

Brownfields Program  
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23

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Facility Name: Flowserve  
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Author of Doc: Joseph Best

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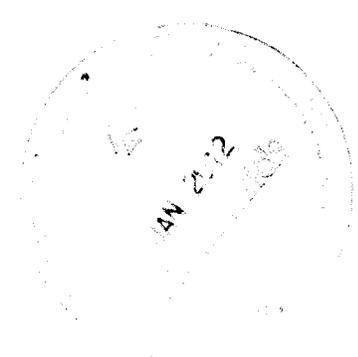
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**BEST GEOLOGICAL AND  
ENVIRONMENTAL CONSULTING, P.A.**

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Greensboro, North Carolina 27410  
(336) 834-8382 Phone  
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best6778@bellsouth.net

April 12, 2007

Mr. Bruce Nicholson  
Brownfields Program Manager  
North Carolina Department of Environment and Natural Resources  
Division of Waste Management, Brownfields Section  
150 Oberlin Road, Suite 150  
Raleigh, North Carolina 27605



Reference: Letter of Intent to Redevelop a Brownfields Property  
Former Flowserve Facility  
264 Wilson Park Road  
Statesville, North Carolina 28677

Dear Mr. Nicholson:

Attached is a Letter of Intent for entry into the North Carolina Brownfields Program. The following information was compiled in accordance with the Guidance for Completing a North Carolina Brownfields Letter of Intent.

1) Big Top, LLC  
429 Old Mocksville Road  
Statesville, North Carolina 28625  
Telephone: (704) 902-0155  
Fax: (704) 924-9332  
e-mail: seeds4u@bellsouth.net

2) Mr. Christopher Clayton Cartner  
Telephone: (704) 902-0155  
Fax: (704) 924-9332  
e-mail: seeds4u@bellsouth.net

3) Big Top, LLC (member managed LLC)  
429 Old Mocksville Road  
Statesville, North Carolina 28625  
Telephone: (704) 902-0155  
Fax: (704) 924-9332  
e-mail: seeds4u@bellsouth.net  
Christopher Clayton Cartner - Member  
Keith Richard Martin - Member

4) The subject property is located at 264 Wilson Park Road in Statesville, North Carolina. The Iredell County parcel identification number (PIN) is 4755464379. The local land use is primarily commercial, light industrial and undeveloped land. The property is zoned LI-light industrial and is located within an industrial park just north of Interstate 40. Access to the site is from paved entrances from Wilson Park Road and Crawford Road. The subject property is comprised of a vacant 22,400 square-foot manufacturing/warehouse/office building situated on approximately 8.85 acres of land. Municipal water is supplied by Iredell County and sewer service is supplied by the City of Statesville. Electric power is provided by Energy United and natural gas is provided by Public Service Company.

The existing building was constructed by Harold Schunke in 1960 with additions in 1972 and 1977. Mr. Schunke operated a private distributorship of Pleuger Pumps at the site. The property was purchased by TRW in 1985. Dresser Industries purchased the site in 1988. Dresser became part of Ingersoll-Dresser Pump in 1994. Flowserve purchased the property in 2000. The facility was utilized to assemble, wire, rebuild and test submersible pumps.

Groundwater at the subject site has been impacted by a documented release of chlorinated solvents at the Jantzen Inc. facility located approximately 500 feet east of the subject site. The on-site water supply well has been impacted by tetrachloroethene (PCE), trichloroethene (TCE) and dichloroethene (DCE). The PCE concentrations were detected at a concentration of 43 micrograms per liter ( $\mu\text{g/L}$ ) in 1995 and at a concentration of 19  $\mu\text{g/L}$  in 1997. The North Carolina NCAC 2L Groundwater Quality Standard (2L) for PCE is 0.7  $\mu\text{g/L}$ . The Aquifer Protection Section maintains an open file on the Jantzen site and acknowledges that the groundwater contamination of the Flowserve site originates on the Jantzen property.

Prior to the availability of municipal sewer service, the facility was served by an on-site septic system. Due to the possibility that solvents and other products containing regulated compounds were discharged into the septic system, the septic system was identified as a Recognized Environmental Concern (REC) during a Phase I Environmental Site Assessment performed by Best in August 2006. Subsequently, Best performed a soil and groundwater investigation at the site on January 4, 2007. Based on the results of our assessment activities at the site, soil does not appear to have been impacted by a release of regulated compounds. Groundwater contained volatile and semi-volatile organic compounds at concentrations well below the 2L. Groundwater contained mercury at a concentration below the 2L. Groundwater contained arsenic, barium, cadmium, chromium, and lead in concentrations exceeding the 2L but below the Gross Contamination Level (GCL). The soil and groundwater results are summarized in Table 1 and Table 2 contained in Appendix A.

a) The property is vacant.

- b) The confirmed groundwater contamination and the potential contamination from the 40 years of manufacturing activity at the site have posed an unacceptable risk to prospective buyers and developers.
- c) Lending institutions have insisted that a Brownfields Agreement be pursued as a condition of any potential loan.
- 5) The existing building will be refurbished and leased for industrial use or storage in the short term. Future plans include redevelopment of the site as new commercial or industrial site. The sites completed value could range from \$5,000,000 to \$10,000,000.
- 6) Redevelopment of the subject property would provide aesthetic benefits to the site vicinity which includes two other vacant industrial sites. Increased traffic to the facility would improve prospects for redevelopment of neighboring properties. In the short term the redevelopment would directly benefit the local economy by creating up to 10 jobs at the facility. In addition, the proposed improvements would increase the property value which would benefit the local tax base.
- 7) Big Top, LLC has and can obtain the financial resources to fully implement the Brownfield Agreement and safely use the property. A confirmation letter from BB&T is included in Appendix B.
- 8) Big Top, LLC has expressed their commitment to comply with all applicable procedural requirements.
- 9) A signed and notarized Responsibility and Compliance Affidavit is included in Appendix C.
- 10) The location of the site is plotted on a 1:24,000 USGS topographic map (see Appendix D).
- 11) A survey of the property is included in Appendix E.
- 12) Photographs of the site are included in Appendix F.

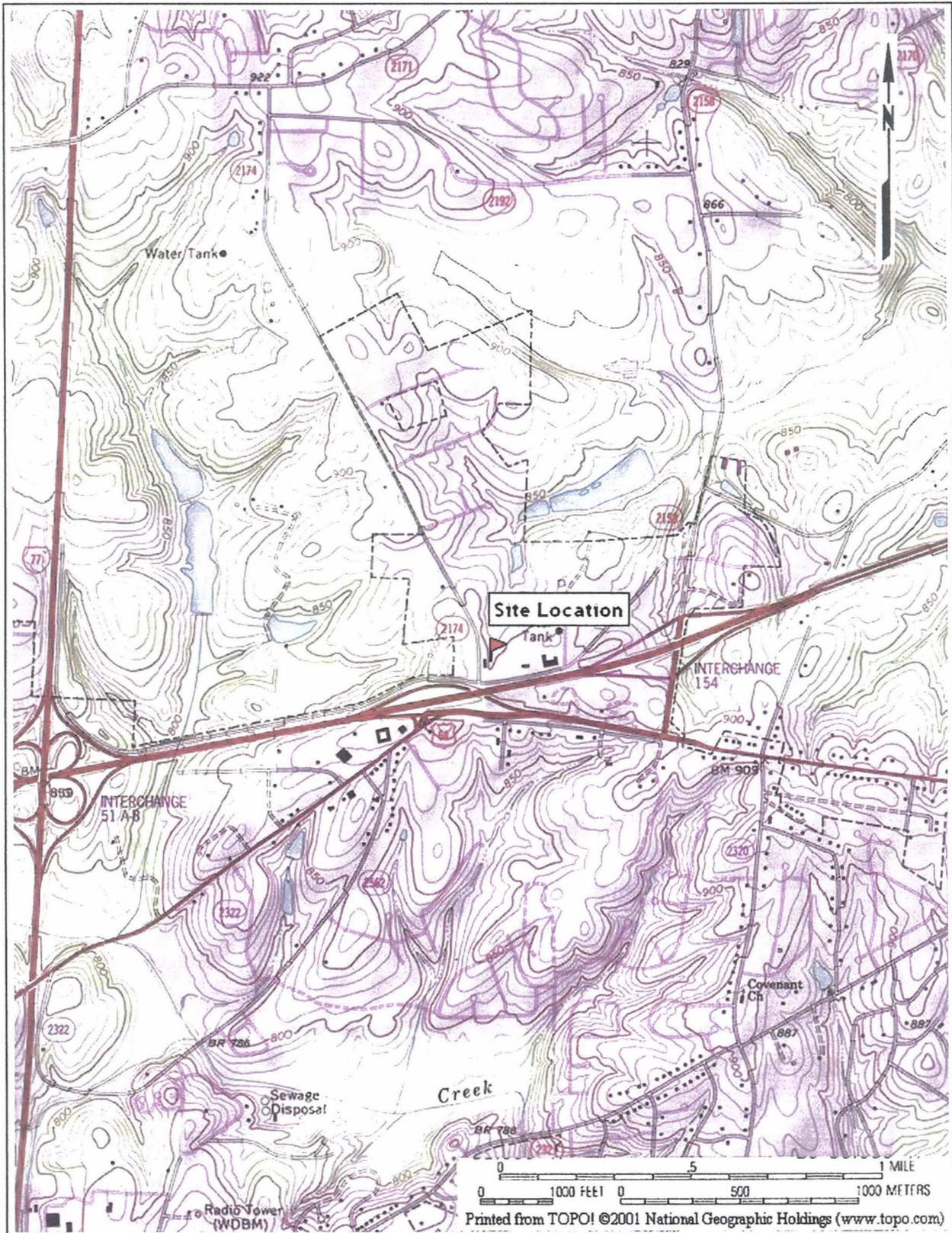
If you have any questions, please contact me at (336) 834-8382.

Sincerely,

Best Geological and Environmental Consulting, P.A.

Joseph P. Best, P.G.  
President/Project Manager

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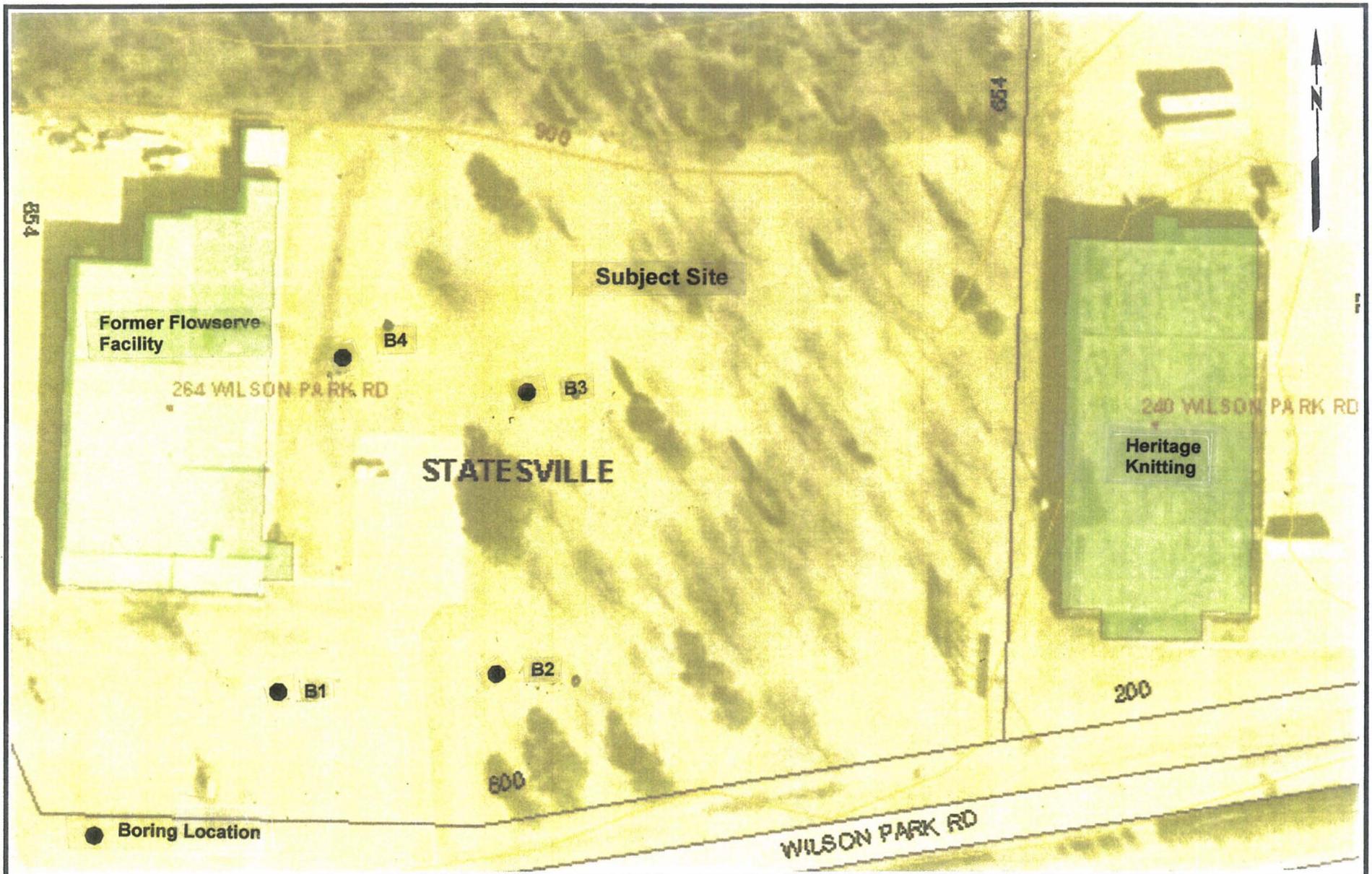


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Scale: 1" = 2,000'

Date: 9/20/06

Figure 1 Site Location Map Former Flowserve Facility Statesville, North Carolina

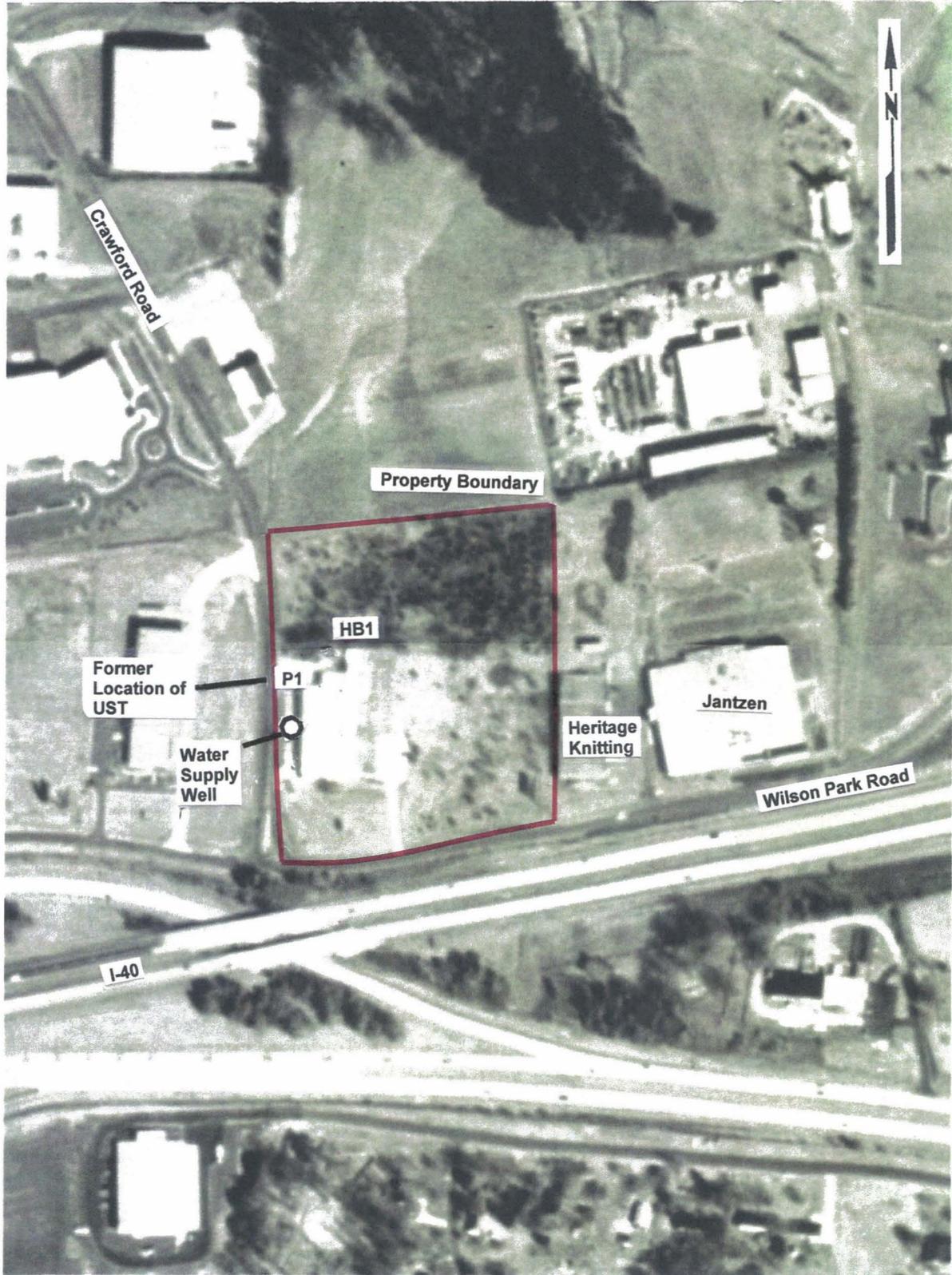


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Scale:  
1" = 75'

Date:  
1/5/07

**Figure 2**  
Boring Location Map  
Former Flowserve Facility  
Statesville, North Carolina

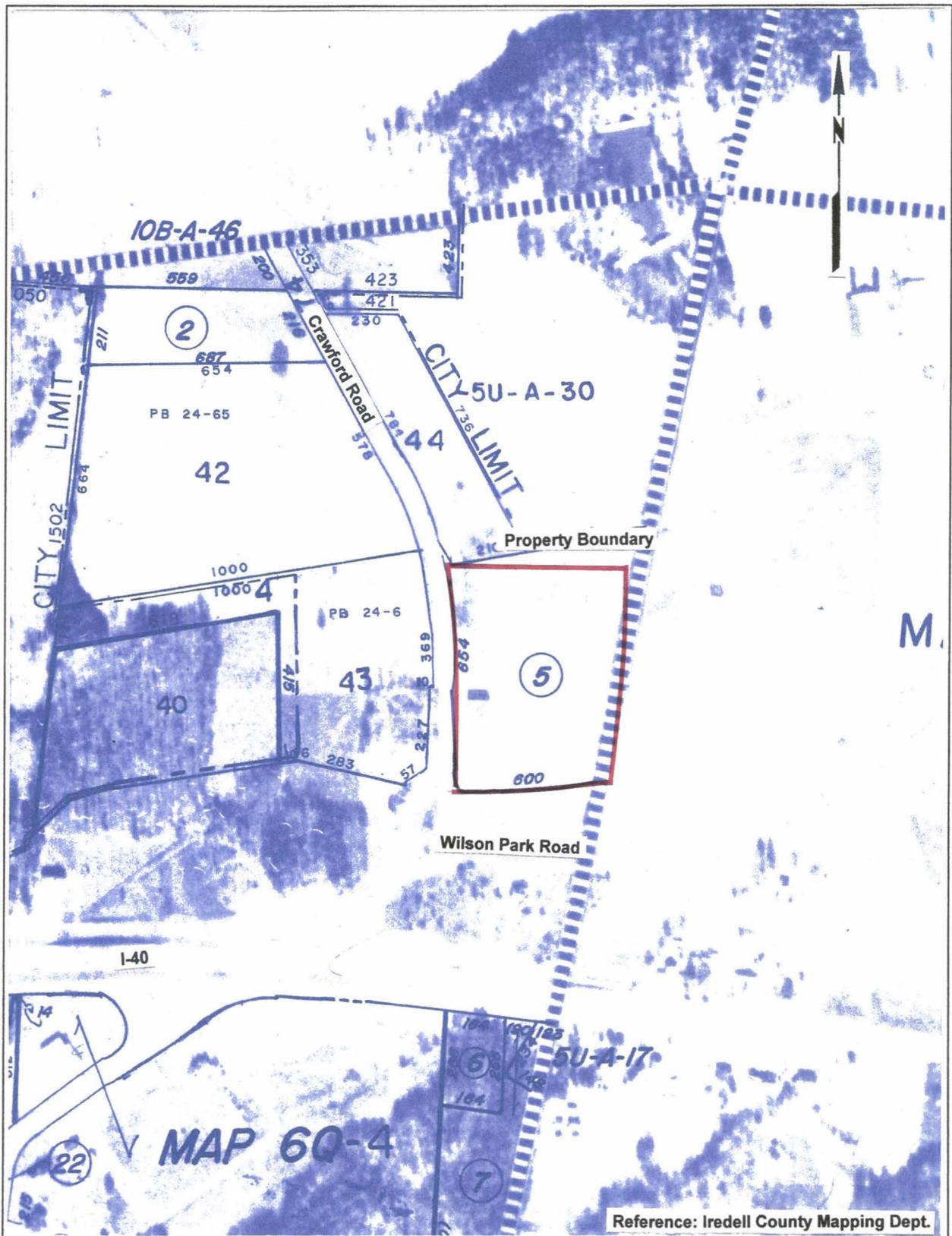


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Scale:  
1" = 300'

Date:  
9/20/06

Figure 2  
2002 Aerial Photograph  
Former Floserve Facility  
Statesville, North Carolina



<p>Best Geological and Environmental Consulting, P.A.</p>	<p>Scale: 1" = 400'</p>	<p>Date: 9/20/06</p>	<p>Figure 3 1965 Aerial Photograph Former Floserve Facility Statesville, North Carolina</p>
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View of the road frontage along Wilson Park Road



View of the front of the building

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Site Photographs  
Former Floserve Facility  
Statesville, North Carolina



View of northern part of the property



View along the northern property boundary

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Site Photographs  
Former Floserve Facility  
Statesville, North Carolina



View of the water supply well



View of a wash basin and floor drain

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9/22/06

Site Photographs  
Former Floserve Facility  
Statesville, North Carolina



View of adjoining property to the east



View adjacent property to the west - across Crawford Road

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Date:  
9/22/06

Site Photographs  
Former Floserve Facility  
Statesville, North Carolina

**Table 1****Summary of Groundwater Sampling Results**

Date: 9/21/06

Former Floserve

<b>Analytical Method</b> →			6210D	6210D	6210D
<b>Contaminant of Concern</b> →			PCE	Cis-1,2-DCA	TCE
<b>Well ID</b>	<b>Sample ID</b>	<b>Date Collected</b>			
W1	W1	8/24/06	<b>25</b>	0.99	2.0
<b>2L Standard (ug/l)</b>			0.7	70	2.8
<b>GCL (ug/l)</b>			700	70,000	2,800

ug/L =micrograms per liter

GCL = gross contamination level

Bold indicates concentration exceeding 2L

**Table 1****Summary of Soil Sampling Results**Date: 1/11/07

Former Floserve Facility, Statesville, North Carolina

Sample ID	Contaminant of Concern →		Arsenic	Barium	Cadmium	Chromium	Lead	Selenium	Silver	Mercury
	Date Collected	Sample Depth (ft BGS)								
B1	1/4/07	23	3.4	310	2.1	5.9	12	<1.3	<0.660	0.0061
B2	1/4/07	23	3.0	220	1.1	10	12	<1.4	<0.68	0.039
B3	1/4/07	23	4.9	36	2.3	65	15	<1.4	<0.70	0.11
B4	1/4/07	23	3.8	250	<0.16	14	4.6	2.7	<0.82	0.079
<b>NC Inactive Sites Branch Soil Remediation Goals (mg/kg)</b>			4.4	NS	7.4	44	400	78	78	4.6
<b>NC HWS SSL (mg/kg)</b>			5.24	848	2.720	27.2	270	12.2	0.223	0.0154
<b>US EPA Region 9 Residential Risk-Based Level (mg/kg)</b>			0.39	5,400	37	210	400	390	390	23

NS = no standard

mg/kg = milligrams per kilogram

**Table 2**

Date: 1/11/07

**Summary of Groundwater Sampling Results**

Former Floserve Facility, Statesville, North Carolina

<b>Analytical Method →</b>			625	6210D	6210D	6210D	6210D	7470	6010	6010	6010	6010	6010
<b>Contaminant of Concern →</b>			Diethyl phthalate	Ethyl benzene	TCE	Xylenes	Toluene	Mercury	Arsenic	Barium	Cadmium	Chromium	Lead
<b>Well ID</b>	<b>Sample ID</b>	<b>Date Collected</b>											
B1	B1W	1/4/07	5.9	<0.5	0.5	<1.0	<0.5	<0.20	<b>79</b>	<b>150,000</b>	<b>44</b>	<b>230</b>	<b>410</b>
B2	B2W	1/4/07	<5.4	<0.5	<0.5	<1.0	1.1	<0.5	<b>79</b>	660	<b>8.6</b>	<b>950</b>	<b>35</b>
B3	B3W	1/4/07	<5.6	0.59	<0.5	1.9	3.4	0.67	<b>80</b>	<b>8,700</b>	<b>47</b>	<b>1,200</b>	<b>71</b>
B4	B4W	1/4/07	<5.8	<0.5	<0.5	<0.5	2.6	<0.20	<b>54</b>	<b>9,500</b>	<b>39</b>	<b>940</b>	<b>96</b>
<b>2L Standard (ug/l)</b>			5,000	550	2.8	530	1,000	1.05	50	2,000	1.75	50	15
<b>GCL (ug/l)</b>			NS	84,500	2,800	87,500	257,500	NS	NS	NS	NS	50,000	15,000

ug/L =micrograms per liter

GCL = gross contamination level

NS = no standard

Bold indicates 2L violation