

Georgia Department of Natural Resources
Environmental Protection Division

2 Martin Luther King Jr. Drive, Suite 1456, Atlanta, Georgia 30334
Judson H. Turner, Director
(404) 656-4713; Fax. (404) 651-9425

April 10, 2015

VIA EMAIL & REGULAR MAIL

David Shelley, CFO
Southern States, LLC
30 Georgia Avenue
Hampton, GA 30028

Re: HSI Site Number: 10141
Southern States Site
Tax Parcel ID H03-05010000, 008-01001000 and
022-01060000
30 Georgia Avenue
Hampton, Henry County, GA

Dear Mr. Shelley:

The Georgia Environmental Protection Division (EPD) has received the October 30, 2014 Voluntary Remediation Program Application and Plan (VRPAP) that has been submitted pursuant to the Georgia Voluntary Remediation Program Act (the Act) O.C.G.A. 12-8-100. EPD acknowledges that this VRPAP was submitted in lieu of a Corrective Action Plan (CAP) and Compliance Status Report required pursuant to the Georgia Rules for Hazardous Site Response (the Rules) for the above referenced property. EPD is approving your VRPAP, which specifies corrective action consisting of the following:

- Soil: Removal of soil exceeding the Type 1 or Type 4 risk reduction standards (RRS) for PCBs at location SED-4 and confirmatory sampling; and partial capping of the existing landfill.
- Groundwater: Limited in-situ chemical oxidation (ISCO); monitored natural attenuation/groundwater monitoring; and future land use and groundwater restriction covenants.
- Sediment: Isolation of a portion of Little Bear Creek and ecological risk assessment to determine remedial options for the exposed portion of Little Bear Creek.

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

Qualifying properties:

30 Georgia Avenue, Hampton, Henry County, Georgia, Tax Parcel No. H03-05010000
008-01001000 and 022-01060000

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 VRPAP along with a monthly summary of hours invoiced and description of services provided since the last submittal.
- The reporting schedule will be April 15th and October 15th annually, beginning in October 2015 and ending in 2020, unless a compliance status report (CSR) is submitted and approved prior to 2020.
- A CSR including certifications should be submitted by October 15, 2020.

In addition to the reporting schedule specified above, the following must be included in the April 15, 2017, progress report:

- Demonstration of 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, if applicable, for all regulated substances prior to this submittal.

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 that the non-qualifying property is not included under the Act.

Since Southern States, LLC is performing corrective action at the qualifying property in accordance with an approved VRPAP, 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 Henry County and recorded in the clerk's deed records pursuant to O.C.G.A. § 44-2-20.

Southern States, LLC must also place the following notice, or revise previous notices recorded pursuant to the Georgia Hazardous Site Response Rules, Chapter 391-3-19, 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 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 Southern States, LLC and the professional engineer/geologist specified in the VRP application oversee the implementation of the VRP application 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 Southern States, LLC. Failure of EPD to respond to a submittal within any timeframe does not relieve Southern States, LLC from complying with the specified schedule and the provisions, purposes, standards and policies of the Act. Should Southern States, LLC fail to comply with the above schedule, EPD may terminate enrollment of the participant and the qualifying property from the voluntary remediation program. Should you have any question or concerns regarding this site, please contact Mr. Yue Han of the Response and Remediation Program at (404) 657-8678.

Sincerely,



Charles D. Williams
Program Manager
Response and Remediation Program

cc: John O. Schwaller, Environmental Management Associates, LLC

File: VRP – Southern States Site #10141

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