

SEA

SAILORS ENGINEERING ASSOCIATES, INC.

1675 SPECTRUM DRIVE • LAWRENCEVILLE, GA. 30243 • TEL (770) 962-5922 • FAX 962-7964

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
DENTAL-ONE BUILDING
2205 CORPORATE PLAZA PARKWAY
COBB COUNTY, GEORGIA**

SEA JOB #972-152

SEA

SAILORS ENGINEERING ASSOCIATES, INC.

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August 4, 1997

Ms. Anita McDaniel
Cross Creek Realty
2072 DeFoor's Ferry Road
Atlanta, Georgia 30318

RE: Phase I Environmental Site
Assessment
Dental - One Building
2205 Corporate Plaza Parkway
Cobb County, Georgia
SEA Job #972-152

Dear Ms. McDaniel:

In accordance with your verbal authorization, Sailors Engineering Associates, Inc. (SEA) has completed the Phase I Environmental Site Assessment for the subject property and is pleased to submit this report with our conclusions.

GENERAL

The purpose of this report is to provide a Phase I Environmental Site Assessment for a parcel located in Land Lot 851, District 17, Cobb County, Georgia. The objective of this assessment is to identify obvious or reasonably likely sources of hazardous or regulated materials that may be associated with the subject site.

The site under investigation occupies approximately one acre and is located along and to the east of Corporate Plaza Parkway and south of its intersection with Windy Hill Road in Smyrna, Georgia. The subject site is bordered to the north by a hotel under construction, to the west by Corporate Plaza Parkway, to the east by an asphalt paved parking lot, and to the south by undeveloped wooded property. The subject site is a developed parcel which includes a two-story office building and associated asphalt paved parking lot and access drives. The property is situated in an area that consists primarily of light commercial properties.

AREA GEOLOGY

The subject site is located in the physiographic province known as the Piedmont, which extends from the Hudson River in the north to Alabama in the south. The Piedmont is the least mountainous portion of the Appalachian Highlands. The surface of the Piedmont can be described as broadly undulating or rolling topography with low knobs or ridges, and valleys 30 to 300 feet thick. The underlying crystalline rocks of the Piedmont are metamorphic gneisses, quartzites and slates, and igneous granites and gabbros. According to the Georgia Geologic Survey Bulletin 96 entitled *Geology of the Greater Atlanta Region*, the underlying rock present on the subject site is a unit of the Sandy Springs Group known as the Powers Ferry Formation. This formation consists of undifferentiated biotite-quartz-plagioclase gneiss, mica schists and amphibolite. According to the *Soil Survey of Cobb County, Georgia* published by the United States Department of Agriculture, the soil types present on the subject site are Madison and Pacolet soils.

AREA HYDROGEOLOGY

Shallow unconfined water table conditions are present throughout the Piedmont physiographic province. Recharge to the ground water occurs from precipitation which averages approximately 49 inches per year within the greater Atlanta area. Rainfall occurs throughout the year, although increased amounts are typical during the spring months. Soils within the area consist predominantly of sandy silts and silty sands which allow rapid percolation of the rainfall. Typically, the infiltration of precipitation through the soil to the ground water occurs within a few days after rainfall.

According to the Georgia Geologic Survey Information Circular 63 entitled *Ground Water in the Greater Atlanta Region*, well depths in the area range from 67 feet to 700 feet, averaging 195 feet. Well yields range from 20 gallons per minute to 150 gallons per minute, with an average yield of 47 gallons per minute.

HISTORICAL REVIEW AND INTERVIEWS

To determine past uses of the subject site and surrounding properties, ownership records from the present to the year 1930 were obtained from the Cobb County Tax Assessor's Office and the Office of the Clerk of Superior Court's Records Room, both located in Marietta, Georgia. Deed records indicate that the subject site remained undeveloped until 1985 when the existing building was constructed. There is no indication from the chain of ownership that any facility was present on the subject site that could have had detrimental effects to the property.

Additional information relating to the past or present uses of the subject site and other properties in the area was obtained from the sources listed below:

1. United States Geologic Survey: Sandy Springs, Georgia Quadrangles, 7.5 minute topographic map dated 1993.

2. U.S. Department of Agriculture's Natural Resources Conservation Service, Cobb County, Georgia Office: Aerial photographs dated 1955, 1972, 1978, 1986 and 1988.
3. U.S. Department of Agriculture's Soil Conservation Service, Soil Survey of Cobb County: One aerial photograph dated 1970.

The subject property is wooded in the early aerial photographs. The subject building first appears on the 1986 aerial. Several gasoline stations are shown along Windy Hill Road beginning with the 1970 aerial. An old gas station was situated where the Wendy's Restaurant is currently located. The Texaco station, located approximately 500 feet northeast of the site, first appears on the 1986 aerial.

Historical City Directories were also reviewed. Most of the early development in the area was along Windy Hill Road. Several gasoline stations were listed in various directories throughout the 1970s along Windy Hill Road. A Unocal station was listed at 2681 Windy Hill Road. Our research indicates that the station was formerly located where the Wendy's Restaurant is currently situated. The station opened in 1967 and closed in 1984.

In addition to the sources mentioned above, an interview was conducted with members of the Cobb County Fire Department, Station #19. The men interviewed indicated that the subject building was constructed in the mid-1980s. Prior to that, the area remained wooded and undeveloped. The firemen mentioned that several gasoline facilities have been, or are currently located along Windy Hill Road, including the existing Texaco station northeast of the site and the Chevron station across Windy Hill Road. The firemen at Station #19 were unaware of any emergency response calls in association with the subject site or the surrounding properties and were unaware of any environmental concerns associated with the subject site.

Ms. Vickie Hatchett was contacted regarding the subject building. Ms. Hatchett works for Dental One and was a former tenant of the building. According to her, Dental One occupied the building for ten years. Typical dental operations were conducted in the building including exams, x-rays and minor surgery. The building utilized a compressed air generator located in an attached exterior room. According to Ms. Hatchett, no emergency generator or fuel oil tank was associated with their old building. Ms. Hatchett remembers the lots adjacent to the subject site as vacant and wooded. She was aware of no environmental concerns associated with the property.

REGULATORY REVIEW

The following reports and lists were reviewed to determine if the subject site or properties in the surrounding vicinity were recorded. The approximate minimum search distances (AMSD) used were equal to or greater than the distances recommended in ASTM (American Society for Testing & Materials) Practice E-1527-94. For those regulatory lists not mentioned in the ASTM guidelines, equivalent minimum search distances were used.

1. United States Environmental Protection Agency (EPA), CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) list dated July 2, 1997, including the CERCLIS NFRAP (No Further Remedial Action Planned) list dated January 17, 1997. (AMSD = 0.5 mile).
2. United States EPA, WASTELAN Preremedial Report 20 dated April 1, 1997. (AMSD = not given in E-1527-94, 0.5 mile distance searched).
3. United States EPA, FINDS (Facility INDEX System) list dated July 2, 1997. The FINDS list has no independent significance. It is merely a listing of other lists. (AMSD = not given in E-1527-94, the subject site and adjoining properties).
4. United States EPA, RCRIS/HWDMS (Resource, Conservation, and Recovery Information System/Hazardous Waste Data Management System) list of Generators and Transporters of hazardous or regulated materials dated July 2, 1997. (AMSD = the subject site and adjoining properties).
5. United States EPA, RCRIS/HWDMS (Resource, Conservation, and Recovery Information System/Hazardous Waste Data Management System) list of Treatment, Storage and Disposal facilities for hazardous or regulated materials dated July 2, 1997. (AMSD = 1.0 mile).
6. United States EPA, ERNS (Emergency Response Notification System) list of national spill incidents available from January of 1990 through July 6, 1997. (AMSD = subject site only).
7. United States EPA, NPL (National Priority List) dated July 2, 1997. (AMSD = 1.0 mile).
8. United States EPA Civil Enforcement Docket dated July 23, 1996. (AMSD = not given in E-1527-94, 0.5 mile distance searched).
9. United States EPA, TRI (Toxic Release Inventory) as telecommunicated from the National Library of Medicine's TOXNET Database on August 1, 1997. (AMSD = not given in E-1527-94, the subject site and adjoining properties).
10. United States EPA, PCS (Water Permit Compliance System) list dated July 2, 1997. (AMSD = not given in E-1527-94, the subject site and adjoining properties searched).
11. United States EPA, AFS (Air Compliance Data and Air Facility) list dated July 2, 1997. (AMSD = not given in E-1527-94, the subject site and adjoining properties searched).
12. State of Georgia Environmental Protection Division (EPD), Emergency Response Team Field Records available from January of 1990 through March of 1997. (AMSD = subject site only, same as ERNS).

13. State of Georgia EPD, Underground Storage Tank Management Program (USTMP) List of leaking underground storage tanks dated June 30, 1997. (AMSD = 0.5 mile).
14. State of Georgia EPD, Solid Waste Management Program, Operating Industrial Waste Facilities list dated March 3, 1997. (AMSD = 0.5 mile).
15. State of Georgia EPD, Solid Waste Management Program, Operating Solid Waste Facilities list dated March 3, 1997. (AMSD = 0.5 mile).
16. State of Georgia Department of Natural Resources (DNR), Hazardous Site Inventory (HSI) list dated July 1, 1996. (AMSD = 1.0 mile for State lists of hazardous waste sites identified for investigation or remediation (NPL or CERCLIS equivalents); and 0.5 mile for State landfill and/or solid waste disposal site lists).
17. State of Georgia DNR, Hazardous Site Response Act (HSRA) Release Notification Files through April of 1997. (AMSD = not given in E-1527-94, use 0.5 mile, same as leaking UST list).

The subject site did not appear on any of the regulatory lists reviewed. Three facilities appeared on Georgia Environmental Protection Division (EPD) Leaking Underground Storage Tank List that were within the prescribed ASTM search distance of one-half mile. Files pertaining to these facilities were reviewed at the EPD Underground Storage Tank Management Program office located at 4244 International Parkway in Atlanta, Georgia.

Texaco station #21-480-245 is located at 2678 Windy Hill Road approximately 500 feet northeast of the subject site. The facility has been in operation since 1980. During the upgrading of the piping system at the facility in 1996, soil contamination was detected on the property. The release was attributed to the old product lines. Further investigation of the release involved the installation of ground water monitoring wells. Chemical analysis of the ground water indicated that only a small amount of benzene and xylene contaminants were present in several of the monitoring wells. After the review of the subsurface investigation, the contamination identified at the facility was determined to be below target cleanup standards established by the Georgia EPD at that time. The determined ground water flow direction at the facility is toward the east which is not in the direction of the subject site. We believe the petroleum contamination identified at the Texaco facility has not affected the subject site due to the limited nature of the release and the determined ground water flow direction.

Chevron station #201826 is located at 2561 Windy Hill Road approximately 800 north of the subject property. The facility reported a release to the Georgia EPD in 1993 during the removal of a 10,000 gallon diesel UST. Minor soil contamination was identified at the site and no ground water was encountered during the investigation. No additional information was mentioned in the file. The Chevron is located on the northern side of Windy Hill Road which is a prominent topographic ridge in the area. After the review of the surrounding topographic conditions in the area, it is believed that the ground water flow direction associated with the Chevron is toward the

east/northeast and not in the direction of the subject site. We believe the petroleum contamination identified at Chevron station #201826 has not affected the subject site due to the surrounding topographic conditions separating the site from the station.

Bubba's Convenience Store was formerly located adjacent to the Chevron station mentioned above. The site is currently a Popeye's Restaurant. The facility closed in 1990 which included the removal of all USTs from the site. Approximately 808 cubic yards of contaminated soils were removed from the site. No ground water was encountered during the removal operations. This facility was located adjacent to the Chevron station and is believed to have the same apparent ground water flow direction. We believe the petroleum contamination identified at the former Bubba's Convenience Store has not affected the subject site due to the surrounding topographic conditions separating the site from the former station.

As part of our investigation EPD UST notification files were reviewed. The Unocal station mentioned in the HISTORICAL REVIEW section of this report was listed in the files. The station was located 500 feet north of the subject site and is currently occupied by a Wendy's Restaurant. The station opened in 1967 and closed in 1984. There is no record at the Georgia EPD of any petroleum releases at the old station. The old station was adjacent to the Texaco station located northeast of the site. The ground water flow at Texaco is toward the east. It is likely that the former Unocal station property would also have the same ground water flow direction. We believe the former Unocal station has not affected the subject site due to the apparent ground water flow direction and the topographic conditions separating the two sites.

VISUAL INSPECTION

The subject site was visually inspected on July 29, 1997, by Mr. Steven Lazzari, Staff Environmental Scientist. The purpose of the inspection was to locate any obvious signs of contamination present at the surface of the property such as discolored soil, stressed vegetation, improperly dumped materials or containers, or any evidence of activity which may have an adverse environmental affect on the property. The subject site is currently a vacant two-story office building formerly used as a dental facility. All of the dental equipment and x-ray machines have been removed from the facility. No radioactive material was generated, stored or disposed of at the subject building. There is no indication that the radioactive material associated with the dental x-ray machines has adversely affected the subject building. The grounds of the site were primarily asphalt paved parking lot and access drives. No evidence of any dumping, stained areas or USTs was observed on the grounds of the site.

During our inspection of the grounds, it was apparent that a herbicide has been used to control the kudzu along the perimeter of the property. A ten foot wide buffer along the eastern property boundary has been treated and all vegetation in this buffer is dead, including the kudzu. There was no indication that the herbicide has been misapplied or disposed of improperly. There was no sign of herbicide run-off effecting the adjacent property.

The interior of the building appeared in good condition with no obvious signs of gross contamination. The subject building was also inspected for suspect asbestos containing materials which would be considered friable or easily disturbed. A sprayed-on insulation material was observed along the metal support beams of the building. The upper floor of the building had a sprayed-on fiberglass insulation material. The lower floor also had a sprayed-on material which visibly had the appearance of asbestos fire proofing. The suspect material could easily be disturbed and made friable. Two samples of this material were obtained and analyzed for asbestos fibers. Neither sample contained asbestos. A stippling material was used on some of the covered areas of the outer walls of the building. In several locations, the material was peeling away from the building and would be considered friable. Two samples of the material were obtained for analysis. No asbestos fibers were identified in either sample of the stippling material. Suspect non-friable asbestos containing materials such as floor tile and sheetrock were not sampled.

As part of our investigation, the surrounding properties were visually inspected for potential environmental concerns. The property is surrounded by undeveloped and commercial properties. No evidence of any USTs or hazardous materials was observed on the adjacent properties.

CONCLUSIONS

1. As indicated by historical review and personal interviews, the subject site remained wooded and undeveloped prior to 1985 when the subject building was constructed. No discolored soil or evidence of USTs was observed on the property during our investigation. A herbicide has been applied to a ten foot buffer along the eastern property boundary to control kudzu. The herbicide has killed all vegetation inside the buffer, but there is no indication that the herbicide has been misapplied or disposed of improperly.
2. The subject site did not appear on any of the regulatory lists reviewed. Three facilities appeared on Georgia Environmental Protection Division (EPD) Leaking Underground Storage Tank List that were within the prescribed ASTM minimum search distance of one-half mile. These facilities are discussed in the REGULATORY REVIEW section of this report. We believe the contaminants identified at these facilities have not affected the subject site due to surrounding topographic conditions separating the facilities from the subject site, limited nature of the release and/or determined ground water flow direction.

A former Unocal station was located 500 feet north of the subject site and is currently occupied by a Wendy's Restaurant. The station opened in 1967 and closed in 1984. There is no record at the Georgia EPD of any petroleum releases at the old station. The old station was adjacent to the Texaco station located northeast of the site and mentioned in the REGULATORY REVIEW section. The ground water flow at Texaco is toward the east. It is likely that the former Unocal station property would also have the same ground water flow direction. We believe the former Unocal station has not affected the subject site due to the apparent ground water flow direction and the topographic conditions separating the two sites.

3. Dental x-ray equipment was previously used in the building. The radioactive material in the x-ray machines was completely contained and no radioactive waste was generated. We have no reason to suspect that the use of x-ray equipment has affected the subject building. All x-ray machines have been removed.

The subject building was inspected for suspect asbestos containing materials which would be considered friable or easily disturbed. A sprayed-on insulation material was observed along the metal support beams of the building. The upper floor of the building had sprayed-on fiber glass insulation material. The lower floor also had a sprayed-on material which visibly had the appearance of asbestos fire proofing. The suspect material could easily be disturbed and made friable. Two samples of this material were obtained and analyzed for asbestos fibers. Neither sample contained asbestos. Stippling material was used on some of the covered areas of the outer walls of the building. At several locations the material was peeling away from the building and would be considered friable. Two samples of the material were obtained for analysis. No asbestos fibers were identified in either sample of stippling material. Suspect non-friable asbestos containing materials such as floor tile and sheetrock were not sampled.

4. We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-94 of the Dental-One Building, 2205 Corporate Plaza Parkway, in Smyrna, Georgia. Our investigation has revealed no evidence of recognized environmental conditions in association with the property.

If we can be of further assistance to you in this matter, please contact us at your convenience.

Respectfully submitted,

SAILORS ENGINEERING ASSOCIATES, INC.



A handwritten signature in cursive script, appearing to read "Steven Lazzari".

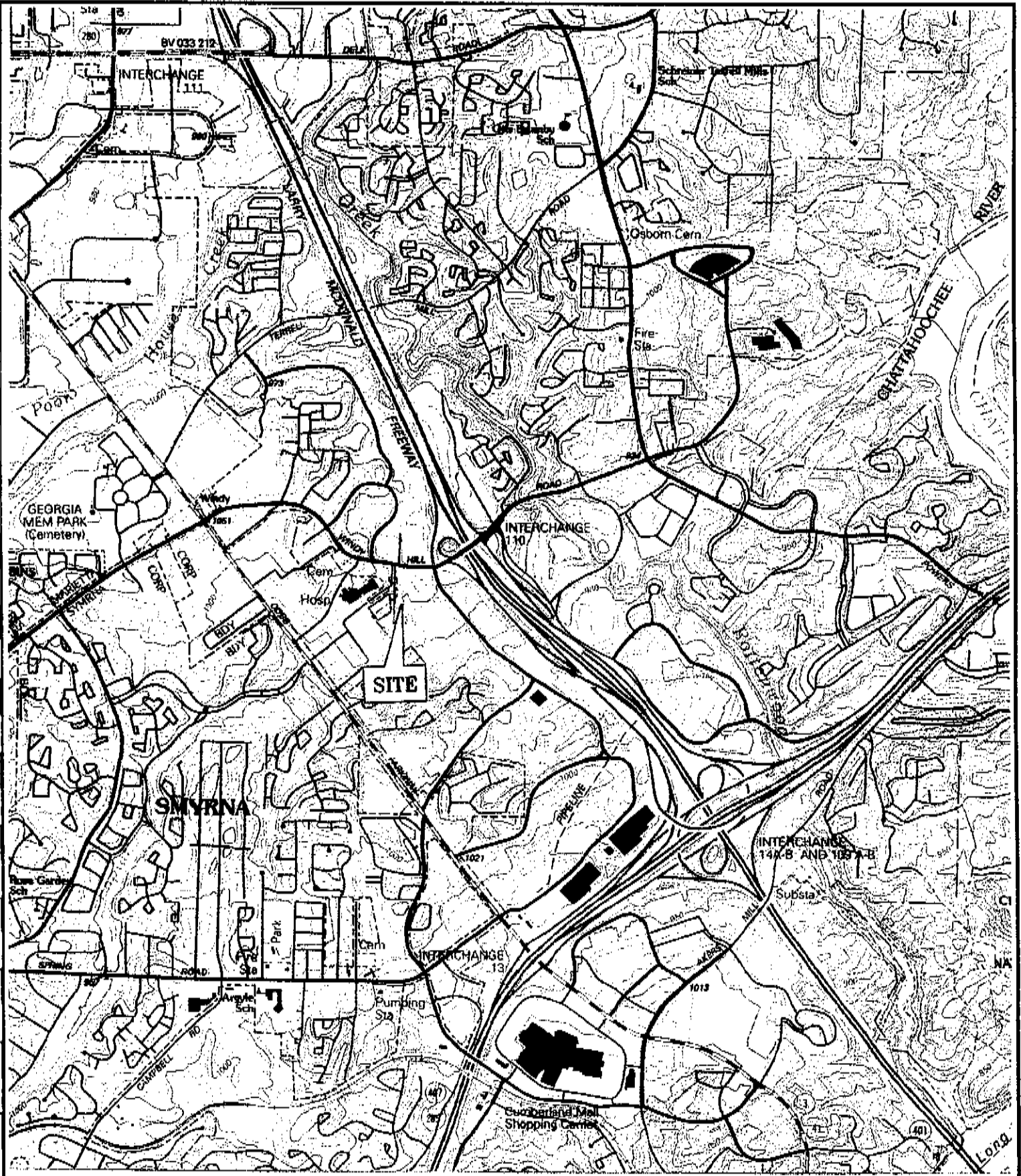
Steven Lazzari, Staff Environmental Scientist

A handwritten signature in cursive script, appearing to read "Jim D. Sailors".

Jim D. Sailors, P.E.

kb

APPENDIX



Map taken from USGS
 Sandy Springs, Georgia
 Quadrangle; 7.5 Minute Series

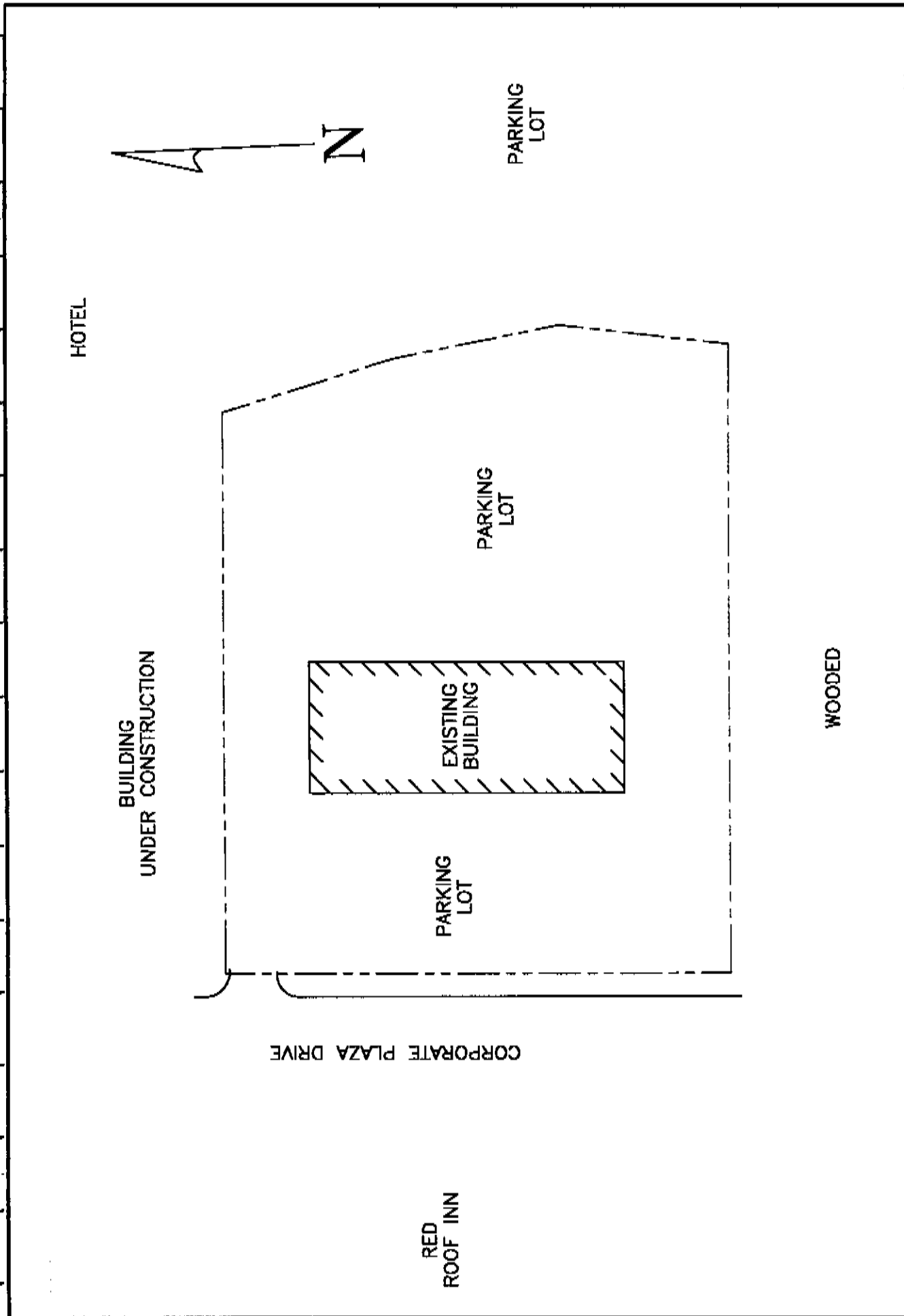
Scale: 1"=2000'

AREA PLAN

DENTAL-ONE BUILDING
 2205 Corporate Plaza Parkway
 Sandy Springs, Georgia

Job No: 972-152





DENTAL--ONE BUILDING
 2205 Corporate Plaza Parkway
 Smyrna, Georgia
 Job No. 972-152

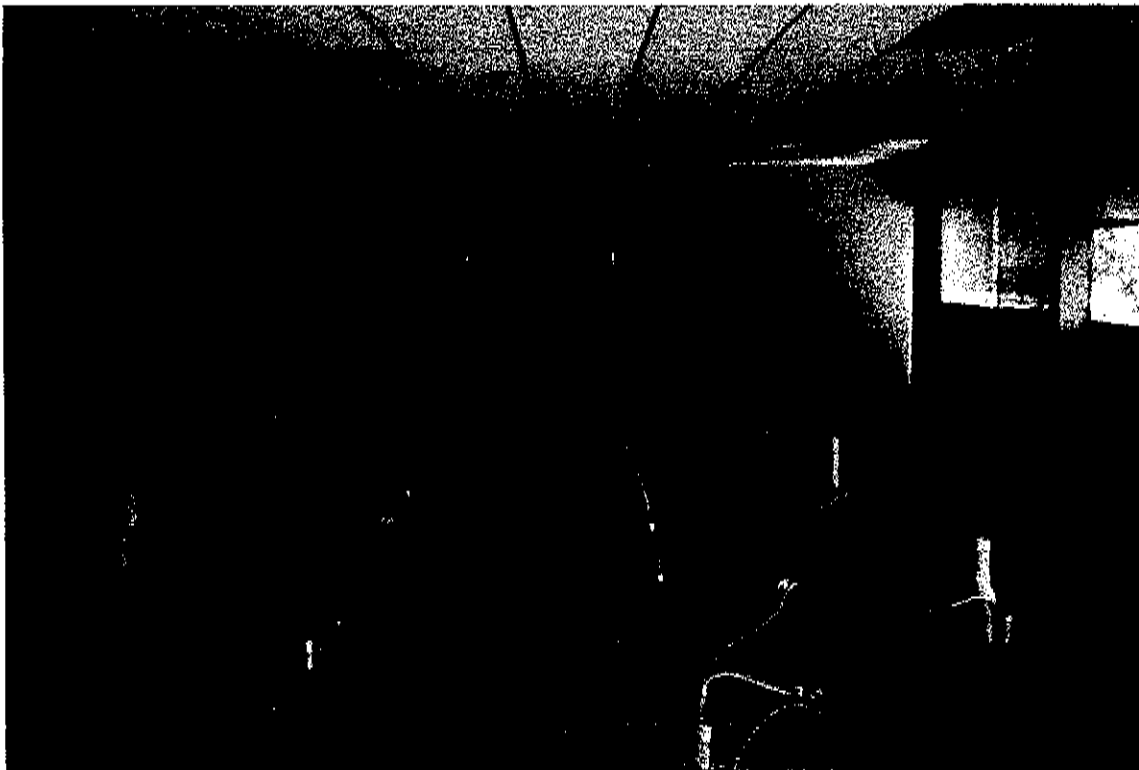


SITE PLAN

Scale: 1" = 50'



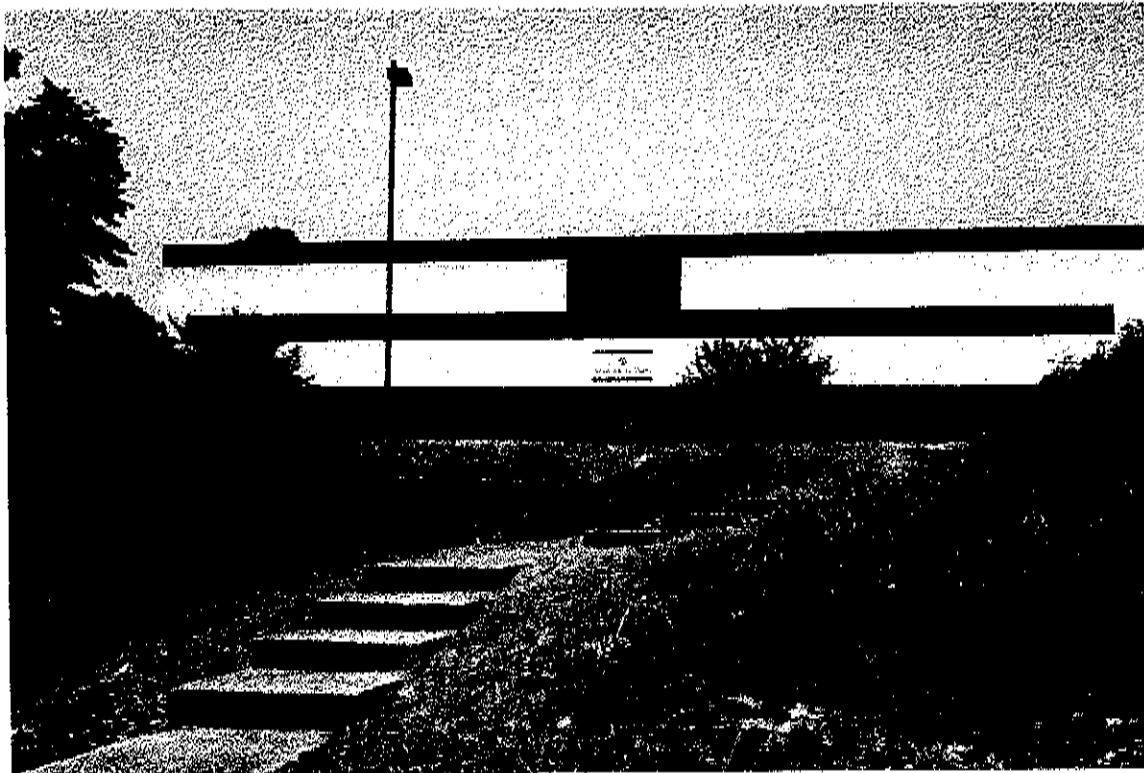
VIEW ALONG THE SOUTHERN PROPERTY BOUNDARY



INTERIOR VIEW OF THE SUBJECT BUILDING



VIEW OF THE SUBJECT BUILDING FACING EAST



VIEW OF THE SUBJECT BUILDING FACING WEST

ANALYTICAL ENVIRONMENTAL SERVICES, INC.

BULK SAMPLE SUMMARY

Company Name: Sailors Engineering Associates
 Project Name: 972-152
 Microanalyst: Arkadiy Gendlin

AES Job # B 6189
 Date Received 7/31/97
 Date Analyzed 7/31/97

CLIENT I.D.	AES LAB NUMBER	SAMPLE LOCATION	% OF ASBESTOS	TYPE OF ASBESTOS	CHRY IN BITUMEN
#1	96652	Fire Proofing	ND		
#2	96653	Fire Proofing	ND		
#3	96654	Outer Stipple Ceiling Material	ND		
#4	96655	Outer Stipple Ceiling Material	ND		

ND - None Detected

Approved By: *Arkadiy Gendlin* Date: 8/1/97

According to EPA Method 600/R-93/116. "Method for Determination of Asbestos in Bulk Building Material".

ANALYTICAL ENVIRONMENTAL SERVICES, INC.
 3781 Piedmontal Parkway, Suite 131, Atlanta, Georgia 30340
 PHL (404) 457-9177 (800) 972-1889

TRANSMITTAL SHEET FOR AIR/BULK SAMPLE ANALYSES

Client Name: Sailors Egg
 Address: _____
 Contact: Steven Lazzari
 Phone/Fax: (770) 982-5822 902-7964

Project Name: _____
 Project Number: 772-152
 Sampling Date: 7-29

Chain of Custody Record

SAMPLE I.D.	SAMPLE DESCRIPTION (i.e. Location, Name, etc.)	PUMP NUMBER	TIME		STOP	FLOW RATE		VOLUME	Asbestos PCN	Asbestos TEM	Lead ACP	Other (PLM, etc.)
			START	STOP		INITIAL	FINAL					
#1	File location											
#2	File location											
#3	Outdoor sample ceiling material											
#4	"											

Turnaround Time: Normal Rush

Requested By: <u>Steven Lazzari</u>	Date/Time: <u>7/31/97 9:54</u>
Received By: <u>Steven Lazzari</u>	Date/Time: <u>7/31/97 9:54</u>
Requested By: _____	Date/Time: _____
Received By: _____	Date/Time: _____

Delivered Directly to Lab: Shipped:
 Method of Shipment: _____
 Lab Recipient: _____
 Date: _____