

Georgia Department of Natural Resources

2 Martin Luther King, Jr. Dr., S.E., Suite 1462 East, Atlanta, Georgia 30334

Mark Williams, Commissioner
Environmental Protection Division
Judson H. Turner, Director
Land Protection Branch
Mark Smith, Branch Chief

Reply To:

Response and Remediation Program
2 Martin Luther King, Jr. Drive, S.E.
Suite 1462, East Tower
Atlanta, Georgia 30334-9000
Office 404/657-8600 Fax 404-657-0807

March 9, 2012

COPY

VIA E-MAIL AND REGULAR MAIL

Michael Brom, Director Environment
PCS Joint Venture, Ltd.
1101 Skokie Blvd, Suite 400
Northbrook, IL 60062

Re: Voluntary Investigation and Remediation Plan Application, December 9, 2011
Farmer's Favorite Fertilizer, HSI Site No. 10259
315 4th Avenue
Moultrie, Colquitt County, Georgia
Tax Parcels M033-033, M034-001, M023-199, M033-032, M033-034, N024-215, and
M024-214

Dear Mr. Brom:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Investigation and Remediation Plan (VIRP) submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act) for the above referenced property. EPD is approving your VIRP, which specifies corrective action consisting of the following:

- Installation of additional groundwater monitoring wells to complete plume delineation;
- Continued semi-annual groundwater sampling;
- Evaluation and documentation of the existing groundwater monitoring network;
- Evaluation of historical groundwater concentrations;
- Groundwater transport modeling to show no human or environmental receptors will be impacted by this release;
- Execution of a Uniform Environmental Covenant to restrict exposure to contaminated groundwater.

Therefore, EPD is accepting PCS Joint Venture, Ltd., as a participant as defined in the Voluntary Remediation Program Act for the following qualifying property, provided PCS Joint Venture, Ltd., implements the VIRP in accordance with the following schedule and conditions:

Qualifying property:

Farmers Favorite Fertilizer
315 4th Avenue
Moultrie, Colquitt County, Georgia
Tax Parcels M033-033, M034-001, M023-199, M033-032, M033-034, N024-215, and M024-214

Within six 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 the non-qualifying property is not included under the Act.

Schedule:

- Semiannual progress reports are to be submitted to EPD. Each progress report must describe all actions taken since the last submittal, and include certification by the professional engineer/geologist specified in the VIRP along with a monthly summary of hours invoiced and description of services provided since the last submittal:
 - Every September 9th and March 9th through March 9, 2017.

In addition to the information required above, the following must be included in the specific progress reports discussed below.

- September 9, 2014 semiannual progress report must finalize the remediation plan and provide a cost estimate for implementation of remediation and associated continuing actions. EPD recommends that the participant finalize approval of cleanup standards for all regulated substance prior to this submittal.
- Compliance status report including certifications:
 - March 9, 2017

Conditions:

1. Please submit a financial assurance instrument for the estimated cost of implementing the remediation plan and associated continuing actions by no later than June 9, 2012. Model financial assurance instruments can be found at http://www.gaepd.org/Files_PDF/forms/hwb/HSIModel.pdf.
2. PCS Joint Venture, Ltd. must address EPD's comments dated March 9, 2012 and any other notice of deficiencies, addressing the investigation and remediation pursuant to the Act to the satisfaction of the Director that it is consistent with the provisions, purposes, standards and policies of the Act.
3. Within ninety (90) days of PCS Joint Venture, Ltd.'s notice to withdraw from the Voluntary Remediation Program or termination by the Director pursuant to §12-8-107(d) of the Act, PCS Joint Venture, Ltd. must submit a corrective action plan that proposes actions to bring the site into compliance with the risk reduction standards of Section 391-3-19-.07 of the Rules for Hazardous Site Response.
4. PCS Joint Venture, Ltd. must pay all outstanding fees within sixty (60) days of receipt of an invoice for any costs to the division in reviewing the application or subsequent document that exceeds the initial application fee.

EPD requires that PCS Joint Venture, Ltd. and the professional engineer/geologist specified in the VIRP 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 PCS Joint Venture, Ltd. However, failure of EPD to respond to a submittal within any timeframe does not relieve PCS Joint Venture, Ltd. from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should PCS Joint Venture, Ltd. fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying property from the voluntary remediation program.

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PCS Joint Venture, Ltd., HSI #10259
March 9, 2012
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EPD's approval of the VIRP extends only to those technical aspects of the document that expressly require EPD approval under applicable rules and statutes. This approval is not an endorsement by EPD that it accepts as conclusive any representations made in the document. Nor does EPD guarantee or warrant that the document is free of errors or omissions. EPD may later withdraw approval of this document, in whole or in part, if EPD determines that withdrawal is necessary to ensure compliance with the applicable rules and statutes.

If you have any questions, please contact Mr. Terry Allison at (404) 657-8664.

Sincerely,



David Brownlee
Acting Program Manager
Response and Remediation Program

File: HSI # 10259

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