

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
12.8 ACRE PROPERTY
SILVERSTEEN DRIVE
BREVARD, NORTH CAROLINA
S&ME Project No. 1411-12-058**

Prepared for:



City of Brevard
95 West Main Street
Brevard, North Carolina 28712

Prepared by:



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November 28, 2012



November 28, 2012

Mr. Joseph Moore, City Manager
City of Brevard
95 West Main Street
Brevard, North Carolina 28712

**Reference: Report of Phase I Environmental Site Assessment
12.8 Acre Property
Silversteen Drive
Brevard, North Carolina
S&ME Project No. 1411-12-058**

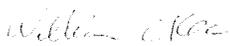
Dear Mr. Moore:

S&ME, Inc. (S&ME) has completed a Phase I Environmental Site Assessment (ESA) for the referenced property. The attached revised report presents the findings of S&ME's Phase I Environmental Site Assessment which was performed in general accordance with ASTM E 1527-05, S&ME Proposal No. ENV-091-12, dated October 10, 2012, and our Agreement for Services.

ASTM E 1527-05 states that an Environmental Site Assessment "meeting or exceeding" this practice and completed less than 180 days prior to the date of acquisition or intended transaction is presumed to be valid if the report is being relied on by the User for whom the assessment was originally prepared and the following components were completed: interviews, the regulatory review, site visit, and the declaration by the environmental professional responsible for the assessment. Based on this requirement, this report is presumed to be valid for 180 days after November 28, 2012.

S&ME appreciates the opportunity to provide this Phase I ESA for this project. Please contact us at your convenience if there are questions regarding the information contained in this report.

Sincerely,
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EXECUTIVE SUMMARY

S&ME has completed a Phase I ESA of the proposed *12.8 Acre Property* located on the north side of Silversteen Drive in Brevard, Transylvania County, North Carolina, hereafter known as the subject site or the subject property. The property comprises Transylvania County parcel #8585-39-1604-000 and is owned by South Eastern Real Estate and Discount.

The purpose of this Phase I ESA was to identify *recognized environmental conditions (RECs)* in connection with the subject property. This Phase I ESA was prepared in general accordance with American Society for Testing and Materials (ASTM) E 1527-05, *Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*. This standard practice was established in November 2006 to satisfy new requirements for *All Appropriate Inquiries (AAI)* as per 40 CFR Part 312 to permit the User to qualify for certain CERCLA Landowner *Liability Protections (LLPs)*.

Four primary tasks are involved in a Phase I Assessment as outlined by ASTM E 1527-05: 1) site reconnaissance; 2) review of the public record; 3) interviews; and 4) written report containing findings and conclusions. During the site visit, the subject property was evaluated for drainage patterns, vegetation patterns, stains, discoloration, surrounding land use, and other visual aspects suggestive of the presence of *recognized environmental conditions*.

The subject property is an approximate 12.8 acre parcel of densely overgrown property. The property was previously developed with the Transylvania Tanning Company tannery that opened in 1917 and closed in the late 1950s. The buildings have been removed and only a chimney remains.

On-Site Concerns

The following on-site environmental findings were revealed on the subject property during this Phase I ESA.

1. The subject property was previously developed with a tannery that operated from 1917 until the late 1950s. The tannery is reported to have used the vegetable tanning process, which utilized tannins extracted from chestnut trees. The facility has not been documented to have used the chrome tanning procedure. An assessment report performed by the North Carolina Department of Environment and Natural Resources (NCDENR) has revealed that soil on the subject site has been impacted by various metals that may be attributed to the former tannery operation. An EPA provided informational sheet indicates the vegetable tanning process may have produced volatile organic compound (VOC) emissions if organic solvents are used. Because a previous assessment has shown the subject property to be impacted with metals, the former tannery operation on the property is considered a *recognized environmental condition*. In addition, the previous assessment did not evaluate the property for VOCs.

2. The tannery burned coal to generate steam and/or power. Based on our experience with industrial facilities that used coal as a fuel being impacted with polyaromatic compounds (PAHs), the use of coal on the subject property as a fuel source is considered a *recognized environmental condition*.

Off-site Concerns

Several off-site facilities appeared on databases within the ASTM designated minimum search distance of the subject property.

1. *Duke Power-Brevard* is located approximately 500 feet west of the subject site and appears on the LUST, LUST TRUST and IMD databases. A petroleum release was reported in March 1991 that impacted groundwater. A pump and treat groundwater remediation system was installed and after remediation of groundwater, the release incident was closed by NCDENR in March 1999. Based on the NFA status of its documented petroleum release, *Duke Power-Brevard* is not considered a *recognized environmental condition*.
2. *City of Brevard Public Works* is located approximately 700 feet west of the subject site and appears on the RCRA-CESQG database. Based on its regulatory status, distance from the subject site and the intervening topography, *City of Brevard Public Works* is not considered a *recognized environmental condition*.
3. *One Stop II/Fast Fare NC 656* is located approximately 900 feet southeast of the subject site and appears on the UST, LUST, IMD, Financial Assurance and RCRA-CESQG databases. An assessment found no evidence of a petroleum release during closure of USTs in 1995. However, a release was discovered from a dispenser line in 2008 during removal of a 15,000-gallon UST. The release was remediated to alternate standards and subsequently closed. Based on its distance from the subject site, the intervening topography and the closed status of its petroleum release, *One Stop II/Fast Fare NC 656* is not considered a *recognized environmental condition*.
4. Several additional facilities are located within the ASTM designated search distance of the, but are more than 1,000 feet from the subject site. Refer to the EDR report in Appendix D for information on these facilities. Based on their distance from the subject site and the intervening topography, none of the remaining facilities are considered to be *recognized environmental conditions*.

The results of the Phase I ESA identified *recognized environmental conditions* in connection with the subject site.

1. INTRODUCTION

S&ME, Inc. (S&ME) conducted a Phase I ESA of the *12.8-acre Property* located on the north side of Silversteen Drive in Brevard, Transylvania County, North Carolina. The Phase I ESA was conducted for the City of Brevard using the American Society for Testing and Materials (ASTM) E1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and in general accordance with S&ME, Inc. proposal number ENV-091-12, dated October 10, 2012.

1.1 Purpose

The purpose of the ESA is to identify, pursuant to ASTM E 1527-05, *recognized environmental conditions* in connection with the property. It is our understanding that the property is being purchased with no defined change in use.

ASTM defines the term *recognized environmental condition* (REC) as the presence or likely presence of hazardous substances or petroleum products on the property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies.

1.2 Detailed Scope of Services

1.2.1 ASTM E 1527-05

S&ME's approach to performing this Environmental Site Assessment consisted of four major tasks in accordance with ASTM Standard Practice E1527-05.

Task 1 - A review of reasonably ascertainable public records for the site and the immediate vicinity was conducted. This review was performed to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for *recognized environmental conditions*. The review of the reasonable ascertainable public records included:

1. Examination of federal, state, tribal and reasonably ascertainable local public records for the site and immediate vicinity.
2. Examination of one or more of the following standard sources: aerial photographs, fire insurance maps, tax files, building department records, zoning/land use records, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.

3. Examination of land title records back to 1940, or first developed use - whichever is earlier, as well as a copy of the current deed if the documents are provided to S&ME by the Phase I ESA user.

Task 2 - A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the site. This reconnaissance was also performed to evaluate evidence found in our public record review that might indicate activities resulting in hazardous substances or petroleum products being used or deposited on the site. The site reconnaissance included the following activities:

1. A reconnaissance of the site and adjacent properties was performed to look for evidence of current and past property uses, signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties. Photographs are provided to document these conditions.
2. The exterior reconnaissance involved a viewing of the periphery of the property and a walk-through of accessible areas of the site interior including the exterior of on-site structures.
3. Areas of the site were photographed to document the current use(s) of the property, as well as conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

Task 3 – Interviews with past and present property owners (if available), operators and occupants as well as with appropriate local officials were conducted to consider any local knowledge of hazardous substances or petroleum products on the property or on adjacent properties.

Task 4 - Report preparation and review.

1.2.2 Exclusions from and Additions to Scope of Services

Unless specifically authorized as an addition to the Phase I ESA work scope, the assessment did not include assessment of environmental conditions not specifically included in the ASTM E 1527-05 standard including, but not limited to sampling of materials (i.e., soil, surface water, groundwater or air), or the assessment of business risk issues such as wetlands, lead in drinking water, asbestos containing materials, mold, fungi or bacteria in on-site buildings, regulatory compliance, cultural/historic risks, industrial hygiene, health/safety, ecological resources, endangered species, indoor air quality, vapor intrusion, radon or high voltage power lines.

1.3 Significant Assumptions

Information obtained from the User, the User's representatives, individuals interviewed, and historical sources was considered to be accurate unless S&ME's reasonable inquiries clearly revealed otherwise.

The groundwater within the local geologic province is typically contained in an unconfined (water table) aquifer. The slope of the water table under static conditions (no pumping interference) often approximates the land surface topography. Thus, the interpreted groundwater flow direction is assumed to be approximately the same as the topography of the ground surface. Perennial surface waters (creeks, streams, rivers, ponds, etc.) are assumed to act as a discharge point for groundwater flow.

1.4 Limitations and Exceptions of Assessment

The Phase I Environmental Site Assessment was conducted using ASTM E 1527-05. The findings of this report are applicable and representative of conditions encountered at the property on the date of this assessment, and may not represent conditions at a later date. The review of public records was limited to that information which was available to S&ME at the time this report was prepared. Interviews with local and state government authorities were limited to those people whom S&ME was able to contact during the preparation of this report. Information was derived from “reasonably ascertainable” and “practically reviewable” sources in compliance with our understanding of the standards set forth by ASTM E 1527-05.

Additional limitations to this Phase I ESA are as follows:

- Standard historical sources were not reasonably ascertainable to trace the operational history of the property back in approximately five-year intervals.
- The subject property was overgrown with extremely dense weedy vegetation which limited access and observations during the site reconnaissance.
- Surveyed boundaries of the property were not observed; therefore, the property boundaries were approximated based on a tax parcel map and field observations.

1.5 Special Terms and Conditions

This Phase I ESA was conducted in general accordance with S&ME Proposal No. ENV-091-12, dated October 10, 2012 and our Agreement for Services. A copy of the proposal is included in Appendix G.

1.6 User Reliance

The resulting report is provided for the sole use of the City of Brevard. Use of this report by any third parties will be at such party's sole risk except when granted under written permission by S&ME. Any such authorized use or reliance by third parties will be subject to the same Agreement under which the work was conducted for City of Brevard. The additional party's use and reliance on the report will be subject to the same rights, obligations, and limitations imposed on the client by our Agreement, unless otherwise agreed. However, the total liability of S&ME to all parties of the Phase I ESA shall be limited to the remedies and amounts as provided in the Agreement as a single contract. The additional party's use and reliance on the report shall signify the additional party's agreement to be bound by the proposal and contract that make up the Agreement between S&ME and the Client.

2. GENERAL SITE DESCRIPTION

2.1 Site Location

The subject property is located between Cashiers Valley Road and Silversteen Drive, southwest of the central business district of Brevard, in Transylvania County, North Carolina. The subject property is comprised of a single parcel identified as Transylvania County parcel #8585-39-1604-000. The location of the subject property is shown on Figures 1-3 located in Appendix A.

2.2 Site and Vicinity Characteristics

The subject property is approximately 12.8 acres of wooded and overgrown property. The property is developed with a brick chimney. Property to the east and west is residential. A commercial business is to the north and undeveloped property is to the south. The main business district of Brevard is further to the east.

3. USER PROVIDED INFORMATION

Information identified in ASTM E1527-05 to be provided by the User was provided by Mr. Joshua Freeman, Planning Director for the City of Brevard, on the User questionnaire. A copy of this Questionnaire is included in Appendix F.

3.1 Title Records

City of Brevard did not provide title records associated with the subject property.

3.2 Environmental Liens or Activity and Use Limitations

Review of Activity and Use Limitations (AULs) and environmental liens by the *environmental professional* can help in determining if a *recognized environmental condition* is associated with the property. AULs can include both institutional and engineering controls, and are often recorded in land title records in the restrictions of record rather than a typical chain-of-title or title abstract. The User of the ESA is responsible for determining, through their choice of a title company, title professional or attorney whether any environmental liens have been recorded against the property.

The User referenced an EPA report that they had provided. In that report, we noted no information indicating an environmental lien filed or recorded against the subject property. We also noted no specific AULs. The property was densely wooded and not in active use at the time the assessment was performed. However, a comment was made that if the property is to be used, further consideration should be made.

3.3 Specialized Knowledge

The User provided no specialized knowledge regarding the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

The user has indicated that the subject property was previously developed with the Transylvania Tanning Company tannery.

3.5 Valuation Reduction for Environmental Issues

The User indicated they have had no negotiations with the owner regarding the price of the property.

3.6 Owner, Property Manager and Occupant Information

The User provided contact information for the owner, who is considered the property manager. The property is not occupied.

3.7 Reason for Performing the Phase I ESA

The purpose of the ESA is to identify, pursuant to ASTM E1527-05, *recognized environmental conditions* in connection with the property. S&ME assumes that this Phase I ESA is being performed to assist the purchaser in qualifying for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on CERCLA liability. It is our understanding that the Phase I ESA is being conducted for the proposed purchase of the Property. The proposed development plans were not provided.

3.8 Other

The User provided a Site Inspection (SI) report that was conducted by the Superfund Section of the Division of Waste Management of the North Carolina Department of Environment and Natural Resources, dated October 13, 2010. This is the document referred to by the User as the EPA report. We were also provided an environmental report performed by Asheville Radon and Environmental Consultants, Inc. and issued in January 1994. These reports are discussed in greater detail in Section 4.3.

4. RECORDS REVIEW

This section summarizes records obtained and reviewed to help identify *recognized environmental conditions* in connection with the Property.

4.1 Standard Environmental Record Sources

S&ME reviewed selected federal and state regulatory databases in an attempt to identify recorded information concerning environmental impacts or conditions or concerns associated with the subject property. S&ME reviewed the regulatory lists included in the Environmental Data Resources (EDR) Radius Map Report. The database report is attached as Appendix D, including a listing of the databases, search distance, explanation of each database, and figures depicting the approximate locations of regulated facilities in the vicinity of the subject property.

Regulatory listings are limited and include only those facilities or incidents that are known to the regulatory agencies at the time of publication to be contaminated, in the process of evaluation for potential contamination, or to store/generate potentially hazardous substances, waste, or petroleum.

The subject property appeared on the FIND database as *Transylvania Tanning Company* on Silversteen Drive. A Site Detail Report from EDR indicates the site is possibly a

CERCLIS/Superfund site and is a “potentially contaminated site”. A start date of January 24, 2007 is listed. No other useful information was provided.

In addition to the subject site, several off-site facilities or sites appeared on databases within the ASTM specified search distance of the subject property.

1. *Duke Power-Brevard* is addressed as 400 Cashiers Valley Road and is located approximately 500 feet west of the subject site. This facility appears on the LUST, LUST TRUST and IMD databases. A petroleum release was reported in March 1991 during removal of underground storage tanks (USTs). The release impacted groundwater and a pump and treat groundwater remediation system was installed. The incident was subsequently closed by the North Carolina Department of Environment and Natural Resources in March 1999.
2. *City of Brevard Public Works* is addressed as 405 Cashiers Valley Road and is located approximately 700 feet west of the subject site. This facility appears on the RCRA-CESQG database.
3. *One Stop II/Fast Fare NC 656* is addressed as 418 South Broad Street, and is a former convenience store located approximately 900 feet southeast of the subject site. This facility appears on the UST, LUST, IMD, Financial Assurance and RCRA-CESQG databases. An assessment found no evidence of a petroleum release during closure of USTs in 1995. However, a release was discovered in 2008 during removal of a 15,000-gallon UST. The release was remediated to alternate standards and subsequently closed.
4. Several additional facilities are located within the ASTM designated search distance of the, but are more than 1,000 feet from the subject site. Refer to the EDR report in Appendix D for information on these facilities.

4.2 Additional Environmental Record Sources

4.2.1 EDR Supplementary Sources

The EDR report also references several environmental records in addition to those required by ASTM E1527-05. The subject site was not listed on these additional databases. Several facilities are listed on these additional databases. The facilities that are within 1,000 feet of the subject site are discussed in the preceding section. Refer to the EDR Report in Appendix D for information on the facilities greater than 1,000 feet from the subject site.

4.2.2 Tribal Record Sources

The EDR Radius Map Report includes a search of available tribal record sources. The EDR Radius Map Report did not reveal listings of tribal environmental records. In addition, S&ME reviewed websites for North Carolina Indian tribes (<http://www.doa.state.nc.us/cia/index.htm>), as well as federally recognized Indian tribes (www.nationalatlas.gov/mld/indlanp.html). According to information obtained from these websites, no state or federally recognized tribes are located in Transylvania County area.

4.2.3 Other Record Sources

S&ME reviewed on-line records for the North Carolina Division of Waste Management and the EPA's EnviroMapper web site. No new listings for the subject site or the nearby off-site facilities were revealed. No additional information for Transylvania Tanning Company was listed.

S&ME was provided an October 11, 2012 Site Inspection report that was performed on the subject property by Superfund Section of the NCDENR. The following is a summary of the report.

In October 2006, due to the receipt of a citizen's petition by the US EPA Region 4, the Transylvania Tanning Company was listed in the CERCLIS database. The petition voiced concerns regarding the northern adjoining property that was formerly operated as the tannery and the subject property that (at the time) was being considered for a housing development. The tannery operated from about 1917 until about 1960. Based on the presence of bark sheds on a 1924 Sanborn Map, the NCDENR suspected that the facility used the vegetable tanning process. The report further stated that waste associated with tanneries using the vegetable tanning process can include chromium, copper, lead, and zinc. An attachment to the SI was an information sheet from the EPA that summarizes the chrome and vegetable tanning processes. The informational sheet shows that volatile organic compounds may be emitted during the tanning process if organic solvents are used.

On April 12-14, 2010, North Carolina Superfund collected soil samples from the tannery property and sediment samples from along Norton Creek and at its confluence with Nicholson Creek located swell south of the subject sit. Arsenic, copper and lead were detected in the soils on the Tannery property that are attributable to the site (i.e. greater than three times the background concentrations) and were above the North Carolina Inactive Hazardous Sites Branch's (IHSB) Soil Remedial Goals (SRGs). Chromium was also detected above background, but below the SRG. Two samples exceed calculated site-specific SRGs. Lead found at the Leather Warehouse (at 1,076.9 mg/kg) is above the EPA Regional Screening Levels for Chemical Contaminants at Superfund Sites (RSLs) industrial exposure level of 800 mg/kg, and the level found at the south end of the Tannery Building (at 446.2 mg/kg) is above the RSL residential exposure level of 400 mg/kg.

Sediment samples were collected at four points along Norton Creek and on all three segments at the confluence of Norton Creek and Nicholson Creek. Chromium, copper, lead, nickel and zinc were detected above the Region 4 Sediment Screening Values in three sediments samples on Norton Creek immediately adjacent to the Tannery and Development parcels. No contaminants were detected in the surface water pathway samples collected at locations further downstream.

None of the contaminants associated with the tannery operation are considered to be mobile in groundwater under the conditions known at this site. Therefore, the groundwater pathway is not considered threatened and was not sampled.

Since the site is currently inactive and unoccupied, the risk to human health is not currently considered significant, however, if the usage of the site changes, this may become a concern.

4.3 Physical Setting Sources

The property is on the 1997 edition of the United States Geological Survey (USGS), 7.5-minute series Topographic Map, Brevard, North Carolina Quadrangle. A Site USGS Map, prepared using a portion of this quadrangle map, is included as Figure 2.

The subject site is shown as being open and developed with a chimney. The site is flat and bordered by Norton Creek to the east. A commercial building is shown to the north and small structures assumed to be residences are to the east and west. The elevation of the site is approximately 2,160 feet above the National Geodetic Vertical Datum of 1929 (NGVD29).

According to The Geology of the Carolinas, (Horton, Jr. J. Wright and Zullo A. Victor, University of Tennessee Press, 1991), the subject site lies within the Brevard Fault Zone of the Blue Ridge Physiographic Province of North Carolina. The Blue Ridge Province, located at the western corner of the state, is a deeply dissected mountainous area of numerous steep mountain ridges, intermontane basins, and trench valleys that intersect at all angles and give the area its rugged mountain character. The Blue Ridge contains the highest elevations and the most rugged topography in the Appalachian Mountain system of eastern North America.

The movement of groundwater through the crystalline rock aquifers and overlying saprolite is strongly influenced by topography which generally controls the location of recharge and discharge zones. Groundwater within the Blue Ridge Province generally moves from topographically high areas (recharge zones) to topographically low areas within and along stream valleys (discharge areas). The flow of groundwater is also influenced by fracture zones which may occur in the bedrock (and may be retained within the saprolite), and foliation trends in the saprolite and partially weathered bedrock. These zones usually have the greatest hydraulic conductivity. Although the topography of the subject site is flat, it would appear that groundwater on the property would migrate toward the east or southeast.

Information regarding the site soils was obtained from the United States Department of Agriculture (USDA) Web Soil Survey web site. Four soil types are depicted on the property that includes: Augusta fine sandy loam (AuA); Brevard loam (be); Rosman fine sandy loam (Ro); and, Toxaway loam (Tn).

The Augusta series are very deep, somewhat poorly drained soils with moderate permeability and slow surface runoff. Slope ranges from 0 to 2 percent.

The Brevard series consists of very deep, well drained soils on gently sloping to steep high stream terraces, foot slopes, benches, fans and coves of the Southern Appalachian Mountains and mesic areas of the Southern Piedmont. They formed in colluvium and alluvium weathered from a mixture of high-grade metamorphic and igneous rocks. Slope ranges from 2 to 60 percent.

The Rosman series consists of very deep, well drained to moderately well drained, moderately rapidly permeable soils on flood plains in the Southern Appalachian Mountains. They formed in loamy alluvium derived from igneous, high-grade metamorphic or low-grade metasedimentary geology. Slopes range from 0 to 3 percent.

The Toxaway series consists of very deep, poorly and very poorly drained soils that formed in loamy alluvial deposits on nearly level flood plains of mountain valleys. Slopes range from 0 to 3 percent.

4.4 Historical Use Information on the Property

Aerial photographs were reviewed to observe previous development of the subject site, as well as adjacent properties. These aerials were reviewed on the Google Earth web site, at the Transylvania County Soil and Water Conservation District Office or were acquired from EDR. Many of the EDR aerials were from the same year or within a year of aerials available from other sources, but were of poorer quality. Only the EDR aerials that filled a gap are described in the following table. A summary of our findings are tabulated in the following table.

Source	Year of Flight	Scale	Comments
Google Earth	2012	Viewed at 1" ≈ 200'	Subject site and adjoining properties appear similar to their appearance at the time of the site reconnaissance.
Google Earth	2010	Viewed at 1" ≈ 200'	No significant change from the 2012 aerial.
Google Earth	2008	Viewed at 1" ≈ 200'	No significant change from the 2010 aerial.
Google Earth	2005	1" = 200'	No significant change from the 2008 aerial.
Google Earth	1998	1" = 200'	No significant change from the 2005 aerial except the north end of the property is somewhat open.
Google Earth	1993	1" = 200'	No significant change from the 1998 aerial.
EDR	1989	1" = 750'	No significant change from the 1993 aerial.

Source	Year of Flight	Scale	Comments
NRCS	1980/1983	1" = 1,320'	No significant change from the 1989 aerial.
EDR	1969	1"= 1,000'	This aerial is an infrared photograph and shows the subject property is developed with multiple buildings that are the Transylvania Tanning Company facility. The property also appears to be overgrown.
NRCS	1966	1" = 660'	Subject property is developed with multiple buildings that are the Transylvania Tanning Company facility. Property to the west is undeveloped. Possible residences to the east. Commercial buildings are to the north.
NRCS	1953	1" = 1,667'	No significant change from the 1966 aerial.

City directories were not reviewed due to the long developed historical use of the property as a tannery and its subsequent long time undeveloped state that was observed on aerial photographs.

The User provided S&ME with Sanborn Fire Insurance Maps for the property, as well as an original Sanborn Map. Maps from 1924 and 1931 were provided. The maps are similar and show the subject property is developed with the Transylvania Tanning Company. The main building is the elongated tannery located on the east central portion of the site. Several smaller building that include a supply house, leather warehouse, bark storage, bath house, repair shop, leach house and hair dryer and picker house. Although not labeled as such, a boiler house is depicted adjacent to a brick chimney. A small oil storage building is at the south end of the developed part of the site. Rail spurs are present on the property and a trestle is adjacent to the boiler house. Fuel for the facility is indicated to be coal.

Historic topographic maps from 1906, 1935, 1945, 1965, 1978, 1991, and 1997 were acquired from EDR. The 1906 map is a 30 minute map and shows the subject property is undeveloped. The 1935 map (and the remaining maps) is a 7.5 minute series map, but does not show groundwater elevation contours. This map shows the subject property is developed with buildings and rail spurs that resemble those shown on the Sanborn Maps. Residences are depicted to the east of the property. The 1945 map is similar to the 1935 map although there are differences in the buildings on the property. The 1965, 1978, 1991 and 1997 maps show the subject property is developed only with a chimney. The maps from before 1965 show the creek that forms the eastern border is Brushy Tucker Creek. The 1965 and later maps label the creek as Norton Creek. The 1978 and later maps show the residences to the west of the subject property.

4.5 Historical Use Information on Adjoining Properties

Historical information including aerial photographs and regulatory records were reviewed to assess off-site historical land uses.

Surrounding property was initially farmland or woodland. Residences first appeared to the east about the time the tannery was constructed. The residences to the west appeared

in the mid-1970s on land that was once part of the tannery. Property to the south was previously farmland. Property to the north was also once part of the tannery property and was developed with a different building from the one that is currently present.

5. SITE RECONNAISSANCE

The site reconnaissance was performed by Mr. William C. Kea of S&ME on November 15, 2012. The purpose of the site reconnaissance was to identify *RECs* at the subject property and identify sites of similar environmental concern located within ¼ mile of the property. The subject property was observed for evidence of past or present activities which could have led to the deposition of hazardous substances or petroleum products. The weather at the time of the reconnaissance was cloudy and cool. Selected photographs of the subject site taken during the site reconnaissance are included in Appendix B.

5.1 Methodology and Limiting Conditions

The methodology used during the site reconnaissance consisted of a walkover of the interior and exterior of the subject property, followed by a vehicular survey of the surrounding area to observe adjoining and other nearby properties.

The subject property was covered with extremely dense vegetation which limited access and observations of the property. The property borders were not observed in the field to be marked and were estimated using an aerial photograph.

5.2 General Site Setting

5.2.1 Current Use(s) of the Property

The subject property is not in active use.

5.2.2 Past Use(s) of the Property

A chimney on the property indicates its previous industrial use.

5.2.3 Current Use(s) of Adjoining Properties

North - A commercial building with an unidentified occupant was to the north.

West - A vacant commercial building and residences are to the west.

South - Silversteen Drive and vacant undeveloped property are to the south.

East - Residences are to the east.

5.2.4 Past Use(s) of Adjoining Properties

No obvious evidence of past land uses was observed on adjoining properties through observations made during the site visit.

5.2.5 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Information pertaining to geologic and hydrogeologic conditions obtained from standard resources is provided in Section 4.3. The subject site is covered with dense vegetation

that included privet, wild roses and briars. The site is relatively level and slopes down slightly to Norton Creek which forms the western border of the site.

5.2.6 Description of Structures and Roads

A 100-150 foot tall brick chimney is the only structure visible on the property. The property is otherwise undeveloped.

5.2.7 Potable Water Supply and Sewage Disposal System

No evidence of a water supply wells or septic tanks were observed on the property. Community water and sewer are available in the area.

5.3 Exterior Observations

The subject property comprises approximately 13 acres of wooded and overgrown property (photographs 1 and 2). A small quantity of trash and building debris was observed at the north end of the property (photographs 3 and 4). It should be noted that little of the site was accessible due to the dense growth.

No evidence of an underground storage tank (fill pipe or vent pipe), an aboveground storage tank, monitoring wells, stained soil, stressed vegetation, landfilling or foul odors was observed on the property.

5.4 Interior Observations

There are no buildings on the property.

6. INTERVIEWS

6.1 Interview with Past and Present Owners

On November 14, 2012, Mr. Kea interviewed Mr. Charles Taylor, owner of the subject property (828-883-2956) who provided the following information:

- He has owned the property since 1968-1969. The tannery closed around 1955 to 1956. He recalled the facility when it was in operation.
- He had no environmental assessment performed on the property prior to his acquisition.
- The tanning process that was performed at this facility is not the tanning process that is harmful to the environment.
- The tannery was comprised of a large tanning building and other smaller buildings.
- The facility had large wooden vats in which the leather was treated.
- He torn down the buildings and removed the vats. Everything on the property was above ground. He found no USTs on the property during demolition.
- The ground was leveled with fill.
- There were a few small houses on the property.

- In the 1970s, the city put a small park on the property. The park later became run down and he had it demolished.
- City water and sewer are in the area.
- There was a small aboveground fuel tank at the facility.
- The plant burned coal in the boiler house.
- The city once had a plan to develop the property with a street and park.
- There are no environmental liens or activity and use limitations filed or recorded against the property.

6.2 Interview with Key Site Manager

See interview in Section 6.1.

6.3 Interview with Occupants

The property is not occupied.

6.4 Interview with Local Government Officials

On November 19, 2012, Mr. Kea contacted Assistant Fire Chief Chris Budzinski with the City of Brevard Fire Department (828-883-3333) for information on hazardous material responses. Mr. Budzinski indicated he was familiar with the property and they have had no hazardous material responses to the property in the 17 years he has been with the department.

On November 20, 2012, Mr. Kea contacted Mr. Kevin Shook, Director of the Transylvania County Emergency Services Department (828-884-3108). Mr. Shook indicated he recalled no hazardous material responses to the subject property in the 20 years he has been with the department. He also did not recall the property being developed.

6.5 Interviews with Others

No others were interviewed.

7. FINDINGS

7.1 On-Site Findings

1. The subject property was previously developed with a tannery that operated from 1917 until the late 1950s. The tannery is reported to have used the vegetable tanning process, which utilized tannins extracted from chestnut trees. The facility has not been documented to have used the chrome tanning procedure. An assessment report performed by NCDENR has revealed that soil on the subject site has been impacted by various metals that may be attributed to the former tannery operation. An EPA provided informational sheet about the tannin processes indicates the vegetable tanning process may use VOC solvents.
2. The tannery burned coal to generate steam and/or power.

7.2 Off-Site Findings

1. *Duke Power-Brevard* is located approximately 500 feet west of the subject site and appears on the LUST, LUST TRUST and IMD databases. A petroleum release was reported in March 1991 that impacted groundwater. A pump and treat groundwater remediation system was installed and after remediation of groundwater, the release incident was closed by NCDENR in March 1999.
2. *City of Brevard Public Works* is located approximately 700 feet west of the subject site and appears on the RCRA-CESQG database.
3. *One Stop II/Fast Fare NC 656* is a former convenience store located approximately 900 feet southeast of the subject site and appears on the UST, LUST, IMD, Financial Assurance and RCRA-CESQG databases. An assessment found no evidence of a petroleum release during closure of USTs in 1995. However, a release was discovered from a dispenser line in 2008 during removal of a 15,000-gallon UST. The release was remediated to alternate standards and subsequently closed.
4. Several additional facilities are located within the ASTM designated search distance of the, but are more than 1,000 feet from the subject site. Refer to the EDR report in Appendix D for information on these facilities.

8. OPINIONS

8.1 On-Site Opinions

1. Because a previous assessment has shown the subject property to be impacted with metals, the former tannery operation on the property is considered a *recognized environmental condition*. In addition, the previous assessment did not evaluate the property for VOCs.
2. Based on our experience with industrial facilities that used coal as a fuel being impacted with polynuclear aromatic compounds (PAHs), the use of coal on the subject property as a fuel source is considered a *recognized environmental condition*.

8.2 Off-Site Opinions

1. Based on the NFA status of its documented petroleum release, *Duke Power-Brevard* is not considered a *recognized environmental condition*.
2. Based on its regulatory status, distance from the subject site and the intervening topography, *City of Brevard Public Works* is not considered a *recognized environmental condition*.
3. Based on its distance from the subject site, the intervening topography and the closed status of its petroleum release, *One Stop II/Fast Fare NC 656* is not considered a *recognized environmental condition*.
4. Based on their distance from the subject site and the intervening topography, none of the remaining facilities that appeared on regulatory databases is considered a *recognized environmental condition*.

8.3 Data Gaps

The following data gaps were encountered in the performance of this Phase I ESA.

- Usage of the subject property was not researched in five year intervals, because the standard historical sources to achieve that level of documentation were not reasonably ascertainable.
- The property is covered with extremely dense vegetation that limited access and observations of the property.
- No one that had knowledge of operations at the tannery was interviewed.

It is our opinion that the dense vegetation on the subject site and the lack of an interview with a knowledgeable person from the tannery are significant data gaps.

8.4 Additional Investigation

It is the opinion of the Environmental Professionals performing this Phase I ESA that further assessment of the property would provide greater certainty in evaluating impact to the subject site from the identified *recognized environmental conditions*.

9. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-05 of the *12.8 Acre Property*, located on Silversteen Drive in Brevard, Transylvania County, North Carolina. Limitations or exceptions to the standard practice are described in Section 1.4. Deviations from this standard practice are discussed in Section 10.

This assessment has revealed evidence of *recognized environmental conditions* in connection with the subject property.

10. DEVIATIONS

S&ME, Inc. has endeavored to perform this Phase I ESA in conformance with our understanding of the scope and limitations of ASTM Standard Practice E 1527-05 without deviation.

11. ADDITIONAL SERVICES

No additional services were performed for this Phase I ESA.

12. REFERENCES

ASTM Standards on Environmental Site Assessments for Commercial Real Estate. E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. American Society for Testing and Materials (ASTM), Philadelphia, PA, 2005

Aerial photographs obtained from the Transylvania County Soil and Water Conservation Service office, dated 1953, 1966, and 1980/1983

Aerial photographs from 1993 to 2012 obtained from Google Earth web site;

Site Inspection Report – Transylvania Tanning Company, Superfund Section, Division of Waste Management, North Carolina Department of Environment and Natural Resources, October 11, 2010

Transylvania County website – <http://arcgis.webgis.net/nc/Transylvania/>

The Geology of the Carolinas, (Horton, Jr. J. Wright and Zullo A. Victor, University of Tennessee Press, 1991

USDS web soil survey - <http://websoilsurvey.nrcs.usda.gov/app/>

Federal Indian tribes website - www.nationalatlas.gov/mld/indlanp.html

North Carolina Indian tribes - <http://www.doa.state.nc.us/cia/index.htm>;

EPA EnviroMapper - <http://www.epa.gov/emefdata/em4ef.home>

EDR-Radius Map Report, *City of Brevard Properties*, Inquiry Number 3451833.5, dated November 9, 2012

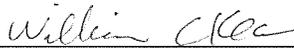
EDR Historical Topographic Map Report, *City of Brevard Properties*, Inquiry Number 3451833.5, dated November 9, 2012

Sanborn Fire insurance Maps, 1924 and 1931 were provided by the City of Brevard Planning Department

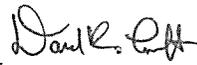
North Carolina NCDENR Division of Waste Management -
<http://portal.ncdenr.org/web/wm/gis/maps>

13. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



William C. Kea
Environmental Scientist/EP



David R. Loftis, P.E.
Office Manager/EP

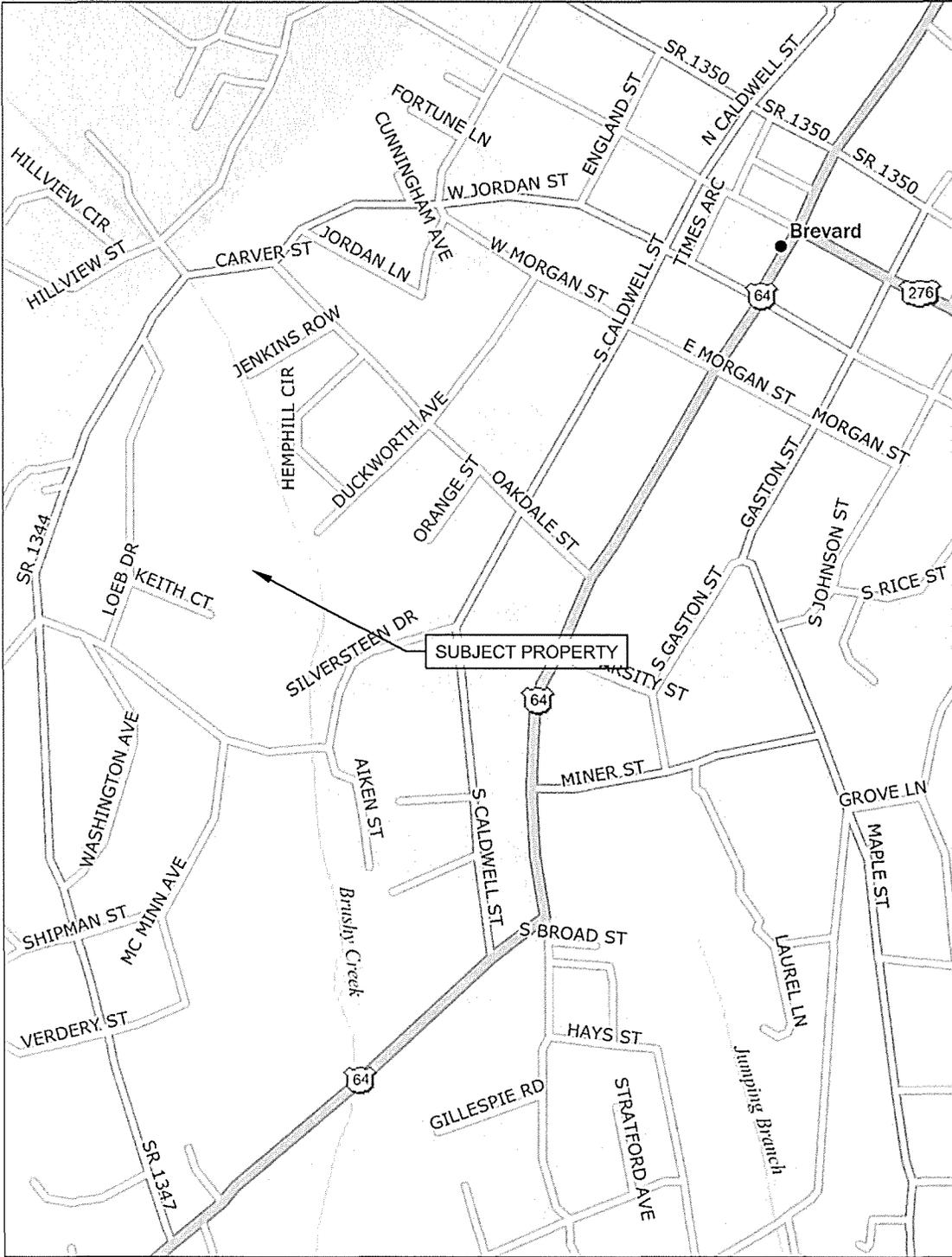
14. QUALIFICATION(S) OF ENVIRONMENTAL PROFESSIONAL(S)

The environmental professionals for this project are Mr. William C. Kea and Mr. David Loftis, P.E. Mr. Kea conducted the assessment and prepared the report. He holds a BS and MS degree in Entomology from Clemson University and has 35 years work experience in agricultural research and environmental consulting. He has performed over 700 environmental assessments for real estate transactions. Mr. Kea has attended ASTM training for Phase I Environmental Site Assessments.

The Senior Reviewer for this project is David R. Loftis. Mr. Loftis is a graduate from Virginia Polytechnic Institute and State University and has performed approximately fifty environmental site assessments for real-estate transactions. Mr. Loftis has worked on Phase I Environmental Site Assessments for approximately seven years. Mr. Loftis has also provided services associated with Phase II ESAs, petroleum and non-petroleum soil and groundwater assessments, petroleum and non-petroleum soil and groundwater remediation, remediation system design, hydrogeologic studies, hydraulic and fate/transport groundwater modeling, Brownfield assessment and receptor surveys.

Resumes of these individuals are included in Appendix H.

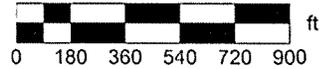
APPENDIX A



Data use subject to license.

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www.delorme.com



Data Zoom 14.4

SCALE:	AS SHOWN
DATE:	11-12-12
DRAWN BY:	JDO
PROJECT NO:	1411-12-058



ENGINEERING LICENSE NO: F-0176

SITE LOCATION MAP

SILVERSTEEN DRIVE
BREVARD, NC

FIGURE NO.

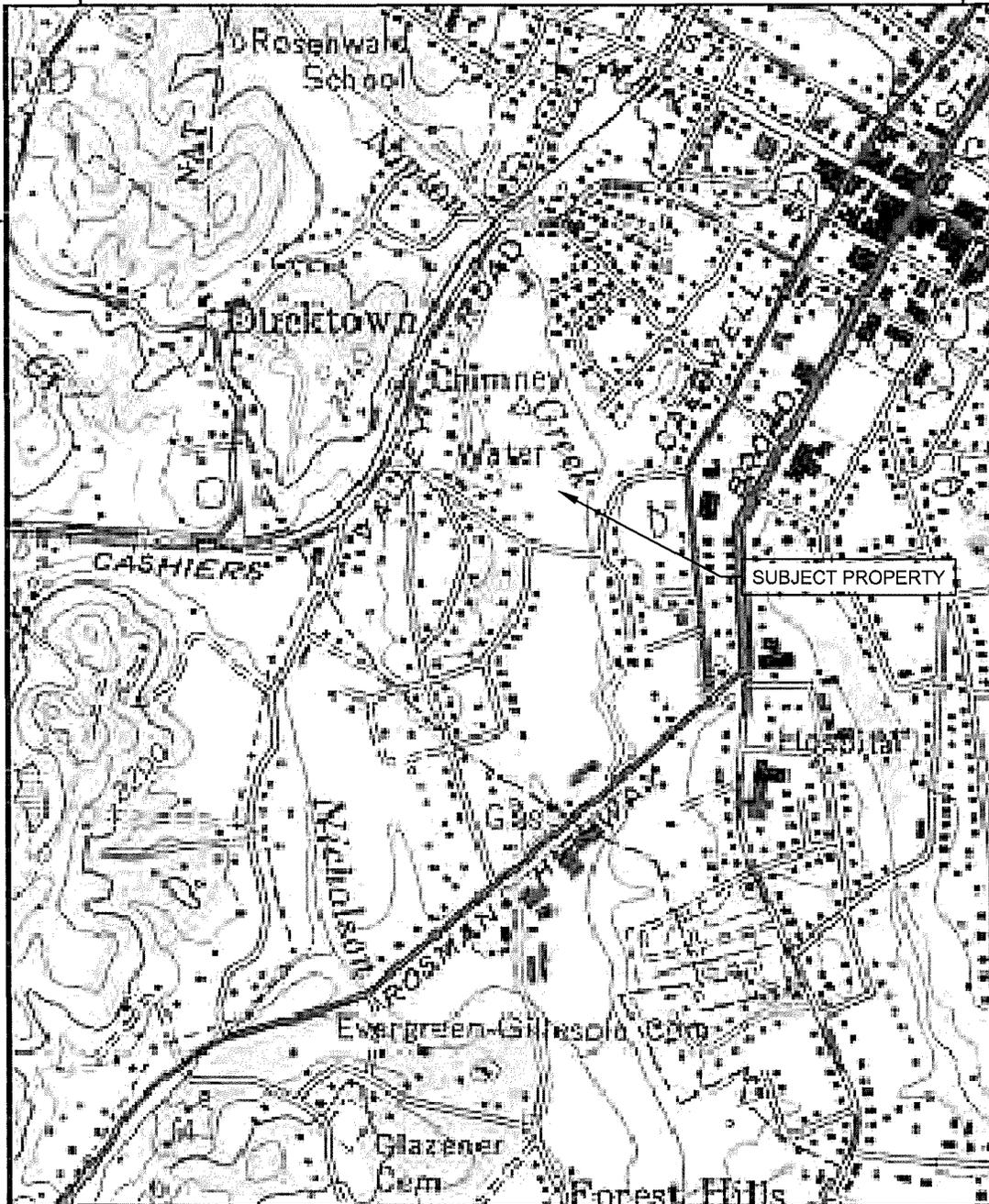
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82°45.000' W

WGS84 82°44.000' W

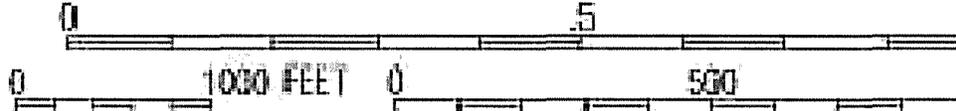
35°14.000' N

35°14.000' N



82°45.000' W

WGS84 82°44.000' W



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SCALE:	AS SHOWN
DATE:	11-12-12
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PROJECT NO:	1411-12-058



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USGS TOPOGRAPHIC MAP

SILVERSTEEN DRIVE
BREVARD, NC

FIGURE NO.

2



2010 AERIAL IMAGE PROVIDED BY WWW.NCONEMAP.COM

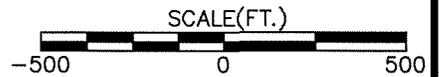
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 DRAWN BY: JDO
 PROJECT NO: 1411-12-058



S&ME
 WWW.SMEINC.COM
 ENGINEERING LICENSE NO: F-0176

SITE AERIAL PHOTOGRAPH
 SILVERSTEEN DRIVE
 BREVARD, NC

FIGURE NO.
3

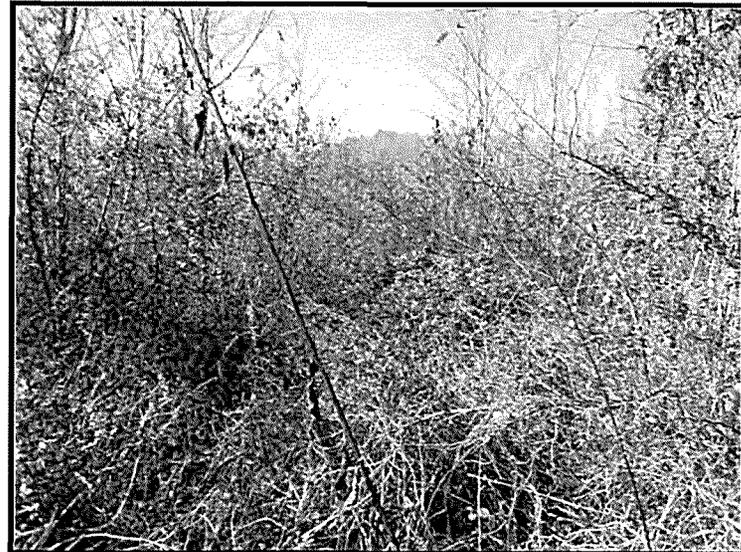


APPENDIX B





1 A view of the north end of the property in the area where a playground was once located.



2 Northerly view of the south end of the property from Silversteen Drive.



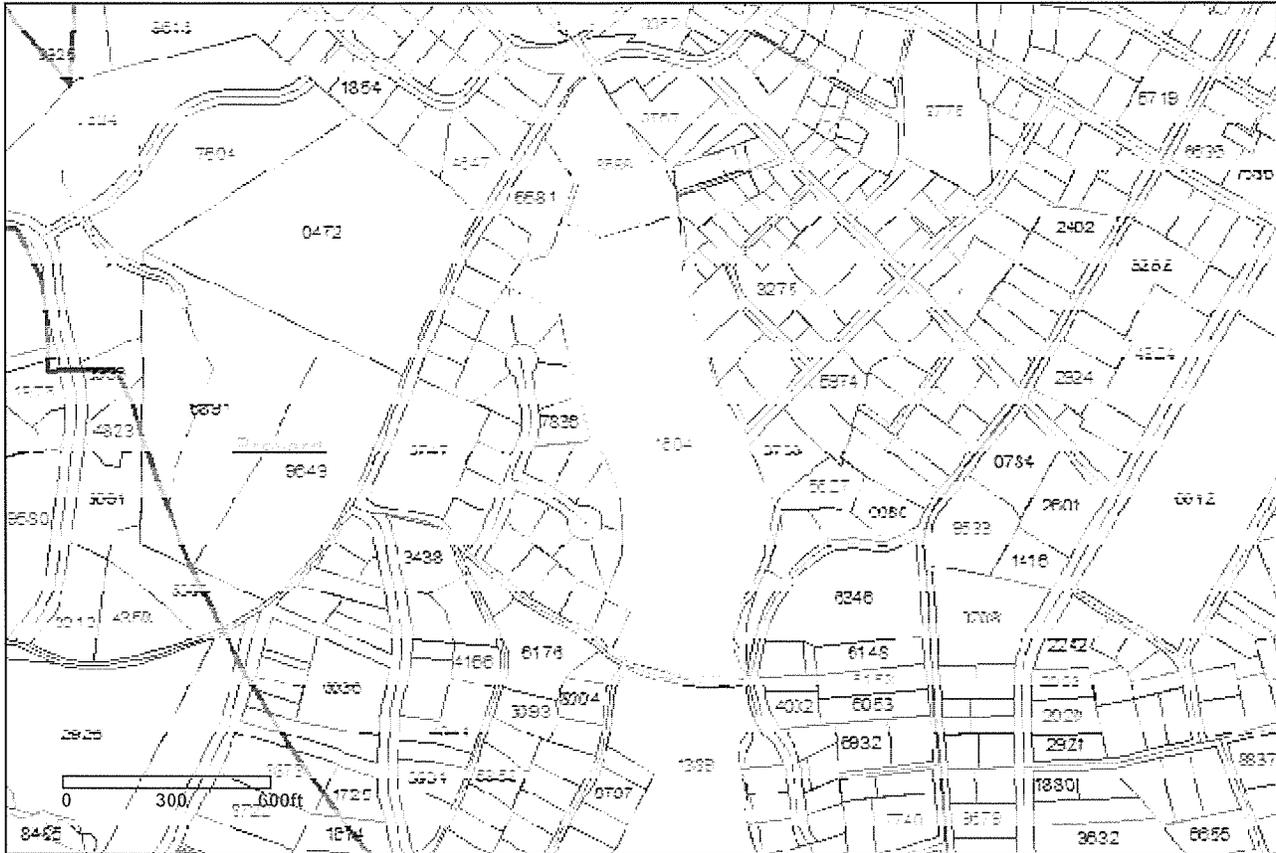
3 Small pieces of concrete debris observed on the north end of the site were Sanborn Maps showed an office.



4 Second area of building debris observed on the north end of the property.

APPENDIX C





Transylvania County, NC

Disclaimer: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

Parcels

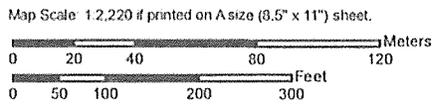
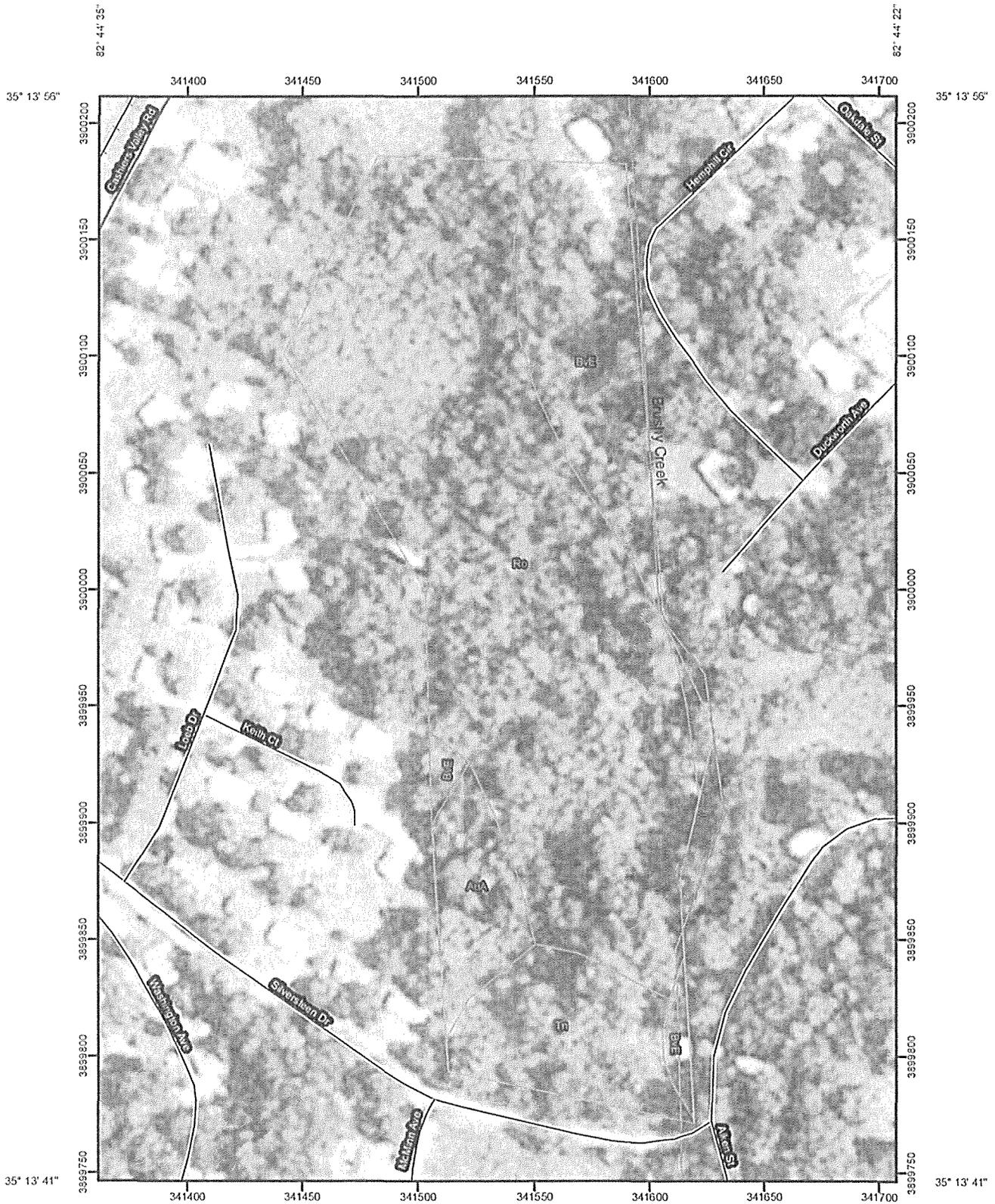
PIN: 8585-39-1604-000	COUNTY_ID: B071 01031 0B	Sale Imp: V
Owner Name: SOUTH EASTERN REAL ESTATE &	FIREDIST: FR02	Zoning: R2
Owner Name 2: DISCOUNT	Acres: 12.80616569	Land Value: 48180
Owner Address: PO BOX 66	Waterfront: N	Assessed Value: 48180
City: BREVARD	Land Area: 12.29	ACCOUNT_NO: 52120000
State: NC	Land Units: AC	Legal Address: SILVERSTEEN DR
Zip: 28712	TWSP: 0B	

Attributes at point N: 559841, E: 882984

Fire Districts Fire District: FR02	Precincts Name: Brevard 2	Brevard Zoning Zone: General Residential (6)
----------------------------------------------	-------------------------------------	--------------------------------------------------------

<http://www.webgis.net> Anderson & Associates, Inc. <http://www.andassoc.com>

Soil Map—Transylvania County, North Carolina



MAP LEGEND

 Area of Interest (AOI)	 Very Stony Spot
Soils	 Wet Spot
 Soil Map Units	 Other
Special Point Features	Special Line Features
 Blowout	 Gully
 Borrow Pit	 Short Steep Slope
 Clay Spot	 Other
 Closed Depression	Political Features
 Gravel Pit	 Cities
 Gravelly Spot	Water Features
 Landfill	 Streams and Canals
 Lava Flow	Transportation
 Marsh or swamp	 Rails
 Mine or Quarry	 Interstate Highways
 Miscellaneous Water	 US Routes
 Perennial Water	 Major Roads
 Rock Outcrop	 Local Roads
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	
 Spoil Area	
 Stony Spot	

MAP INFORMATION

Map Scale: 1:2,220 if printed on A size (8.5" × 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.
 Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 17N NAD83
 This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Transylvania County, North Carolina
 Survey Area Data: Version 11, Jul 13, 2012
 Date(s) aerial images were photographed: 8/18/2006
 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Transylvania County, North Carolina (NC175)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AuA	Augusta fine sandy loam, cool variant, 1 to 4 percent slopes, rarely flooded	0.7	6.1%
BvE	Brevard loam, 10 to 25 percent slopes	2.1	17.9%
Ro	Rosman fine sandy loam, 0 to 2 percent slopes, frequently flooded	7.7	65.5%
Tn	Toxaway loam, 0 to 2 percent slopes, frequently flooded	1.2	10.5%
Totals for Area of Interest		11.8	100.0%



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE**

SITE: Silversteen Drive Property, Brevard, North Carolina
S&ME Proposal No. ENV-091-12

In order to qualify for *Landowner Liability Protections (LLPs)*, ASTM E 1527-05 specifies that the ESA User must provide the following information, if available, to the Environmental Professional. Failure to provide this information could make the ESA incomplete and the User unable to qualify for *LLPs*.

1. Are you aware of any environmental clean-up liens against the property that are filed or recorded under federal, tribal, state or local laws? *see attached disc for EPA report.*
2. Are you aware of any Activity and Use Limitations (AUL's) such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, state or local laws? *see attached disc for EPA report.*
3. As the User of this ESA, do you have any specialized knowledge or experience related to the subject property or nearby properties? *NO previous development projects, no specific knowledge.*
4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If not, is the lower purchase price attributable to known or suspected contamination? *NO negotiations as to price have occurred to date.*
5. Are you aware of information about the property that would be helpful in identifying conditions indicative of contaminant releases, such as: a) past use of the property; b) presence of specific chemicals (past or present); c) spills or chemical releases at the property; or d) environmental cleanups that have taken place at the property?
yes, see attached EPA report.
6. As the User of this Phase I ESA and based on your knowledge and experience of the property, are there any obvious indicators that point to the presence or likely presence of contamination on the property?
yes, see attached EPA report.

In addition, certain other information should be provided, although not necessarily to qualify for *LLPs*, including: contact information for past and current property owners, operators and key occupants; the reason for performing this ESA; and documentation showing the property address, location and boundaries.

Signature

Date

*Joshua S. Freeman, Planning
Director*

Print Name/Title

11-1-12



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER-FURNISHED INFORMATION**

SITE: Silversteen Drive Property, Brevard, North Carolina
S&ME Proposal No. ENV-091-12

The following is a list of documents and information that could be useful to S&ME, Inc. in preparing your Phase I Environmental Site Assessment (ESA). Please check the appropriate boxes below, sign, and fax or mail this form along with the signed Agreement for Services and completed client/landowner Questionnaire. We will contact you regarding review of any available materials. This form will be attached to, and made a part of, your completed Phase I ESA.

- | Yes | No | |
|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Environmental site assessment reports <i>see attached disc for EPA report.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Environmental audit reports |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Registrations for underground and above-ground storage tanks |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Material safety data sheets (MSDS) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Community right-to-know plan |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Safety plans; preparedness and prevention plans; spill prevention, counter-measure and control plans, etc. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Reports regarding hydrologic conditions on the property or surrounding area |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Reports of any past or current environmental remediation on-site or on adjoining properties |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 10. Notices or other correspondence from any government agency relating to past or existing environmental liens encumbering the property |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Hazardous waste generator notices or reports |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Geotechnical studies |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Report of earthwork or land filling activities on-site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 14. Information concerning any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Disclosure of sumps, pits, drainage systems (i.e. the existence of and location) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Building plans (architectural, utility, structural) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Description of current site operations, including layout drawings or sketches |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Title report/chain-of-title <i>- can help provide if needed</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20. Tax assessor records (previous owner and occupants) <i>can help provide if needed</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Purchase price analysis (if lower than comparables) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Current and historical photographs of the site |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Current and historical topographic maps of the site - <i>Sanborn maps can be reviewed in City of Brevard Planning Dept. -</i> |

I have reviewed the above list and checked the "Yes" box for those items that would be available to S&ME for review and/or copy.

Signature

Date

Joshua S. Freeman, Planning Director

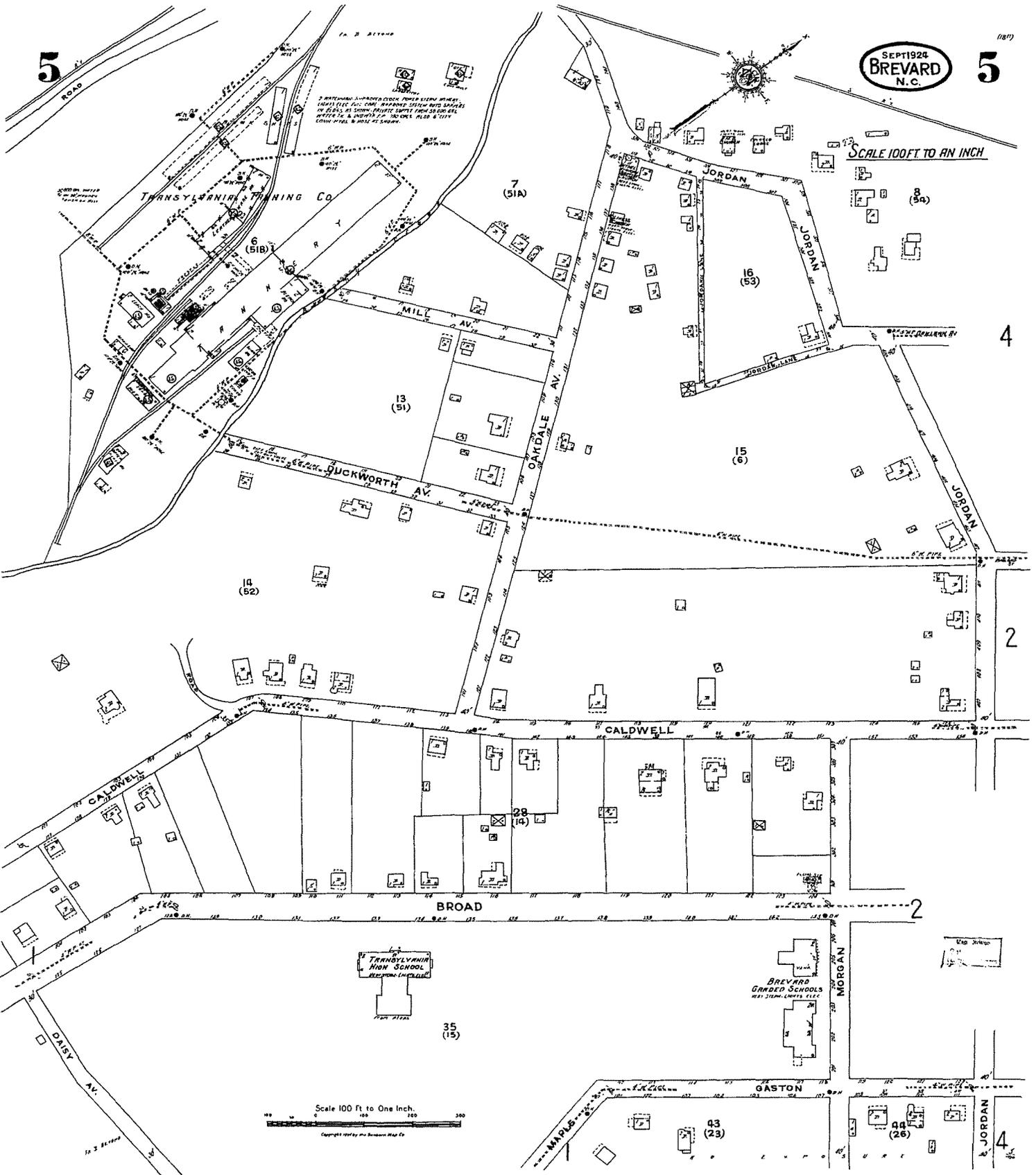
Print Name/Title

11-1-12

SEPT 1924
BREVARD
N.C.

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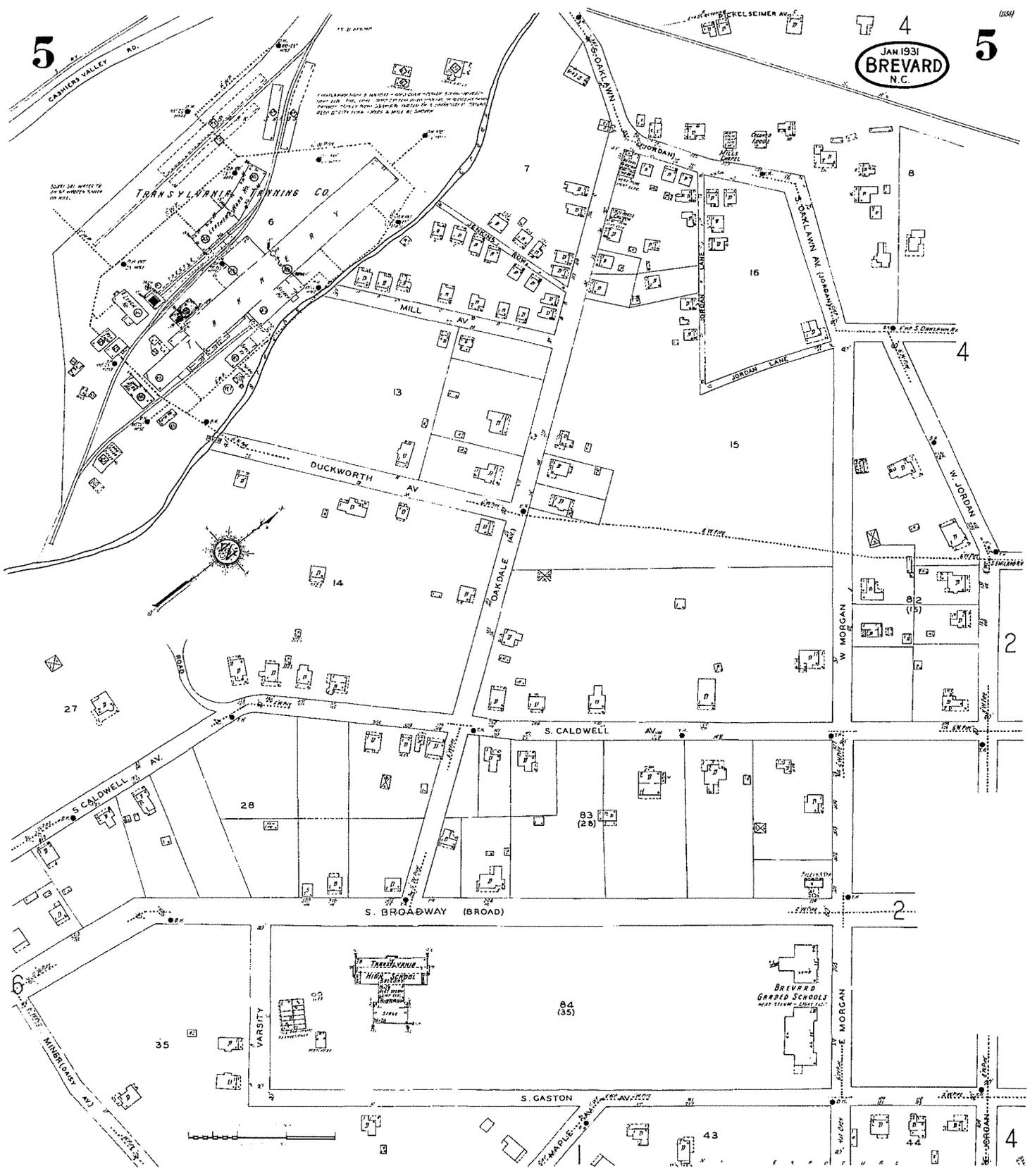
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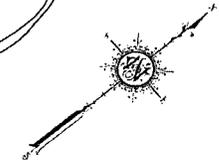
5

JAN 1931
BREVARD
N.C.

5



TRANSYLVANIA TANNING CO.



Varsity High School

BREVARD GRADUATE SCHOOLS

35

84 (35)

83 (20)

28

27

S. BROADWAY (BROAD)

S. CALDWELL AV.

OAKDALE AV.

DUCKWORTH AV.

MILL AV.

CATHERS VALLEY RD.

S. OAKLAWN

W. MORGAN

W. JORDAN

S. GASTON

MAPLE AV.

43

44

4

2

2

4

4

APPENDIX D



City of Brevard Properties

Mcminn Avenue and Silversteen Drive
Brevard, NC 28712

Inquiry Number: 3451833.2s
November 09, 2012

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
 Please contact EDR at 1-800-352-0050
 with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

MCMINN AVENUE AND SILVERSTEEN DRIVE
BREVARD, NC 28712

COORDINATES

Latitude (North): 35.2283000 - 35° 13' 41.88"
Longitude (West): 82.7410000 - 82° 44' 27.60"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 341561.5
UTM Y (Meters): 3899551.8
Elevation: 2137 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 35082-B6 BREVARD, NC SC
Most Recent Revision: 2001

West Map: 35082-B7 ROSMAN, NC
Most Recent Revision: 2001

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010
Source: USDA

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL _____ National Priority List

EXECUTIVE SUMMARY

Proposed NPL _____ Proposed National Priority List Sites
NPL LIENS _____ Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL _____ National Priority List Deletions

Federal CERCLIS list

CERCLIS _____ Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY _____ Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP _____ CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS _____ Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF _____ RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG _____ RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS _____ Engineering Controls Sites List
US INST CONTROL _____ Sites with Institutional Controls
LUCIS _____ Land Use Control Information System

Federal ERNS list

ERNS _____ Emergency Response Notification System

State- and tribal - equivalent NPL

NC HSIDS _____ Hazardous Substance Disposal Site

State and tribal landfill and/or solid waste disposal site lists

SWF/LF _____ List of Solid Waste Facilities
OLI _____ Old Landfill Inventory

State and tribal leaking storage tank lists

INDIAN LUST _____ Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST _____ AST Database
INDIAN UST _____ Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

FEMA UST _____ Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

INST CONTROL _____ No Further Action Sites With Land Use Restrictions Monitoring

State and tribal voluntary cleanup sites

VCP _____ Responsible Party Voluntary Action Sites

INDIAN VCP _____ Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS _____ Brownfields Projects Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS _____ A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 _____ Torres Martinez Reservation Illegal Dump Site Locations

ODI _____ Open Dump Inventory

HIST LF _____ Solid Waste Facility Listing

SWRCY _____ Recycling Center Listing

INDIAN ODI _____ Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL _____ Clandestine Drug Labs

US HIST CDL _____ National Clandestine Laboratory Register

Local Land Records

LIENS 2 _____ CERCLA Lien Information

Other Ascertainable Records

DOT OPS _____ Incident and Accident Data

DOD _____ Department of Defense Sites

FUDS _____ Formerly Used Defense Sites

CONSENT _____ Superfund (CERCLA) Consent Decrees

ROD _____ Records Of Decision

UMTRA _____ Uranium Mill Tailings Sites

MINES _____ Mines Master Index File

TRIS _____ Toxic Chemical Release Inventory System

TSCA _____ Toxic Substances Control Act

FTTS _____ FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

HIST FTTS _____ FIFRA/TSCA Tracking System Administrative Case Listing

SSTS _____ Section 7 Tracking Systems

ICIS _____ Integrated Compliance Information System

EXECUTIVE SUMMARY

PADS_____	PCB Activity Database System
MLTS_____	Material Licensing Tracking System
RADINFO_____	Radiation Information Database
RAATS_____	RCRA Administrative Action Tracking System
UIC_____	Underground Injection Wells Listing
DRYCLEANERS_____	Drycleaning Sites
NPDES_____	NPDES Facility Location Listing
INDIAN RESERV_____	Indian Reservations
SCRD DRYCLEANERS_____	State Coalition for Remediation of Drycleaners Listing
2020 COR ACTION_____	2020 Corrective Action Program List
COAL ASH EPA_____	Coal Combustion Residues Surface Impoundments List
COAL ASH DOE_____	Steam-Electric Plant Operation Data
COAL ASH_____	Coal Ash Disposal Sites
PCB TRANSFORMER_____	PCB Transformer Registration Database
US FIN ASSUR_____	Financial Assurance Information
EPA WATCH LIST_____	EPA WATCH LIST
PRP_____	Potentially Responsible Parties

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants_____ EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/15/2012 has revealed that there is 1 RCRA-SQG site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CARDINAL CLEANERS</i>	<i>54 W MORGAN ST EAST</i>	<i>NNE 1/4 - 1/2 (0.396 mi.)</i>	<i>14</i>	<i>31</i>

EXECUTIVE SUMMARY

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/15/2012 has revealed that there are 2 RCRA-CESQG sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FAST FARE NC 656	418 S BROAD ST	ENE 1/8 - 1/4 (0.209 mi.)	A3	13
CITY OF BREVARD PUBLIC WORKS	405 CASHIERS VALLEY RD	NW 1/8 - 1/4 (0.226 mi.)	C7	16

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environment & Natural Resources' Inactive Hazardous Sites Program.

A review of the SHWS list, as provided by EDR, and dated 08/24/2012 has revealed that there is 1 SHWS site within approximately 1.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRANSAMERICA MEDICAL BUILDING	40 MCCLEAN ROAD	NNE 1 - 2 (1.131 mi.)	27	63

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incidents Management Database contains an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environment, & Natural Resources' Incidents by Address.

A review of the LUST list, as provided by EDR, and dated 09/21/2012 has revealed that there are 13 LUST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE STOP II Incident Phase: Closed Out	418 S BROAD STREET	ENE 1/8 - 1/4 (0.209 mi.)	A1	7
DUKE POWER - BREVARD Incident Phase: Closed Out	400 CASHIERS VALLEY ROA	NW 1/8 - 1/4 (0.231 mi.)	C8	18
OWEN RENTAL PROPERTY Incident Phase: Closed Out	607 COUNTRY CLUB ROAD	SE 1/4 - 1/2 (0.288 mi.)	12	26
BENNETT RESIDENCE Incident Phase: Closed Out	236 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.433 mi.)	E15	33
HENDON RESIDENCE Incident Phase: Closed Out	229 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.433 mi.)	E16	35
SCHAFF RESIDENCE	230 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.434 mi.)	E17	37
LUBE ROYALE Incident Phase: Response	103 S. BROAD STREET	NE 1/4 - 1/2 (0.446 mi.)	F20	42

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENBY BROTHERS AMOCO	41 SOUTH BROAD STREET	NE 1/4 - 1/2 (0.497 mi.)	F21	45
BREVARD MIDDLE SCHOOL Incident Phase: Response	400 ROSENWALD LANE	N 1/2 - 1 (0.691 mi.)	23	52
BREVARD LUMBER FACILITY (FORMER) Incident Phase: Closed Out	348 KING STREET	NNE 1/2 - 1 (0.705 mi.)	24	55
KELLY'S RESTAURANT Incident Phase: Closed Out	306 N. BROAD STREET	NE 1/2 - 1 (0.730 mi.)	G25	57
TENNECO #62331 (RED DIAMOND) Incident Phase: Remedial Action Implemented	306 NORTH BROAD STREET	NE 1/2 - 1 (0.730 mi.)	G26	61
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WOODS CHEVROLET (FORMER) Incident Phase: Follow Up	55 ROSMAN HWY	SSE 1/8 - 1/4 (0.239 mi.)	D10	22

LUST TRUST: This database contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

A review of the LUST TRUST list, as provided by EDR, and dated 10/12/2012 has revealed that there are 6 LUST TRUST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DUKE POWER - BREVARD	400 CASHIERS VALLEY ROA	NW 1/8 - 1/4 (0.231 mi.)	C8	18
OWEN RENTAL PROPERTY	607 COUNTRY CLUB ROAD	SE 1/4 - 1/2 (0.288 mi.)	12	26
BENNETT RESIDENCE	236 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.433 mi.)	E15	33
HENDON RESIDENCE	229 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.433 mi.)	E16	35
SCHAFF RESIDENCE	230 WEST JORDAN STREET	NNE 1/4 - 1/2 (0.434 mi.)	E17	37
KELLY'S RESTAURANT	306 N. BROAD STREET	NE 1/2 - 1 (0.730 mi.)	G25	57

LAST: A listing of leaking aboveground storage tank site locations.

A review of the LAST list, as provided by EDR, and dated 09/27/2012 has revealed that there is 1 LAST site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BREVARD FIRE TRAINING GROUND	28 EAST MAIN ST	NE 1/2 - 1 (0.544 mi.)	22	50

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environment & Natural Resources' Petroleum Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 08/10/2012 has revealed that there are 6 UST sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ONE STOP II</i>	<i>418 S BROAD STREET</i>	<i>ENE 1/8 - 1/4 (0.209 mi.)</i>	<i>A1</i>	<i>7</i>
<i>FOUR SEASONS TRIANGLE 208</i>	<i>10 ROSMAN HWY</i>	<i>SE 1/8 - 1/4 (0.213 mi.)</i>	<i>B5</i>	<i>15</i>
<i>BREVARD HIGH SCHOOL</i>	<i>747 COUNTRY CLUB ROAD</i>	<i>SSE 1/4 - 1/2 (0.446 mi.)</i>	<i>18</i>	<i>39</i>
<i>SUPERIOR AUTO CARE INC</i>	<i>103 SOUTH BROAD STREET</i>	<i>NE 1/4 - 1/2 (0.446 mi.)</i>	<i>F19</i>	<i>40</i>
<i>OWENBY BROTHERS AMOCO</i>	<i>41 SOUTH BROAD STREET</i>	<i>NE 1/4 - 1/2 (0.497 mi.)</i>	<i>F21</i>	<i>45</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>JACKIES AUTO SERVICE</i>	<i>106 ROSMAN HIGHWAY</i>	<i>S 1/4 - 1/2 (0.265 mi.)</i>	<i>11</i>	<i>25</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA.

A review of the HMIRS list, as provided by EDR, and dated 04/01/2012 has revealed that there is 1 HMIRS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	10 ROSMAN HIGHWAY	SE 1/8 - 1/4 (0.213 mi.)	B4	15

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 03/15/2012 has revealed that there is 1 RCRA-NonGen site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MYERS BODY SHOP</i>	<i>220 D SOUTH BROAD STREE</i>	<i>NE 1/4 - 1/2 (0.353 mi.)</i>	<i>13</i>	<i>29</i>

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/23/2011 has revealed that there are 5

EXECUTIVE SUMMARY

FINDS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE STOP II	418 SOUTH BROAD STREET	ENE 1/8 - 1/4 (0.209 mi.)	A2	13
FAST FARE NC 656	418 S BROAD ST	ENE 1/8 - 1/4 (0.209 mi.)	A3	13
FOUR SEASONS TRIANGLE #208	10 ROSMAN HIGHWAY	SE 1/8 - 1/4 (0.213 mi.)	B6	16
CITY OF BREVARD PUBLIC WORKS	405 CASHIERS VALLEY RD	NW 1/8 - 1/4 (0.226 mi.)	C7	16
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ENERGY MART NUMBER 4	60 ROSMAN HIGHWAY	SSE 1/8 - 1/4 (0.234 mi.)	D9	21

IMD: Incident Management Database.

A review of the IMD list, as provided by EDR, and dated 07/21/2006 has revealed that there are 9 IMD sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE STOP II	418 S BROAD STREET	ENE 1/8 - 1/4 (0.209 mi.)	A1	7
DUKE POWER - BREVARD	400 CASHIERS VALLEY ROA	NW 1/8 - 1/4 (0.231 mi.)	C8	18
OWEN RENTAL PROPERTY	607 COUNTRY CLUB ROAD	SE 1/4 - 1/2 (0.288 mi.)	12	26
LUBE ROYALE	103 S. BROAD STREET	NE 1/4 - 1/2 (0.446 mi.)	F20	42
OWENBY BROTHERS AMOCO	41 SOUTH BROAD STREET	NE 1/4 - 1/2 (0.497 mi.)	F21	45
BREVARD FIRE TRAINING GROUND	28 EAST MAIN ST	NE 1/2 - 1 (0.544 mi.)	22	50
BREVARD MIDDLE SCHOOL	400 ROSENWALD LANE	N 1/2 - 1 (0.691 mi.)	23	52
TENNECO #62331 (RED DIAMOND)	306 NORTH BROAD STREET	NE 1/2 - 1 (0.730 mi.)	G26	61
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WOODS CHEVROLET (FORMER)	55 ROSMAN HWY	SSE 1/8 - 1/4 (0.239 mi.)	D10	22

FINANCIAL ASSURANCE: A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

A review of the FINANCIAL ASSURANCE list, as provided by EDR, and dated 09/23/2011 has revealed that there are 2 FINANCIAL ASSURANCE sites within approximately 0.25 miles of the target property.

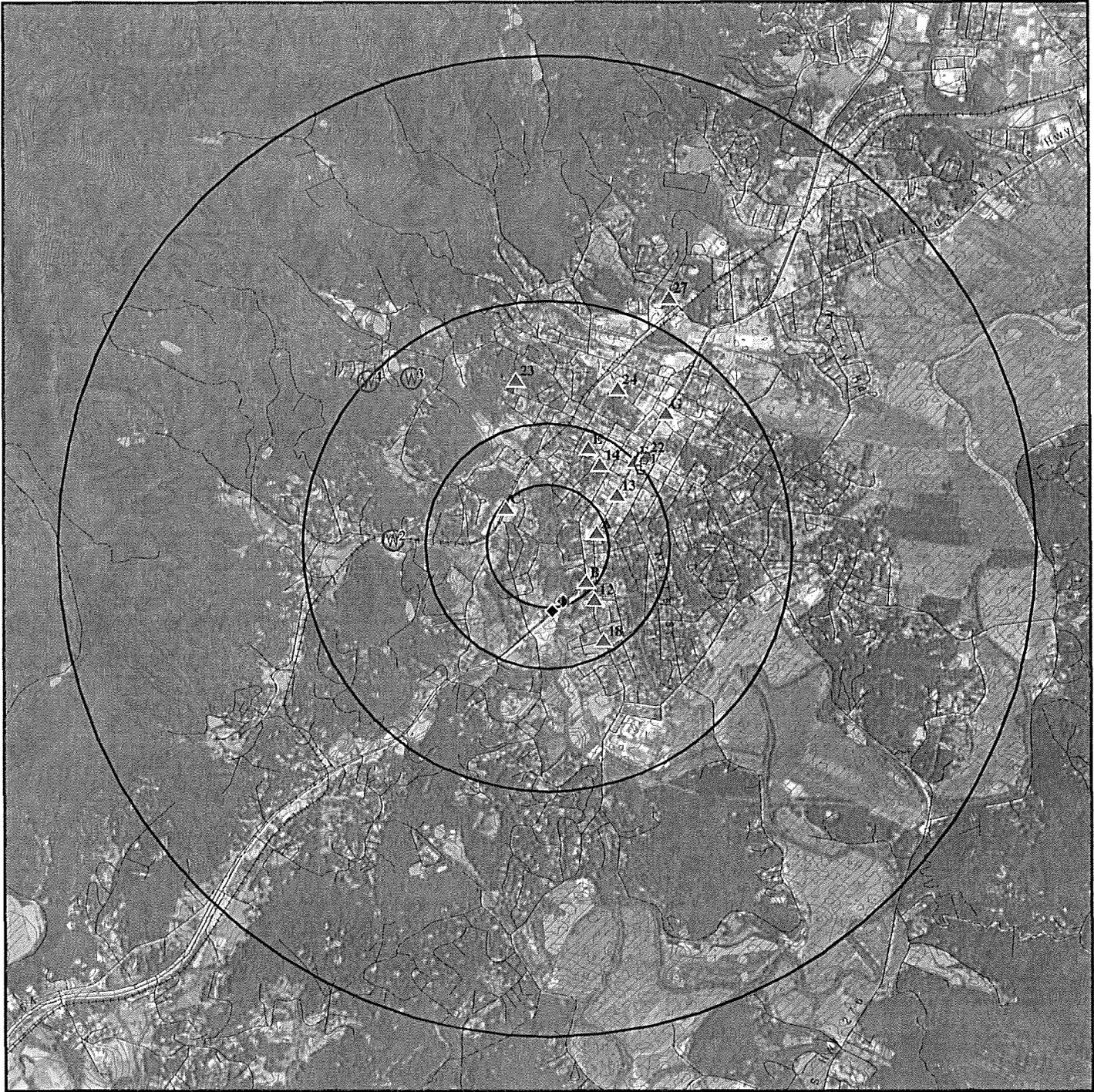
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ONE STOP II	418 S BROAD STREET	ENE 1/8 - 1/4 (0.209 mi.)	A1	7
FOUR SEASONS TRIANGLE 208	10 ROSMAN HWY	SE 1/8 - 1/4 (0.213 mi.)	B5	15

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 24 records.

<u>Site Name</u>	<u>Database(s)</u>
MCCALL GRADING	IMD, LAST
PISGAH WORK CENTER	IMD, LAST
SCHENCK JOB CORPS CENTER	IMD, LAST
KORNER MART	UST, FINANCIAL ASSURANCE 1
CAMP STRAUSS	CERCLIS-NFRAP
NCDOT/JOHN WORLEY	IMD, LUST
PISGAH CAR CARE	IMD, UST, LUST
BRAD RAGAN INC. DBA CAROLINA TIR	IMD, UST, LUST
STRICKLAND'S GROCERY	IMD, LUST
THE WILDS CHRISTIAN ASSOC., INC.	UST
WALL'S FOUR LANE	UST
BREVARD ELECTRIC COMPANY	UST
CITY OF BREVARD WATER PLANT	UST
STRICKLAND'S	UST
BUDDY'S CASH & CARRY	UST
BREVARD PLAZA	UST
SHORTY'S EXXON	UST
BREVARD ELECTRIC COMPANY	FINDS
BREVARD PLAZA	FINDS
BREVARD ACADEMY	FINDS
WHITT PROPERTY	IMD
JAKE'S PLACE	IMD
PRIVATE RESIDENCE - PARCEL ID 8585	ICIS
CONNESTEE FALLS WWTP	NPDES

OVERVIEW MAP - 3451833.2s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

□ National Priority List Sites

□ Dept. Defense Sites

□ Indian Reservations BIA

— Power transmission lines

— Oil & Gas pipelines from USGS

□ 100-year flood zone

□ 500-year flood zone

□ National Wetland Inventory

□ State Wetlands

□ Hazardous Substance Disposal Sites



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: City of Brevard Properties
 ADDRESS: McMinn Avenue and Silversteen Drive
 Brevard NC 28712
 LAT/LONG: 35.2283 / 82.741

CLIENT: S&ME
 CONTACT: David Loftis
 INQUIRY #: 3451833.2s
 DATE: November 09, 2012 10:25 am

DETAIL MAP - 3451833.2s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone

■ Hazardous Substance Disposal Sites

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: City of Brevard Properties ADDRESS: McMinn Avenue and Silversteen Drive Brevard NC 28712 LAT/LONG: 35.2283 / 82.741</p>	<p>CLIENT: S&ME CONTACT: David Loftis INQUIRY #: 3451833.2s DATE: November 09, 2012 10:27 am</p>
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