

Georgia Department of Natural Resources

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

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

Mark Williams, Commissioner
Environmental Protection Division
F. Allen Barnes, Director
Land Protection Branch
Mark Smith, Branch Chief

July 10, 2011

COPY

KIC Management LLC
c/o Mr. Edwin Chang, Registered Agent
2270 Evergreen Lane
Lawrenceville, Georgia 30043

Re: Revised Voluntary Remediation Plan Application dated June 15, 2011
Former Dry Cleaning Depot, HSI Site No. 10880
Roswell, Fulton County, Georgia
Tax Parcel ID: 12-1902-0412-049-1

Dear Mr. Chang:

The Georgia Environmental Protection Division (EPD) has reviewed the June 15, 2011 Revised Voluntary Remediation Plan (VRP) Application submitted by Atlanta Environmental Consultants, LLC pursuant to the Georgia Voluntary Remediation Program Act (the Act), which has been submitted in lieu of a compliance status report (CSR) required pursuant to the Georgia Rules for Hazardous Site Response (the Rules) for the above referenced property. EPD is approving your voluntary remediation plan, which specifies additional site assessment and corrective action consisting of the following:

- Soil in the source area, locations of current, former, and existing dry cleaning machines, and along sanitary sewer and/or other underground utility lines will be sampled to evaluate if the soil pathway is complete;
- Use of asphalt covers to control direct exposure to soil contamination with long term monitoring and maintenance of engineering controls;
- Vapor intrusion modeling of volatile organic compound (VOC) impacted groundwater and/or collection of site specific data to evaluate if the vapor intrusion pathway is complete and poses an unacceptable risk for human exposure;
- Groundwater delineation to Type 1 Risk Reduction Standards; and
- Groundwater will be sampled at the time of selection of the most appropriate remedy; and
- Groundwater modeling and/or use of a point of demonstration well to demonstrate compliance.

Therefore, EPD is accepting property owner KIC Management LLC as a participant as defined in the Voluntary Remediation Program Act for the following qualifying property provided KIC Management LLC implements the VRP in compliance with the following schedule and conditions:

Qualifying property:

1073 Alpharetta Street
Roswell, Fulton County, Georgia
Tax Parcel ID: 12-1902-0412-049-1

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 VRP along with a monthly summary of hours invoiced and description of services provided since the last submittal.
 - Every January 1st and July 1st through July 1, 2016.

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

- July 1, 2012 semiannual progress report must demonstrate horizontal delineation on the qualifying property;
 - July 1, 2013 semiannual progress report must demonstrate complete horizontal delineation; and
 - January 1, 2015 semiannual progress report must demonstrate complete horizontal and vertical delineation, 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 substances prior to this submittal.
- Compliance status report (CSR) including certifications:
 - July 1, 2016

Conditions:

1. EPD requires the submittal of a cost estimate for full implementation of the VRP through CSR submittal and a financial assurance instrument in that amount by no later than September 12, 2011. Model financial assurance instruments can be located at <http://www.gaepd.org/Files/PDF/forms/hwb/HSIModel.pdf>.
2. Within ninety (90) days of KIC Management LLC's notice to withdraw from the Voluntary Remediation Program or termination by the Director pursuant to §12-8-107(d) of the Act, KIC Management LLC must submit a compliance status report that complies with requirements of the Hazardous Site Response Act and associated Rules for Hazardous Site Response.
3. KIC Management LLC 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 exceed the initial application fee.

4. KIC Management LLC must address EPD's July 10, 2011 comment letter regarding the VRP application.

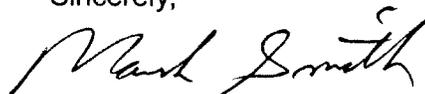
EPD requires that KIC Management LLC and the professional engineer/geologist specified in the VRP oversee the implementation of the VRP in accordance with the provisions, purposes, standards and policies of the Act. EPD may, at its sole discretion, review and comment on documents submitted by KIC Management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

Pursuant to §12-8-107(b) of the Act, EPD will notify the owner of the qualifying property the property has been designated as needing corrective action, and request them to file the required deed affidavit. If the affidavit is not filed, EPD may terminate enrollment of the qualifying property from the voluntary remediation program.

EPD's approval of the VRP 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. Yue Han of the Response and Remediation Program at (404) 657-8600.

Sincerely,



Mark Smith, Chief
Land Protection Branch

c: Peter T. Kallay, PE – AEC, LLC

File: 10880