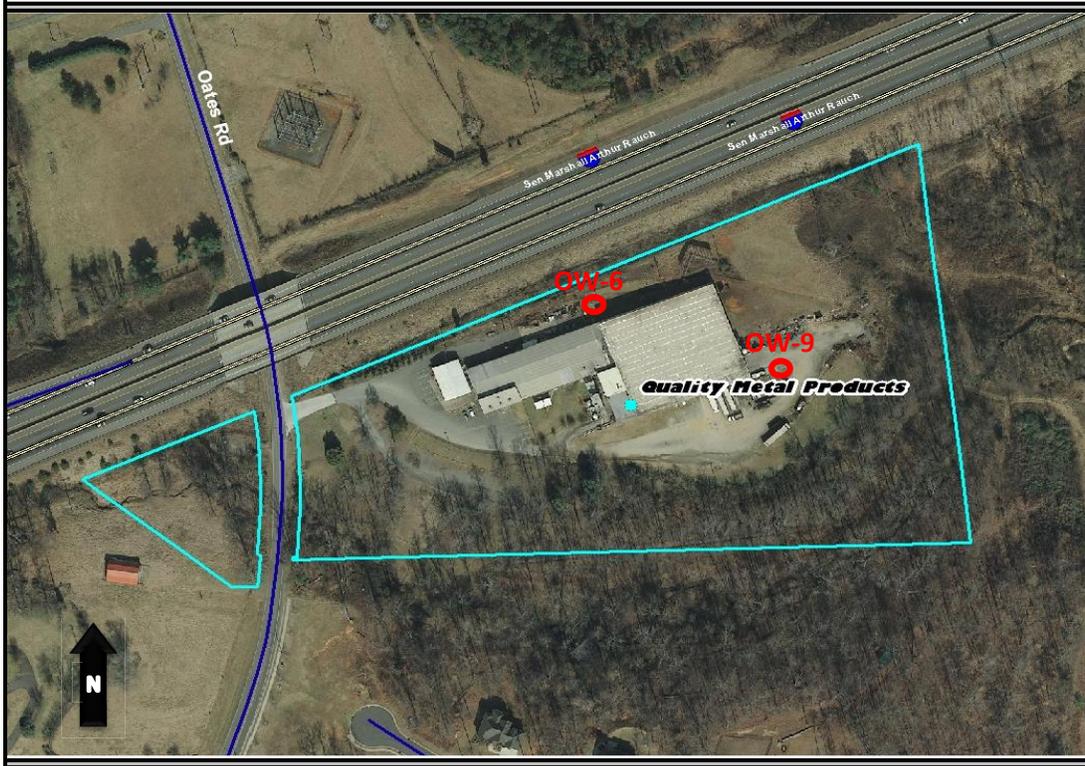


# Brownfields Program Site Inspection Sheet

Project name: <b>Quality Metal Products</b>	Date of visit: <b>10/16/2012</b>	Inspection Area: <b>6</b>
Project number: <b>06014-02-36</b>	On-site: <b>2:20 PM</b>	
Project address: <b>1111 Oates Road</b>	Off-site: <b>2:25 PM</b>	
Project county: <b>Gaston</b>		
Lat: <b>35.268214</b>	BF staff: <b>David Peacock</b>	Personnel: <b>Unknown</b>
Long: <b>-81.249467</b>		
Source: <b>ArcGIS - 2010 Ag County Parcels Layer</b>		

- 1) Use of property:  Industrial    Commercial    Institutional    Recreation/Festival    Residential    Mixed Use    Vacant
- 2) Structures on property:  Existing    New    Both    No new structures observed on the property.
- 3) Chem. Vapor Barrier:  N/A    Not required by LURs. Vapor barrier use unknown.
- 4) Use of surface water or groundwater: N/A    Use of surface water or groundwater not observed.
- 5) Exposed Soils: N/A    Exposed or stockpiled soils were not observed on the property.
- 6) Use of Basements: N/A    vented    not vented    Basements were not observed and not known to be present at this time.
- 7) Storage of Chemicals: N/A    Prohibited chemical storage was not observed.
- 8) Exposure to Public: N/A    Property is not open to public ingress and egress.
- 9) Condition of GW Monitoring Wells: N/A    damaged    repaired    Monitoring wells were not observed during this inspection.
- 10) Last LURU submittal: Wede Properties, LLC - November 13, 2012; Groundwater monitoring report dated Jan. 2012 and received in Mar. 2012.



**:2010 Aerial Map**  
 The Quality Metal Products project (outlined) is bordered by I-85 to the North. Vacant property remains to the East and a residential development is located to the South beyond a buffer of trees. Oates Road traverses the Western portion where a residential parcel is situated to the West of Oates Rd. Approximate locations for monitoring wells OW-6 & OW-9 shown.

# Register of Deeds

Gaston County

Verified by: ROD on-line or ROD office

Instrument	book	page	rec. date	note
<b>BF NBP</b>	<b>4073</b>	<b>2252 - 2280</b>	<b>10/28/2004</b>	<b>Wedde Properties, LLC (PD)</b>
<b>BF Plat</b>	<b>69</b>	<b>44</b>	<b>10/11/2004</b>	<b>Wedde Properties, LLC (PD)</b>
<b>Mem. Of Lease</b>	<b>4144</b>	<b>1811 - 1815</b>	<b>7/25/2005</b>	Wedde Properties/Porter's Group; <b>not NCGS 130A-310.35(d) compliant</b>

Lot #	Current owner	book	page	date	NCGS 130A-310.35(d) compliant	note
	<b>Wedde Properties, LLC</b>	<b>3595</b>	<b>852 - 854</b>	<b>12/13/2002</b>	<b>NA</b>	<b>Leased - Property Occupants shown below</b>
-	18426 Peninsula Cove Lane Cornelius, NC 28031					

Lot #	Property Occupants	contact	address	city	state	zip	web
-	<b>Porter's Fabrications</b>	<b>(704) 864-1313</b>	<b>1111 Oates Road</b>	<b>Bessemer City</b>	<b>NC</b>	<b>28016</b>	<a href="http://www.portersfab.com">http://www.portersfab.com</a>

## Inspector Comments

This property is utilized for metal fabrication by the above named tenants. No observed LURs violations at this time. No photos taken at the time of visit. Due to time schedules constraints for this inspection area, a walk through was not performed for this inspection. Future inspections should include a walk through and groundwater monitoring well checks. A walk through inspection may be disruptive for the currently operating tenant and should be given notice prior to inspection. The last groundwater report was submitted as required in 2012. Groundwater analysis of volatiles (EPA 8260) shows non-detect for OW-9 and a slight increase in constituent concentrations was shown for OW-6 over previous sampling events. Groundwater sampling will continue every other January.