



ENVIRONMENTAL PROTECTION DIVISION

**Richard E. Dunn, Director**

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**Land Protection Branch**

2 Martin Luther King, Jr. Drive  
Suite 1054, East Tower  
Atlanta, Georgia 30334  
404-657-8600

September 15, 2016

Ms. Shannon Goodman  
Lifecycle Building Center  
1116 Murphy Avenue  
Atlanta, Georgia 30310

RE: Brownfield Corrective Action Plan – 1116 Murphy Avenue  
1116 Murphy Avenue, Atlanta, Fulton County, Georgia

Dear Ms. Goodman:

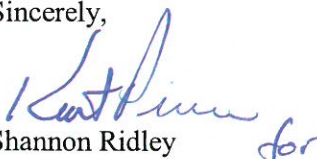
The Georgia Environmental Protection Division (EPD) was pleased to have received your September 1, 2016 application for a limitation of liability pursuant to Article 9 of Chapter 8 of Title 12, the Georgia Brownfield Act (Act). The application consists of a prospective purchaser corrective action plan (CAP) and a non-refundable \$3,000 application review fee, for which this letter will serve as receipt. The initial application review fee will fund approximately forty hours of technical review at EPD's current cost of \$75 per hour. Although many applications can be reviewed within this time-frame, applications that are complex or that require extensive revisions may incur additional review fees. These may be invoiced periodically and must be paid in full before a written concurrence with a certification of compliance may be issued.

The subject property is located at 1116 Murphy Avenue, Atlanta, Fulton County, Georgia. The property is described as "All that tract or parcel of land lying and being in land lot 119 of the 14th land district of Fulton County, Georgia, and..." A complete legal description of the property is provided as an attachment to this letter. The Brownfield qualifying criteria established under sections 12-8-205 and 12-8-206 of the Act have been met. The review of the CAP has been completed by EPD, and the CAP is hereby approved.

Under section 12-8-207(a) of the Act, approval of the CAP confers a provisional limitation of liability upon the prospective purchaser, contingent upon timely implementation of the approved CAP and certification of compliance with the risk reduction standards for soil and source material in accordance with the approved schedule. Should unanticipated events or site conditions warrant changes in the CAP or the approved schedule in order to achieve compliance, the prospective purchaser must notify EPD and obtain approval of the proposed modifications.

While the property is undergoing corrective action, it should be maintained in a manner that complies with all applicable environmental laws and regulations and that protects humans from exposure to hazardous constituents. If you have questions, or need further assistance, please contact Stephanie Horwitz or Courtney Roberts at 404/656-7802.

Sincerely,

  
Shannon Ridley for  
Brownfield Coordinator

Attachment: Legal Description

File: 1116 Murphy Ave\CAP Approval.doc

Brownfield Corrective Action Plan – 1116 Murphy Avenue  
Attachment: Legal Description

LAND DESCRIPTION Tract A

ALL THAT TRACT or parcel of land lying and being in land lot 119 of the 14th land district of Fulton County Georgia and more particularly described as follow:  
BEGINNING AT A 1/2" REBAR found on the southerly right of way of Sylvan Rd (50' R/W) being N02°36'10"W a distance of 450.64' from the westerly R/W of Avon Ave.; thence leaving said R/W N87°29'25"W a distance of 215.09' to a 1/2" rebar found; thence N02°47'33"E a distance of 7.48' to a 1/2" rebar found; thence along a curve to the left 180.86' having a radius of 586.71' and chord of S66°58'04"W and distance of 180.18' to a point; thence continue along a curve to the left 96.77' having a radius of 340.67' and chord of S50°40'07"W and distance of 96.45' to a 1/2" rebar found; thence N45°20'49"W a distance of 15.92' to a 1/2" rebar found; thence along a curve to the right 100.52' having a radius of 356.64' and a chord of N50°40'04"E a distance of 100.19' to a point; thence continue along a curve to the right 189.56' having a radius of 586.71' and a chord of S66°58'04"W a distance of 180.18' to a railroad spike found; thence N05°16'18"E a distance of 26.49' to a 1/2" rod found; thence N76°54'50"E a distance of 42.45' to a 1/2" rebar found; thence S45°04'33"E a distance of 7.32' to a point; thence along a curve to the left 115.62' having a radius of 295.25' and chord of S75°14'47"E a distance of 114.88' to a point; thence S87°36'12"E a distance of 56.33' to a 1/2" rebar found on the R/W of Sylvan Rd, thence along Sylvan Rd S02°42'09"W a distance of 35.29' to THE POINT OF BEGINNING

LAND DESCRIPTION Tract B

ALL THAT TRACT or parcel of land lying and being in land lot 119 of the 14th land district of Fulton County Georgia and more particularly described as follow:  
TO FIND THE POINT OF BEGINNING AT A 1/2" REBAR found on the southerly right of way of Sylvan Rd (50' R/W) N02°36'10"W a distance of 450.64' from the westerly R/W of Avon Ave.; thence leaving said R/W N87°29'25"W a distance of 215.09' to a 1/2" rebar found; thence N02°47'33"E a distance of 7.48' to a 1/2" rebar found; thence along a curve to the left 180.86' having a radius of 586.71' and chord of S66°58'04"W and distance of 180.18' to a 1/2" rebar found; thence along a curve to the left 96.77' having a radius of 340.67' and chord bearing of S50°40'07"W and distance of 96.45' to a 1/2" rebar found; thence N45°20'49"W a distance of 15.92' to a 1/2" rebar found AT THE TRUE POINT OF BEGINNING; thence N44°28'53"W a distance of 399.302' to a mag nail found on the R/W of Murphy Ave. (R/W varies); thence along Murphy Ave. N44°31'00"E a distance of 10.78' to point; thence continue N40°00'26"E a distance of 120.23' to a point; thence continue N43°52'27"E a distance of 74.90' to a point thence along a curve to the right 136.02' having a radius of 552.05' and a chord of N70°21'47"E and distance of 135.68' to a 1/2" rebar found; thence S44°57'07"E a distance of 227.89' to a 1/2" rebar found; thence S45°02'40"W a distance of 5.32' to a 1/2" rebar found thence S44°57'20"E a distance of 32.88' to a 1/2" rebar found; thence N45°02'40"E a distance of 5.32' to a 1/2" rebar found; thence S44°56'56"E a distance of 177.82' to a 1/2" rebar found; thence S76°54'50"W a distance of 42.45' to a 1/2" rod found; thence S05°16'18"W a distance of 26.49' to a railroad spike found; thence along a curve to the left 189.56' having a radius of 602.67' and chord of S66°52'19"W a distance of 188.78' to a point; thence continue along a curve to the left 100.52' having a radius of 356.64' and a chord of S50°40'04"W a distance of 100.19' to THE POINT OF BEGINNING.