



North Carolina Department of Environment and Natural Resources  
Division of Waste Management

Beverly Eaves Perdue  
Governor

Dexter R. Matthews  
Director

Dee Freeman  
Secretary

July 31, 2012

RECEIVED

AUG 03 2012

NCDENR MRO IHSB

**Certified Mail**  
**Return Receipt Requested**

Childress Professional Dry Cleaning  
9101-100 Monroe Road  
Charlotte, NC 28205-7485

Subj: Potential Site Contamination  
Childress Professional Dry Cleaning  
9101-100 Monroe Road  
Charlotte, NC  
DSCA Site # 60-0074

*Childress Dry Cleaning  
NONCD0002806*

Dear Property Owner:

*This address is rightly associated with Former Kmart auto Service Facility #4137 (NONCD0001665) and Circle K #5111-NONCD0001501.*

We are seeking your cooperation in determining if the solvent contamination detected in nearby groundwater monitoring wells is associated with the former dry-cleaning operations at 1650 Pacific Street. We have data from the Inactive Hazardous Sites Branch indicating the presence of solvent contamination in the soil and groundwater Childress Professional Dry Cleaning. However, at this time it is not clear if the solvent contamination is related to the site's former dry-cleaning operations. We are requesting access to the above referenced property to investigate soil and/or ground water for evidence of dry-cleaning solvent contamination.

We are approaching you, the property owner, because we administer an environmental cleanup program known as the Dry-Cleaning Solvent Clean-up Act (DSCA) Program. The DSCA Program manages a Fund (currently available to owners and other responsible parties) which pays for most of the costs of cleaning up leaks or spills of dry-cleaning solvents. As you may be aware, exposure to dry-cleaning chemicals may pose a health risk, and the costs of cleaning up dry-cleaning contamination at a site can readily exceed \$250,000.

If we test for contamination on your property, the initial investigation will be conducted by one of our state-lead contractors and we will provide you with the results. If we conclude that there has been no release of dry-cleaning solvent, the work is done at no cost to you. If we determine that there has been a release of dry-cleaning solvents at the site, you may either enter the DSCA Program or the site can be referred back to the Inactive Hazardous Sites Branch. In the DSCA Program, an eligible petitioner for a former dry-cleaning site would pay a \$1,000 application fee and a co-pay of 1.5% of our costs. Petitioners also receive liability protection from other State environmental authorities. If there has been a release of dry-cleaning solvent and you choose not to enter the DSCA Program, we may seek cost

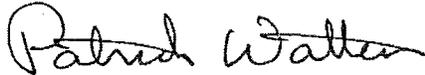
Childress Professional Dry Cleaning  
9101-100 Monroe Road  
Charlotte, NC  
DSCA site #60-0074

recovery for our initial investigation, and you may be held responsible for all the costs necessary to cleanup any releases at the site.

Attached is an access consent form to allow our state-lead contractor to perform activities on site (including collecting soil and/or ground water samples). If you agree to grant us access, we ask that you return the signed consent form in 30 days. If the signed form is returned within 30 days, we will contact you to discuss a schedule and any other access issues. If we do not receive the signed consent, we may elect to initiate the on-site investigation activities by means of an administrative warrant.

If you have any questions regarding this letter, please feel free to call at (919) 707-8363 or email me at [patrick.watters@ncdenr.gov](mailto:patrick.watters@ncdenr.gov).

Sincerely,



Patrick Watters  
Project Manager, DSCA  
Superfund Section  
Division of Waste Management

Attachments: Property Access Consent form  
DSCA Brochure

Cc: David Ramey, IHSB  
DSCA Site # 60-0074 File



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**PROPERTY ACCESS CONSENT**

***This document may not be modified without the Program's approval.***  
*If you have questions on how to fill out this form or about the activities at this site, please call the Dry-Cleaning Solvent Cleanup Program's Project Manager at 919/707-8363.*

<u>DSCA Site ID No.</u>  600074
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Please Print

\_\_\_\_\_  
(Name of Property Owner or Tenant in Residence)

\_\_\_\_\_  
(Telephone Number of Property Owner or Tenant)

\_\_\_\_\_  
(Street Number and Street Name of Property)

\_\_\_\_\_  
(City or Town in Which Property Is Located) / (County in Which Property is Located) / (Zip Code of Property)

I voluntarily consent to the Division of Waste Management (Division) and its independent contractors (contractors) entering and having continued access to my property for the following purposes:

- (1) taking such soil, water and air samples as may be necessary;
- (2) taking other actions related to the investigation of surface or subsurface conditions;
- (3) taking response actions necessary to mitigate any threat to human health or the environment.

Other conditions:

- (1) The Division and its contractors shall attempt to perform any activities at the Property in a manner that minimizes interference with use of the Property.
- (2) On conclusion of all activities, the Division and its contractors shall, to the extent practicable, restore the Property to the original condition it was in prior to any activities conducted by the Division or its contractors. All monitoring wells will be properly abandoned in accordance with applicable laws and regulations, unless other arrangements are agreed to by the Property Owner.

July, 23, 2012

- (3) The Division or its contractors will make reasonable attempts to notify the Property Owner at least 48 hours prior to entering the Property for any purpose. In situations that the Division determines to be of an emergency nature, the Division or its contractors shall have immediate access to the property.
- (4) Property Owner shall not willingly destroy, damage, remove, pave over or cover any monitoring wells at the site without prior consent of the Division.

**By signing this consent document, I acknowledge that I have contacted all tenants occupying the property and all tenants agree to the conditions of this "Property Access Consent".**

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(Signature of Property Owner or Tenant in Residence)

(Date)

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(Printed Name of Property Owner or Tenant in Residence)

**Patrick Watters  
DWM - DSCA Program  
1646 Mail Service Center  
Raleigh, NC 27699-1646**