

Georgia Department of Natural Resources

Environmental Protection Division-Land Protection Branch

2 Martin Luther King Jr., Dr., Suite 1054 East, Atlanta, Georgia 30334

(404) 657-8600; Fax (404) 657-0807

Richard E. Dunn, Director

June 30, 2016

VIA U.S. MAIL AND E-MAIL

YNH Properties, LLC
c/o Mr. Se Hong Yi, Managing Member
3296 Summit Ridge Parkway, Suite 420
Duluth, GA 30096

Subject: Voluntary Remediation Program (VRP) Application
Westside Cleaners (former), HSI Site No. 10927
700 Sandtown Road, Marietta, Cobb County, Georgia 30008
(Tax Parcel No. 17 021400790)

Dear Mr. Yi:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Remediation Program Application (the Application) dated October 30, 2015, submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. §12-8-100, *et seq.* EPD acknowledges this Application was submitted in lieu of a Compliance Status Report or Corrective Action Plan required pursuant to the Georgia Rules for Hazardous Site Response (the Rules) for the above referenced property. EPD is approving your Application, which proposes corrective action consisting of the following:

- Investigation(s) to complete the horizontal and vertical delineation of the extent of soil and groundwater contamination.
- Removal of 275 cubic yards of impacted soil from inside and outside the onsite former dry cleaning facility.
- Additional remedial measures assumed to consist of in-situ chemical oxidation/reduction (ISCO) as necessary to bring soil and groundwater into compliance as necessary based on the results of an ongoing pilot study.
- Engineering and/or institutional controls to be proposed as necessary.

Therefore, EPD is accepting YNH Properties, LLC (YNH) as a participant as defined in the Act for the following qualifying property, provided YNH implements the Voluntary Investigation and Remediation Plan (VIRP) in compliance with the Act, the schedule, and the EPD comment letter dated June 30, 2016.

Qualifying property: 700 Sandtown Road
Marietta, Cobb County, Georgia
Tax Parcel No. 17 021400790

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 YNH 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, you are required to file an affidavit, if not previously filed, stating that your 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 Cobb County and recorded in the clerk's deed records pursuant to O.C.G.A. § 44-2-20. YNH 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 YNH 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 YNH. However, failure of EPD to respond to a submittal within any timeframe does not relieve YNH from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should YNH 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 December 30, 2016 and a Compliance Status Report (CSR), including certification of compliance with applicable Risk Reduction Standards, on or before June 30, 2021. Should you have any questions or concerns regarding this site, please contact Ms. Carolyn L. Daniels, P.G. of the Response and Remediation Program at (404) 657-8646.

Sincerely,



Jason Metzger
Program Manager
Response and Remediation Program

c: Michael Haller, P.G., Sailors Engineering Associates, Inc. (via e-mail)

File: 245-0486, VRP