

A PROJECT HISTORY

Project Name: Sealtest Dairy RN

Project No: 20023-16-018

BPA Date: March 25, 2016

LOE Date: April 15, 2016

BF PM Reviewer: J. Harriger

PD Information

PD: HICKORY, NC (2115 US HWY 70 SE) LLC

PD Contact: Robin Rash

1400 16th Street, Suite 300

Oak Brook, IL 60523

Phone Number: Phone # 630-617-9100

Fax Number: 630-617-9120

Email address:

Website:

PD Attorney: N/A

PD Consultant: John Stewart, ECS Carolinas

PD Company information: Insite Real Estate

Manager: Robin Rash (0% ownership)

Member: ICM Partners, LLC (55% ownership); InSite Holdings, LLC (25%); Columbia Holdings, LLC (20%)

Address: Same as PD Contact

Redevelopment: multi-tenant retail and restaurant space

Brownfields Property Information

<i>Address</i>	<i>Tax ID</i>	<i>Parcel Size</i>	<i>Current Owner*</i>	<i>Current Property Use</i>
<i>2115 US Highway 70 SE</i>	<i>371107792430</i>	<i>1.51 acres</i>	<i>HICKORY, NC (2115 US HWY 70 SE) LLC</i>	<i>Commercial building; vacant</i>

** current owner is PD; purchase date April 27, 2016.*

Total acreage: 1.89 (Deed Book 3339/Page 0558); 1.51 (BPA)

Building Details: The southern portion of the site contains an ~ 3,680 square foot commercial building; built in 1965. The northern portion of the site contains a one-story, ~984 square foot single family residence and a one-story, ~ 864 square foot single family residence; built in 1959.

Previous Owner (s): DRR Properties, LLC and Harold King

Historical Use: According to historical research, the site contained agricultural land from at least 1939 to no later than 1956. The site contained a single-family residence from at least 1956 to no later than 1959. Two single-family residences have been located on the northern portion of the site from at least 1959 till now. The office building currently located on the site was constructed in 1965. The building has been occupied by various businesses which used the building as an office since that time, including Old Sealtest Dairy, DRR Properties, LLC and Harold King.

Site use during 2015 Phase I ESA: The site is currently developed with an approximate 3,680 square foot commercial building, occupied by Direct TV and an automobile repair business (southern portion of the site); two single family residences (northern portion of the site); asphalt parking areas; and, landscaped areas. The Direct TV portion of the commercial building contains offices and storage areas. The automotive repair portion of the site contains an automotive repair bay/workshop and a restroom. De minimis staining was observed on the concrete floor in this area. Floor drains were not observed in the building. According to interviews, the automobile repair business has been located on the site for approximately three months.

Topography: 1,040 feet above mean sea level

Groundwater Flow: south-southwest toward an unnamed tributary of Muddy Creek.

Limited areas to the north and northwest appear to be upgradient of the site.

Depth to Water: ~40-45 ft bgs

Gradient:

GW Velocity:

Utility Information

Water: City of Hickory

Sewer: City of Hickory

Natural Gas: A heating oil AST was observed behind the residence located on the northwestern portion of the site.

On-site WSW? No

On-site Septic? No

Adjacent Properties: commercial (retail/restaurants)

Direction	Occupant/Land Use
North	15th Avenue Place SE, followed by single family residences and wooded land
South	Highway 70 SE, followed by Valley Crossing Shopping Center
East	Classic Touch Auto Wash
West	vacant restaurant, followed by Startown Plaza

Surrounding Area

Wells:

Surface Water:

Basements:

Schools/daycares: Lenoir-Rhyne University, located ~4 miles from the property.

Septic Fields:

Water/Sewer: City of Hickory

Topography:

Groundwater Flow:

Depth to Water:

Gradient:

GW Velocity:

Environmental Info

Permits: UST Incident #17262; IHSB Facility ID #NONCD0002234

Tanks: Old Sealtest Dairy/King Brothers USTs removed in 1997, additional assessment completed and an NFA received in 2003

Tank No.	Installation Date	Tank Dimensions	Tank Size (gallons)	Last Contents
1	1966	8' x 13'5"	5,000	gasoline
2	1966	8' x 13'5"	5,000	gasoline
3	1959	46" x 148"	1,100	Diesel fuel
4	1959	46" x 74"	550	Fuel oil

Area of Concern: Environmental reports suggest automotive repair on eastern adjoining property a possible source of PCE contamination.

COCs in GW: PCE was detected in groundwater above 2L Standards; Chloroform was detected in gw below 2L Standards

COCs in Soil: Chromium (Cr+3) and lead detected, below standards

Monitoring Wells: one permanent monitoring well (MW-1) is located on the southeastern portion of the property and is 90 feet deep

Field parameters:

Remedial Actions: Soil Gas and Soil Sampling to determine if mitigation system is needed to reduce harmful vapors inside the building that will be constructed on the property

Listing of Documents in File

<i>Title</i>	<i>Prepared by</i>	<i>Date of Report</i>	<i>Reviewed?</i>
UST Closure Report	Salem Environmental	March 25, 1997	
Excavation and Landfarming Activities Subsequent to a UST Closure Report	Salem Environmental	September 12, 1997	
Receptor Survey Report	Geological Resources, Inc.	June 24, 2003	
Soil and Groundwater Assessment Report	Geological Resources, Inc.	October 22, 2003	
Notice of No Further Action	NCDEQ UST Section	October 28, 2003	
Phase I Environmental Site Assessment	ECS Carolinas, LLP	September 22, 2015	
Soil and Groundwater Assessment Report	ECS Carolinas, LLP	November 4, 2015	
Groundwater Assessment Report	ECS Carolinas, LLP	March 25, 2016	

Public Benefits:

- Proposed redevelopment will return the property to productive and active use;
- Provide retail and dining options for the surrounding community and neighborhoods;
- May spur additional community redevelopment through neighborhood appearance;
- Increased tax base and property tax revenue long term for Catawba County;
- Expected to generate a significant number of retail and restaurant jobs, as well as up to 50+ construction jobs during the six months of construction;
- Smart growth through use of land in an already developed area, which avoids further greenfield development;
- Improvements to stormwater management and water quality;
- Green landscaping (and low impact development) concepts.

Comments/Questions:

What is Owner currently doing with the property? vacant

The property includes the street?

Are there more definitive plans for the building now?

Receptor survey

Vapor Intrusion Evaluations:

Additional Soil Sampling?

Additional GW Sampling?