



April 3, 2019

Mr. Matt McClure
Synovus Bank
960 Buford Highway
Cumming, Georgia 30041

Subject: **Environmental Review**
Phase I Environmental Site Assessment
Lakefield Land, LLC
11315 Johns Creek Parkway
Johns Creek, Georgia
EI Project ENLO190302.00
RIMS Project 19-003232

Dear Mr. McClure:

The EI Group, Inc. (EI) is pleased to submit this Environmental Review (*review*) of the Phase I Environmental Site Assessment (*phase I*) dated March 1, 2019 and prepared by NET, LLC of Atlanta, Georgia (an approved Synovus vendor).

The scope of this *review* was to review the *phase I* as per the Synovus Environmental Policy, determine if the *phase I* meets the *AAI Rule* and the ASTM E 1527-13 Standard Practice, and determine if EI agrees with the findings, opinions, conclusions, and recommendations.

Based on EI's review, the *phase I* meets the *AAI Rule* and the ASTM E 1527-13 Standard Practice and EI agrees with the findings, opinions, conclusions, and recommendations. Based on these findings, additional action is not required at this time.

EI appreciates the opportunity to provide this *review*. If you have any questions concerning this letter, please contact us at (502) 499-6490.

Sincerely,
The EI Group, Inc.

Kerri Boddy
Senior Environmental Scientist

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City of Johns Creek
Community Development

**REPORT OF
PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

**PROPOSED WORLD MARKETING ALLIANCE
BUILDING
JOHNS CREEK-TECHNOLOGY PARK
FULTON COUNTY, GEORGIA
JOB NO. 16396-A, REPORT NO. 67250**

**RECEIVED
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**City of Johns Creek
Community Development**

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2.0 INTRODUCTION

2.1 Purpose

This assessment generally followed the ASTM E1527-94 Phase I Environmental Site Assessment process with the exception that chain-of-ownership records were not provided for our review. The purpose of this practice is to identify recognized environmental conditions. The term *recognized environmental conditions* means the presence or likely presence of any hazardous substance or petroleum products on a property that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on a property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. Our scope of services did not include assessments of asbestos containing materials, radon, wetlands, lead-based paint, lead in drinking water, archaeological/historical/cultural resources, or endangered/threatened species.

It is extremely important that the reader of this report recognize the limitations of the report and the scope of services that form the basis for it. These limitations are described herein. Atlanta Testing & Engineering accepts no responsibility for conclusions drawn by any party who claims a lack of familiarity with these limitations. If other parties wish to rely on this report for other than informational purposes, they may do so by executing our Terms and Conditions through written request.

2.2 Limitations and Exceptions of Assessment

This report is an instrument of service of Atlanta Testing & Engineering. It was prepared for and intended for the exclusive use of Technology Park/Atlanta. The report contents may not be relied upon by any party other than Technology Park/Atlanta without the written permission of Atlanta Testing & Engineering.

In performing this site assessment, Atlanta Testing & Engineering has endeavored to observe that degree of care and skill generally exercised by other consultants undertaking similar studies during the same time period, under similar circumstances and conditions, and in the same geographical area. No warranty is expressed or implied.

In reading this report you will note that a great deal of the information contained in it is provided by others. We assume this information to be correct and reliable. Atlanta Testing & Engineering assumes no responsibility for information provided by others, whether they be under contract with Atlanta Testing & Engineering or not.

Be aware that Atlanta Testing & Engineering cannot state that the site contains no hazardous or toxic materials, nor other latent conditions, beyond those noted by its personnel during performance of this assessment and disclosed within this report. We also point out that our findings apply only to the time during which the individual components of this assessment were performed. Subsequent changes in land use or other activities on or near the site could invalidate those findings.

2.3 Limiting Conditions and Methodology Used

The following tasks undertaken during this project were discussed during conversations with and authorized by Mr. Michael Guynn of Technology Park/Atlanta.

1. Review available site maps, historical aerial photographs, and topographic maps.
2. Review U.S. EPA and Georgia EPD-maintained lists (e.g., RCRIS, FINDS, CERCLIS, NPL, LUST, UST, ERNS, etc.) of known hazardous waste/toxic substance sites within the ASTM search radii.
3. Performance of a visual reconnaissance of the site.
4. Interview, where possible, on-site or adjoining property owners or occupants to document current or past on-site or nearby land use.
5. Performance of a visual reconnaissance to characterize adjacent land use.
6. Review of soil samples obtained during our subsurface exploration of the site for unusual odor or coloration.
7. Submittal of this written report documenting our findings and conclusions.

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The site is located west of Lakefield Drive in Technology Park at Johns Creek in Land Lots 382 and 383, 1st District, 1st Section, Fulton County, Georgia. A Site Location Map (Plate 1) is attached to this report.

3.2 Site and Vicinity Characteristics

A field reconnaissance was performed by Mr. Steven Cribb, E.I.T. on November 9, 1996. The site is located in Technology Park at Johns Creek south of Lakefield Drive and north of Johns Creek Parkway. It is generally rectangular in shape. Site topography slopes moderately downward from two knolls located near the center of the site. Agricultural terracing was observed in the Phase I portion of the site. Vegetation across the site consists mainly of tall grass, weeds and briars but there are also clusters of young hardwoods and pines particularly along Lakefield Drive, Johns Creek Parkway and around the central knolls. We did not observe any surface water while on site. Rock outcroppings were observed around the central knolls which appear to have been disturbed in conjunction with previous grading activities. There were minor amounts of construction debris (i.e., lumber, asphalt, etc.) scattered around this area. No stressed vegetation, soil staining or unusual odors were observed during our reconnaissance. Three vault transformers were observed on the site; two along Johns Creek Parkway and another along Lakefield Drive.

3.3 Structures, Roads and Other On-Site Improvements

Indications of past on-site improvements include the disturbance and debris noted around the central knolls and apparent agricultural terracing of the site. Old roadbeds also appeared to traverse the Phase I portion of the site and several storm sewer structures are in place along Lakefield Drive and Johns Creek Parkway. No evidence of other underground structures or tanks or related plumbing (fill caps, vents, etc.) were observed.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

No evidence was gathered to indicate that there is an environmental lien on the property.

3.5 Surrounding Land Use

Land adjoining the site contains office buildings, light manufacturing buildings, and undeveloped land within the business park.

3.6 Current Uses of the Property

The site is currently undeveloped and contains no buildings or other improvements (other than the previously mentioned items in Section 3.3).

3.7 Past Uses of the Property

We reviewed the following historical sources:

The U.S.D.A. Soil Conservation Service aerial photograph, dated 1957; the U.S.G.S. Duluth, Georgia 7.5- minute quadrangle maps, dated 1956 (photorevised 1968), 1956 (photorevised 1985), and 1992; aerial photographs dated 1985 and 1996 obtained from Georgia Aerial Surveys, Inc., Smyrna, Georgia; and aerial photographs dated 1962 and 1970 obtained from Williams Photographic, Inc., Jasper, Georgia.

The aerial photographs indicate the site to be generally undeveloped. The 1962 photograph indicates the site to be farmland and a single-family residence appears on the 1970 photograph. In the 1985 photograph the site is undeveloped with grading activities occurring in surrounding areas for the current business park. In the 1996 photograph the site is undeveloped. The U.S.G.S. maps and the U.S.D.A. Soil Conservation Service aerial photograph indicate the site to be undeveloped farmland. The single-family residence previously mentioned appears on the 1956 (photorevised in 1985) U.S.G.S. quadrangle map.

3.8 Current and Past Uses of Adjoining Properties

The U.S.D.A. Soil Conservation Service aerial photograph indicates the surrounding areas to be undeveloped except for a nearby church and school. The U.S.G.S. map dated 1956 (photorevised 1968) and 1956 (photorevised 1985) show single-family residences and a church located near the site. The U.S.G.S. map dated 1992 shows several nearby office buildings. On the 1962 and 1970 aerial

photographs, farmland and residences are depicted around the site. The 1985 aerial photograph shows initial grading of the business park, and nearby office buildings are depicted in the 1996 aerial photograph.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

Orion Technologies in Atlanta, Georgia provided the regulatory database search. The following lists maintained by the U.S. EPA and Georgia EPD were reviewed:

1. The FINDS list for the State of Georgia, dated May 1, 1996.
2. The CERCLIS list for the State of Georgia, dated September 3, 1996.
3. The National Priority List (Superfund Site Inventory).
4. The RCRIS list for the State of Georgia, dated May 1, 1996.
5. The UST list for the State of Georgia, dated January 26, 1996.
6. The LUST list for the State of Georgia, dated August 9, 1996.
7. The ERNS list for Gwinnett County, Georgia, September 3, 1996.
8. The Georgia Hazardous Site Inventory, dated July 1, 1996.
9. List of Permitted Landfills, dated July 5, 1996.

The subject site is not identified on any of the lists reviewed. Seven sites within a 1/2-mile radius of the subject site appeared on the aforementioned lists. Five of these sites (CIBA Vision, Nordson, Firearms Training Systems, Hunter Douglas, and Medex) were on the FINDS and RCRIS lists, one (State Farm Insurance) was on the FINDS, RCRIS, and UST list and another (Country Cupboard #52) was on the UST list only. Two other sites within a one-mile radius of the subject site appeared on the UST list. All sites are either downgradient of or cross-gradient to the subject site.

4.2 Physical Setting

The site generally slopes moderately downward from two central knolls. Vegetation across the site generally consists of high brush, weeds and briars with isolated clusters of young pines and hardwoods. The project site is in Georgia's Northern Piedmont physiographic province. The soils have been formed by the in-place chemical weathering of the parent metamorphic and igneous rock. A common soil profile consists of upper clayey strata that transition with depth into less clayey, coarser grained soils having varying mica content. Separating the completely weathered soil overburden from the unaltered parent rock is a transition zone of very high consistency materials locally referred to as *partially weathered rock*.

Published geologic literature indicates that the site is underlain by the mica schist, gneiss, and amphibolite of the Powers Ferry Formation.

SCS soils mapping indicates the site to be underlain by Cecil Series Soils which are described as sandy loams.

4.3 Historical Use Information

We found no additional information about the historical use of the property other than described in Section 3.7.

4.4 Additional Record Sources (If Any)

No additional records were provided or reviewed.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hazardous Substances in Connection with Identified Uses

No hazardous substances were observed on site.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

No containers were observed on site.

5.3 Storage Tanks

No storage tanks or related vents, fill lines, etc., were observed during our reconnaissance of the site.

5.4 Indications of PCBs

Three pad-mounted vault transformers are located on the site along Johns Creek Parkway and Lakefield Drive. These units typically contain mineral oils. However, sampling and analysis of the dielectric fluids would be required to confirm the existence of polychlorinated biphenyls (PCBs). We saw no indications that the transformers have leaked or spilled fluid.

5.5 Indications of Solid Waste Disposal

There were no obvious indications of solid waste disposal on the site other than some minor amounts of construction debris scattered around the central knolls. There were no indications of septic tanks on the property. As part of our subsurface exploration of the site, ten soil test borings were drilled. About 2 to 3 feet of fill appears to be present around the central knolls, but no waste was encountered and no unusual odors or staining were observed within the soil samples obtained during drilling.

5.6 Physical Setting Analysis/Migrating Hazardous Substances

None, based on site and nearby topography.

6.0 FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment of the property described herein in general conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the Introduction of this report. Based on our findings, we found no obvious evidence that the site is environmentally impaired.

7.0 ACKNOWLEDGMENT

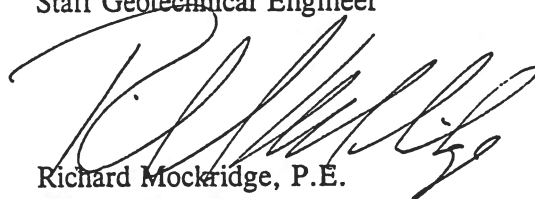
Atlanta Testing & Engineering appreciates the opportunity to provide this service. If you have questions or require additional assistance, please contact us.

Respectfully submitted,

ATLANTA TESTING & ENGINEERING



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SC/RM/mb

Enclosures