789-1801 Perry Boulevard, NW			
6	Site City	Atlanta	County	Fulton	Zip 30318
7	Property Owner	Magna Properties, LLC			
8	Property Owner Mailing Address	5441 Buford Highway Suite 109			
9	Property Owner City	Doraville	State	Georgia	Zip 30340
10	Property Owner Telephone No.	404-502-0854			
11	Site Contact Person	Mr. Nack Paek	Title	Owner	
12	Company Name	Magna Properties, LLC			
13	Site Contact Mailing Address	5441 Buford Highway Suite 109			
14	Site Contact City	Doraville	State	Georgia	ZIP 30340
15	Site Contact Telephone No.	404-502-0854			
16	Facility Operator	Mr. Nack Paek	Title	Owner	
17	Company Name	Magna Properties, LLC			
18	Facility Operator Mailing Address	5441 Buford Highway Suite 109			
19	Facility Operator City	Doraville	State	Georgia	ZIP 30340
20	Facility Operator Telephone No.	404-502-0854			

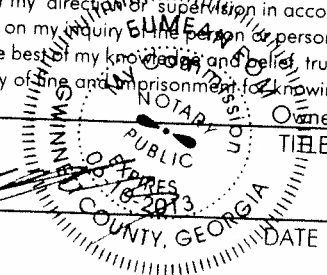
21. CERTIFICATION - I certify under penalty of law that I am the owner of the real property described in this Release Notification and I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry and the best of my knowledge and belief, 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. Nack Paek

NAME (Please type or print)

*Mr. Nack Paek*

SIGNATURE



Owner

TITLE

10/15/10

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:

The specific source of the release is not certain. However, the groundwater sample was taken on the upgradient portion of the property indicating that the source was likely a nearby upgradient property. At the time of this notification, a Marta Bus Maintenance facility and Thrasher Trucking were located upgradient of the subject site.

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

The release date and quantity are unknown. The physical state of the material is also unknown, but is presumed to be liquid.

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).

The investigation during which this contamination was identified is described in the attached narrative. No steps have been taken to remediate this release.

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.

A metal railing is situated on a paved lot located on the subject site along Perry Boulevard. The railing prevents cars from driving onto the lot. No surveillance system is in place at the site.

5. For soil releases, indicate the type of material covering the 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.

Only groundwater impacts subject to notification were identified.

## 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

Unknown

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

Name: West Highland at Perry Boulevard Apartments

Address: 1723 Joyce Circle, Atlanta, Georgia

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

Less than 0.5 miles

1 to 2 miles

Greater than 3 miles

0.5 to 1 mile

2 to 3 miles

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

Name: Numerous potential receptor surveys have been prepared by other environmental firms and reviewed by the Georgia EPD in the surrounding area and it is well documented in EPD records that no active domestic drinking water wells are known to exist within at least two miles of the subject site. However, for notification purposes, LOGIC has conservatively assumed the nearest well to be in the one to two mile radius.

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.

B. Attach a site map that shows known or suspected sources as well as the location 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 USGS topographic 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.





1789-1801 Perry Boulevard, N.W.  
HSRA Initial Release Notification  
Site Summary

The subject site is located on the northeast corner of the intersection of Perry Boulevard NW and West Highland Drive. Perry Boulevard forms the subject site's southern boundary. The site includes approximately 2.36 acres and does not support any buildings. A paved lot is located on the southwest portion of the site. The rest of the site is wooded.

In October 1994, Falcon Environmental Engineers, Inc. (Falcon) completed an investigation on the site. Groundwater sampling was performed during this assessment and identified low concentrations of the polynuclear aromatic hydrocarbon, indeno (1, 2, 3-cd) pyrene at an upgradient position of the subject site. The release was reported to the Georgia EPD in a letter from Byung Ho Yun, dated October 27, 1994. In response to HSRA requirements and the Georgia EPD's request, Magna Properties, LLC is producing this notification package for the 1994 release.

The company which performed the testing of the site, Falcon, has gone out of business and LOGIC has no information regarding the testing that was done on the property, except for what is stated in the original letter that was submitted to the Georgia EPD in October 1994. The groundwater sample was taken from an upgradient section of the site. Indeno (1, 2, 3-cd) pyrene was detected in the groundwater at a concentration level of 1.3 ug/L.

No corrective action has been taken in response to this release and no imminent health threat is apparent, given the contamination concentrations, the absence of obvious groundwater receptors in the immediate area, and highly developed character of the site and the surrounding area.

**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  
 OCT 28 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)	Not Applicable				
3	Tax Map and Parcel ID Number	04-04808	Acres			
4	Site or Facility Name	The Lodge Golf Course Maintenance Facility				
5	Site Street Address	100 Retreat Avenue				
6	Site City	St. Simons Island	County	Glynn	Zip	31522
7	Property Owner	Sea Island Company				
8	Property Owner Mailing Address	P.O. Box 30861				
9	Property Owner City	Sea Island	State	Georgia	Zip	31561-0361
10	Property Owner Telephone No.	888-732-4752				
11	Site Contact Person	Mr. Jim Gilbert	Title	General Counsel		
12	Site Contact Company Name	Sea Island Company				
13	Site Contact Mailing Address	P.O. Box 30861				
14	Site Contact City	Sea Island	State	Georgia	Zip	31561
15	Site Contact Telephone No.	888-732-4752				
16	Facility Operator Contact Person	Same as Site Contact	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.

Mr. Jim Gilbert	General Counsel
NAME (Please type or print)	TITLE
	26 October 2010
SIGNATURE	DATE

## PART II -- RELEASE INFORMATION

Page 2 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:

The suspected source of detected regulated substances is the historical management of turf maintenance chemicals.

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(s) are 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).

Soil samples were collected and analyzed as part of a property transaction.

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

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

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

The area of release is located within the on-site golf course maintenance facility, approximately 125 feet to the south of the main golf course maintenance building. The entire golf course facility is restricted from the general public by security personnel; the entrance to the golf course maintenance facility is gated and remains open only during hours of daily maintenance operations.

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.

Approximately 6" of fine grain sand and/or wood mulch covers a significant portion of the contaminated soil.

## PART II -- RELEASE INFORMATION

(Continued)

Page 3 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: Edward & Michael Kelly

Address: 10 Retreat Avenue, St. Simons Island, Georgia

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

Less than 0.5 miles       1 to 2 miles       Greater than 3 miles  
 0.5 to 1 mile\*       2 to 3 miles

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

Name: Unknown \*ESI confirmed with the Glynn County Environmental Health Department (GCHD) that no water wells exist within one-half mile of the site. GCHD could not confirm

Address: Unknown the presence of any water wells beyond one-half mile since GCHD no longer permits water wells. GCHD personnel confirmed that most residents on St. Simons Island utilize municipal water and sewer. ESI will conduct a windshield survey to confirm that no water wells are located 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.

Not Applicable

### 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>.





## SITE SUMMARY

The area of concern is located on the downward slope of a large privacy berm within the Lodge Golf Course Maintenance Facility located on the southern end of St. Simons Island, in Glynn County, Georgia. A Project Location Map is provided as **Figure 1**, and a copy of a 2006 aerial photograph, annotated with the approximate boundaries of the Lodge at Sea Island and the area of concern, is provided as **Figure 2**.

As part of a pending real estate transaction, ESI collected soil samples from depth intervals of 0-6" and 6"-2' below ground surface (bgs) at thirteen (13) soil borings; a Sample Location Map is include as **Figure 3**. A total of twenty-six (26) soil samples were submitted to a NELAC-certified laboratory for analysis of organochlorine pesticides using EPA Method 8081, organophosphorus pesticides using EPA Method 8141, chlorinated herbicides using EPA Method 8151, and/or the metals arsenic and copper by EPA Methods 6000/7000 Series. Analyses of the soil samples collected from the 0-6" bgs depth interval yielded concentrations of chlorinated herbicides, Dicamba and/or 2,4-D, above the applicable Georgia Notification Conditions (NCs) at four (4) locations, including soil sample locations SS-2, SS-4B, SS-6B, and SS-8B. Subsequently, analyses of soil samples collected from the 6"-2' bgs depth interval yielded concentrations of chlorinated herbicides, Dicamba and/or 2,4-D, above the applicable Georgia NCs at only soil sample location SS-4B. Please refer to **Table 1** for a summary of the parameters identified in the soil samples above the applicable Georgia NCs, and refer to **Attachment 3** for the laboratory analytical results.

Sea Island Company plans to over-excavate soil surrounding impacted areas SS-2, SS-4B, SS-6B, and SS-8B. Excavated soil will be removed from the *property* and properly disposed of at an approved off-site waste disposal facility. Confirmatory soil samples will be collected from the excavation area to confirm the effectiveness of the soil removal activities. Upon completion of these activities, Sea Island Company will provide the Georgia EPD with a supplemental notification to reflect the updated soil conditions.

In accordance with Rule 391-3-19, Appendix II Reportable Quantities Screening Method (RQSM), ESI has calculated the on-site exposure pathway and groundwater pathway scores for the chlorinated herbicides detected above HSRA notification concentrations at the *property*; refer to **Attachment 4** for the calculations used to determine these scores. The on-site exposure pathway score is 10.74, below the applicable threshold score of 20, and the groundwater pathway score is 7.35, below the applicable threshold score of 10. Based on these RQSM scores, ESI has determined that the chlorinated herbicides detected at the *property* do not exceed a reportable quantity, and requests that the Georgia EPD issue a letter confirming that the property will not be listed on the Hazardous Site Inventory.

# 5448

RECEIVED  
Georgia EPD

OCT 29 2010

Hazardous Sites  
Response Program



# 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)	N/A			
3	Tax Map and Parcel ID Number:	17-0048-0001-071-8			
4	Site or Facility Name	Aventine at Lindbergh			
5	Site Street Address	740 Sydney Marcus Boulevard, NE			
6	Site City	Atlanta	County	GA	Zip 30324
7	Property Owner	GS Buckhead, LLC			
8	Property Owner Mailing Address	18 Broad Street, Third Floor			
9	Property Owner City	Charleston	State	SC	Zip 29401
10	Property Owner Telephone No.	843-579-9400			
11	Site Contact Person	Tasha Teal	Title	Manager	
12	Company Name	"Gregstar" GREP Southeast, LLC			
13	Site Contact Mailing Address	740 Sydney Marcus Boulevard, NE			
14	Site Contact City	Atlanta	State	GA	Zip 30324
15	Site Contact Telephone No.	404-841-0883			
16	Facility Operator	Kelli Stient	Title	Director	
17	Company Name	GREP Southeast, LLC			
18	Facility Operator Mailing Address	Ten Glendale Parkway, # 445			
19	Facility Operator City	Atlanta	State	GA	Zip 30328
20	Facility Operator Telephone No.	770-512-4010			

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.

A. Joshua Carper

NAME (Please type or print)

Michael Repord

TITLE

10/27/2010

SIGNATURE

DATE

## PART II -- RELEASE INFORMATION

Page 1 of 2

**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 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

**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 groundwater samples collected from subject property to evaluate potential impacts from drycleaning operation (Classic Touch Cleaners) located on unrelated adjacent property. Drycleaning operation is registered in EPD's Drycleaner database.

**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.**

Access gate controls vehicular and pedestrian traffic at the southern entrance; fencing surrounds portions of the remaining property; cameras with recording devices are mounted throughout the property.

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

- Not applicable-no regulated substances detected > Notification Concentration
- A permanent or otherwise maintained, essentially impenetrable non-earthen material such as concrete or asphalt
  - An engineered and maintained earthen material or compacted fill or a high density synthetic material
  - Loose earthen fill or native soil
  - No cover
  - Other

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

## PART II -- RELEASE INFORMATION

(Continued)

Page 2 of 2

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: Aventine at Lindberg Apartments (subject site)

Address: 740 Sidney Marcus Boulevard, Atlanta, GA 30324

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: Unknown

Address: \_\_\_\_\_

Nearest well location confirmed by Consolidated Consulting Group's August 2010 well survey

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

Aventine at Lindberg Apartment  
(f/k/a Tiburon at Buckhead)  
740 Sidney Marcus Boulevard  
Atlanta, Georgia 30324

This is a supplemental notification for the subject site. An initial HSRA notification dated November 26, 2002 was filed by Buckhead Crossing I, LLC for the subject site, which at the time was referred to as Buckhead Crossing Apartments.

The subject site has been developed with apartment complexes since the mid-1950s. The current apartment complex was constructed in the mid-to-late 1980s after demolition of the former apartment complexes.

Soil and groundwater samples were collected to evaluate potential impacts from a drycleaning operation located on unrelated adjacent property. Three borings were drilled. Soil samples were collected at two locations within each boring, ranging from 16-30+ feet below ground surface. One groundwater sample was collected from each boring location. Samples were analyzed for VOCs using EPA Methods SW-846 8260C and 8260B.

No VOCs were detected in soils above HSRA notification concentrations. Acetone was detected in three of the six soil samples at levels well below HSRA notification concentrations. The detected acetone concentrations are likely an artifact of the sampling method extraction procedure.

Tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, chloroform and p-isopropyltoluene were detected in groundwater. The chlorinated compounds are likely associated with drycleaning operations on the unrelated adjacent property, as the subject site has been used for residential purposes since the 1950s. Drycleaning operations (more recently as "Classic Touch Cleaners") have been conducted on unrelated adjacent property since at least 1990. Tetrachloroethene was previously reported to EPD by Buckhead Crossing I, LLC in 2002. EPD determined in a March 11, 2003 letter that no release of a regulated substance exceeding a reportable quantity had occurred at the apartment complex. This 2010 notification includes the remaining chlorinated compounds, trichloroethene, cis-1,2-dichloroethene, chloroform, which are degradation products of tetrachloroethene, or used for spot-cleaning purposes in drycleaning operations. P-isopropyltoluene was not included in this notification as it is not a HSRA regulated substance.

Consolidated Consulting Group LLC conducted a drinking water well survey. No drinking water wells were confirmed within 3 miles of the subject site. A well was previously identified in the 2002 HSRA notification at 2910 Elliot Circle, 0.7 miles upgradient of the subject site. CCG confirmed that this well is used only for irrigation purposes, the property is otherwise serviced with city water.

RQSM scoring sheets are included in Appendix D, and confirm that no release exceeding a reportable quantity has occurred at the property. Therefore the site should not be listed on the Hazardous Site Inventory.