

Georgia Department of Natural Resources

Environmental Protection Division

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

Judson H. Turner, Director

Land Protection Branch

Keith M. Bentley, Chief

Phone: 404-657-8600 Fax: 404-657-0807

April 11, 2013

VIA U.S. MAIL and EMAIL

Sobh Decatur Properties, LLC
c/o William B. Wood, Counsel
150 South Perry Street, Suite 150
Lawrenceville, GA 30046

Re: Voluntary Investigation and Remediation Plan and Application, December 2012
Lou Sobh Ford Dealership, HSI Site No. 10915
1665 Scott Boulevard
Decatur, DeKalb County, Georgia 30033
Tax Parcel: 18-062-03-004

Dear Mr. Wood:

The Georgia Environmental Protection Division (EPD) has reviewed the Voluntary Investigation and Remediation Plan (VIRP) dated December 2012 (received by EPD on December 4, 2012) submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act). The VIRP was submitted in lieu of a Compliance Status Report required pursuant to the Georgia Rules for Hazardous Site Response for the above referenced property. EPD is approving your VIRP, which proposes corrective action consisting of the following:

- Further evaluation of exposure pathways
- Soil excavation
- Evaluation of monitored natural attenuation for groundwater

Therefore, EPD is accepting Sobh Decatur Properties, LLC as a participant as defined in the Voluntary Remediation Program Act for the following qualifying properties, provided Sobh Decatur Properties implements the VIRP in compliance with the following schedule and conditions:

Qualifying properties:

1665 Scott Boulevard
Decatur, DeKalb County, Georgia 30033
Tax Parcel: 18-062-03-004

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.

Because Sobh Decatur Properties, LLC is performing corrective action at the qualifying property in accordance with an approved voluntary remediation plan, EPD is hereby reclassifying it from Class I to Class V and designating it 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 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 Fulton County and recorded in the clerk's deed records pursuant to O.C.G.A. § 44-2-20.

Sobh Decatur Properties, LLC must also place the following notice in any deed, mortgage, deed to secure debt, lease, rental agreement or other instrument given or caused to be given by the property owner which creates an interest in or grants a use of the property:

"This 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. Contact the property owner or the Georgia Environmental Protection Division for further information concerning this property. This notice is provided in compliance with the Georgia Hazardous Site Response Act and the Voluntary Remediation Program Act."

Within 30 days of recording the 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 1462, Atlanta, GA 30334.

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

Based on the date of this approval letter, a Compliance Status Report, including certifications, is to be submitted on or before April 11, 2018

If you have any questions, please contact David Hayes at 404-657-8600.

Sincerely,



Charles D. Williams
Program Manager
Response and Remediation Program

c: John P Martiniere, Peachtree Environmental
File: HSI 10915