



GEORGIA

DEPARTMENT OF NATURAL RESOURCES

ENVIRONMENTAL PROTECTION DIVISION

Richard E. Dunn, Director

Land Protection Branch

2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

September 10, 2018

SLX GRAND Atlanta, LLC
Attn: Mr. Anthony DelGuidice
1600 Atlanta Financial Center
3343 Peachtree Road, NE
Atlanta, GA 30326

Re: VRP Semi-Annual Progress Report #3
Proposed Chamblee Apartments
5211 Peachtree Industrial Boulevard
Chamblee, DeKalb County, Georgia
Tax Parcel: 18 299 13 005

Dear Mr. DelGuidice:

The Georgia Environmental Protection Division (EPD) has reviewed the VRP Semi-Annual Progress Report #3 dated April 3, 2018, submitted for the above referenced property (the Property) pursuant to the Georgia Voluntary Remediation Program Act (the Act). EPD has the following comments:

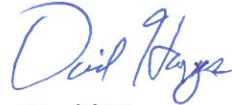
1. The benzene concentration value for Pit/F-7 on Table 3 and on Figure 4 should be 0.037 mg/kg (not 0.0037 mg/kg) per the laboratory report provided.
2. According to Section 2.4 of the report, any soils exceeding the Type 1 Risk Reduction Standard (RRS) for benzene (Pit 2-E/9) will be removed during future excavation activities along the eastern property boundary. Although the excavation sidewall of Pit 2 coincides with the property line, soil sampling to horizontally delineate benzene to Type 1 RRS is still required.
3. Table 2 indicates that the Aroclor 1260 result for the Pit 1 soil sample was 150 mg/kg. However, the laboratory analytical report shows the result as 0.150 mg/kg.
4. The laboratory noted sample receiving temperature non-conformance for soil samples collected on December 6, 2017 and December 14, 2017. Notably, the December 14th samples were received at a temperature of 15.9 °C (60.6 °F). EPD will consider results from soil samples that were received with temperature non-conformance to be estimated values. Additional soil sampling should be conducted to confirm these results.

These comments must be addressed to EPD's satisfaction in order to demonstrate compliance with the provisions, purposes, standards and policies of the Act. EPD anticipates receipt of a Compliance Status Report by December 31, 2018 per the schedule provided.

EPD Comments on VRP Progress Report #3
Proposed Chamblee Apartments
September 10, 2018
Page 2 of 2

If you have any questions regarding this matter, please contact Nicole Vermillion of the Response and Remediation Program at (404) 232-7891.

Sincerely,



David Hayes
Unit Coordinator
Response and Remediation Program

c: Chuck Ferry, Wood (via email)
James Hickman, James F. Hickman Trust (via email)

File: 218-0045 (VRP)

S:\ARDRIVE\NVermillion\VRP\Proposed Chamblee Apts\Proposed Chamblee Apts PR3 comments.docx