



Richard E. Dunn, Director

Land Protection Branch

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

April 26, 2018

VIA U.S. MAIL

AND EMAIL: LLG3@bellsouth.net

Ideal Cleaners and Shirt Laundry of LaGrange, Inc.
c/o Lewis Goode, III
224 Greenville Street
LaGrange, GA 30241

Subject: Voluntary Remediation Program Application dated October 26, 2017
Ideal Cleaners (HSI 10931)
224 Greenville Street, LaGrange, Troup County, Georgia
Tax Parcel No. 050-3B-018-006

Dear Mr. Goode:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Remediation Program Application (the Application) dated October 26, 2017 submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. §12-8-100, et seq. EPD acknowledges that the Application was submitted in lieu of a Compliance Status Report, which was required pursuant to the Georgia Rules for Hazardous Site Response (the Rules) for the above referenced site. EPD is approving your Application, which proposes corrective action consisting of the following:

- Excavation, treatment, and disposal of contaminated soil.
- Possible in-situ groundwater remediation, such as chemical oxidation or a permeable reactive barrier.
- Investigation of the surface water and vapor intrusion pathways.
- Engineering and/or institutional controls to minimize the potential for exposure.

Therefore, EPD is accepting Ideal Cleaners and Shirt Laundry of LaGrange, Inc. (Ideal Cleaners) as a participant as defined in the Act for the following qualifying property provided Ideal Cleaners implements the Voluntary Investigation and Remediation Plan (VIRP) contained in the Application in compliance with the Act, the schedule, and the EPD comment letter dated April 26, 2018.

Qualifying Property:

224 Greenville Street
LaGrange, Troup County, Georgia
Tax Parcel No. 050-3B-018-006

Within six (6) months of detecting regulated substance(s) on a non-qualifying property, the participant must apply to EPD to include the affected property as a qualifying property under the Act or notify EPD that the non-qualifying property is not included under the Act.

Since Ideal Cleaners is performing corrective action at the qualifying property in accordance with an approved Application, the qualifying property will be classified as a Class V site and designated as needing corrective action as provided for in §12-8-107(b) of the Act. Within 45 days of this letter, the property owner is required to file an affidavit, if not previously filed, stating that the property has been listed on the state's hazardous site inventory and has been designated as needing corrective action due to the presence of hazardous wastes, hazardous constituents, or hazardous substances regulated under state law. This affidavit is to be filed with the clerk of the Superior Court of Troup County and recorded in the clerk's deed records pursuant to O.C.G.A. § 44-2-20. The property owner must also place the notice, as required by subparagraph 391-3-19-.08(1)(a) of the Rules, in any warranty deed, mortgage, security deed, lease, rental agreement, or other instrument that is thereafter given or caused to be given by the property owner which creates an interest in or grants a use of the property.

Within 30 days of recording the affidavit or revised affidavit, please send a copy of the receipt of the recorded affidavit to the Response and Remediation Program, Georgia Environmental Protection Division, 2 Martin Luther King Jr. Drive, SE, Suite 1054 East, Atlanta, GA 30334.

EPD requires that Ideal Cleaners and the professional engineer/geologist specified in the Application oversee the implementation of the VIRP in accordance with the provisions, purposes, standards, and policies of the Act. EPD may, at its sole discretion, review and comment on documents submitted by Ideal Cleaners. However, failure of EPD to respond to a submittal within any timeframe does not relieve Ideal Cleaners from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should Ideal Cleaners fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying property from the Voluntary Remediation Program.

EPD anticipates receipt of the first semi-annual progress report by October 26, 2018 and a Compliance Status Report (CSR), including certification of compliance with applicable Risk Reduction Standards, on or before April 26, 2023. Should you have any questions or concerns regarding this site, please contact Susan Kibler of the Response and Remediation Program at 404-657-7126.

Sincerely,



Jason Metzger
Program Manager
Response and Remediation Program

c: Mike Haller (via email: mike@sailors-engineering.com)
Scott Laseter (via email: slaseter@kmcllaw.com)

File: 247-0064 (VRP)

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