

5316 Deep Valley Run
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Phase I Environmental Site Assessment

for

**John Stone Property
500 E. Davie Street
Raleigh, North Carolina**

prepared for:

City of Raleigh

April 26, 2000

Geological & Environmental Consulting

Professional Geologist • Registered Environmental Manager • Certified Environmental Inspector

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1.0 EXECUTIVE SUMMARY

A Phase I Environmental Site Assessment was conducted by *GeoLogix* personnel on a 0.83-acre tract located at 500 E. Davie Street in Raleigh, North Carolina. The tract is located at the intersection of S. East and E. Davie Streets. The western boundary of the property borders S. East Street, and the northern property boundary borders E. Davie Street. The project will hereafter be referred to in this report as the "subject property." Information regarding the subject property was gathered through an on-site reconnaissance, a review of aerial photographs, interviews with persons familiar with historical property use, and regulatory information review.

Observations made during the site reconnaissance indicated that a large building occupies at least three-fourths of the subject property (see aerial photographs). During the site reconnaissance, access was provided to the floor level in different sections of the on-site building. Interviews indicated that a basement exists in the building, but access to the basement was not available during the site reconnaissance. Aerial photographs reviewed indicated that the building on site was in existence in 1969. City tax records indicate that the building was constructed in 1930. Copies of four of the aerial photographs reviewed during this study are included in Appendix C.

Information gathered during interviews indicated that the building on site previously served as the home of Sanders Ford car dealership and their service department. The interviewee also indicated that it was his understanding that part of the building was used to house and repair trolleys and trolley engines used by the City of Raleigh before it was a car dealership.

There was physical evidence observed during the site reconnaissance which may indicate the existence of an underground storage tank (UST) on the tract. A two-inch fill cap was observed located in the sidewalk on the E. Davie Street side of the subject property near the northeast corner of the tract. Its present or past use is unknown. During the site reconnaissance inside the building, a number of pipes were observed. Mr. John Stone, the building owner, stated in an interview that the small, capped pipes (see picture in Appendix E) located around the inside perimeter of the building were old gas lines used for heating. They were capped by the City of Raleigh. The function of other, larger pipes protruding from the building floor is unknown. A pipe was observed in the rear of the building protruding from a former coal storage bin. The former function of many of these pipes is unclear. It is unknown if these pipes lead to underground storage tanks, to a basement level piping system/tank, or other collection device. Several above-ground storage tanks were observed during the site reconnaissance inside the building on the subject property.

Fuels and petroleum products were observed stored in storage tanks and 55-gallon drums inside the building on the ground level. Areas around the storage containers appeared relatively clean. There was no other observed evidence of hazardous or toxic substances, wastes, materials or other environmental contaminants being used on or stored at the subject property. However, the building is expansive, and given its historical use, there is the potential for toxic or hazardous materials to be stored on site in locations difficult to access or observe.

No NPL sites, permitted Solid Waste facilities, CERCLIS facilities, or Inactive Hazardous Waste Sites were identified within or close to standard ASTM search distances of the subject property during the review of regulatory agency listings. Ten RCRA hazardous waste notifiers and twelve Leaking Underground Storage Tank incidents were identified within standard ASTM search distances. Two of the identified leaking underground tank incidents are located within a block or two of the subject property. Their individual or collective effect on the subject property cannot be determined without further site investigation. Emergency Response Notification System (ERNS) database information from the North Carolina Division of Emergency Management indicated no reported spills on or in proximity to the subject property. Some scattered containers, paper products, and other domestic wastes were observed on site during the site reconnaissance. However, no environmental concerns would be anticipated from the on-site solid waste disposal.

In summary, this Phase I assessment revealed no positive evidence of recognized environmental contamination in connection with the subject property. However, the potential exists for environmental contamination on the subject property. The possibility of contamination exists because of the historical use of the building, and due to the number of uncertainties regarding the site, especially the unknowns associated with underground pipe systems and/or tanks.

This Phase I Environmental Site Assessment represents a thorough attempt to identify potential sources of environmental contamination. However, there is always the possibility that sources of contamination have escaped detection due to the limitations of this study, the inaccuracy of governmental records, the presence of undetected and unreported environmental incidents, or the inaccuracy of information furnished by other parties used to arrive at the conclusions reached in this report.

The findings contained in this report are relevant to the dates of the site work and should not be relied upon to represent site conditions at other times. The Phase I study of the subject property was performed generally within the scope and limitations of ASTM Standard Practice E-1527.

2.0 OBJECTIVES, PURPOSE and SCOPE

The objective of this Phase I Environmental Site Assessment was to assess the environmental status of the subject property for the purpose of identifying existing or potential environmental liabilities which could be reasonably anticipated. The work was performed in accordance with an agreement between Mr. Greg Pittman of the City of Raleigh and Mr. Rob Livermon of *GeoLogix*.

This report is presented in nine sections. Section 2.0 outlines the scope of the services performed in conducting this assessment and the limitations of the assessment. Section 3.0 provides a description of the site, and Section 4.0 discusses the site history. Section 5.0 summarizes the physical environmental setting of the subject property, and Section 6.0 presents information obtained during the site reconnaissance. Section 7.0 summarizes the information obtained from government environmental regulatory agency databases, and Section 8.0 includes the summary and conclusions reached from this assessment.

Appendices at the conclusion of this report include the following: Site location map, site property map, aerial photographs, U. S. Geological Survey topographic quadrangle map, representative photographs of the subject property, regulatory agency information, and qualifications of *GeoLogix* personnel.

The scope of this project included a visual inspection of the property to check for conditions indicative of past use or storage of hazardous or toxic substances/wastes or other environmental contaminants. During the site walkover, a search was conducted for specific items outlined in Section 6 of this report. Readily available information regarding historical site usage, surface and subsurface conditions, interviews with persons associated with the tract, and a review of governmental regulatory information was used in preparation of this report. The scope of this Phase I assessment did not include a detailed groundwater review, asbestos testing, wetlands study, or sampling of air, soil, surface water or groundwater for environmental contaminants.

The scope of work conducted in this assessment was agreed upon in a meeting between Mr. Greg Pittman of the City of Raleigh, and Mr. Rob Livermon of *GeoLogix*. Routine services performed were in general accordance with ASTM Standard Practice E-1527. *GeoLogix*'s tasks consisted of the following:

Task 1 - Historic Activities Review

GeoLogix researched readily available historic information regarding past users, owners, or activities conducted on, or adjacent to, the subject property which may have resulted in an adverse environmental impact.

Task 2 - Environmental Incidents and Regulatory Agency Review

This task involved identification of known or suspected environmental incidents or regulatory/compliance enforcement action on or near the subject property. Readily-available environmental incident and regulatory information databases were researched.

Task 3 - Review of Area Environmental Setting

Information on site topography, surface water, anticipated groundwater information, and the surrounding area was reviewed to characterize the physical environmental setting of the site. Informational sources can include maps, topographic maps, reports, publicly accessible documentation, and interviews.

Task 4 - Site Reconnaissance

GeoLogix conducted a site reconnaissance on readily-accessible areas of the subject property to view current site conditions and evaluate potential sources of environmental contamination identified in Tasks 1 and 2. Observations were made of adjacent property during the site reconnaissance and the vehicle reconnaissance.

Task 5 - Phase 1 Report Preparation

Information collected in the four tasks above was evaluated and summarized in this report. The report is based on information from the field reconnaissance and visual observations made on the site and adjacent property. Available information was interpreted and documentation reviewed.

This report is intended for the use of the City of Raleigh. The scope of services performed in this assessment may not be appropriate to satisfy the needs of other users. Any use or re-use of this document or the findings, conclusions, or recommendations present are at the risk of the user.

This study was undertaken and completed in accordance with the professional standards and generally accepted practices of environmental consultants at the time of preparation of this study. The scope of services for this assessment was limited and should not be construed as a guarantee that no currently unrecognized environmental concerns exist at the site. The study was not intended to be a definitive investigation of potential environmental concerns at the subject property. The scope of this Phase I report did not include a detailed groundwater review, asbestos testing, wetlands study, or sampling of air, soil, surface water or groundwater for environmental contaminants.

The opinions and recommendations presented in this report apply to the site conditions at the time of the assessment and those reasonably foreseeable. They cannot necessarily apply to site changes of which *GeoLogix* was not aware and has not had the opportunity to evaluate.

3.0 SITE OVERVIEW

3.1 Site Location

This report provides the results of a Phase I Environmental Site Assessment conducted by *GeoLogix* on subject property located at 500 E. Davie Street in Raleigh, North Carolina. The subject property consists of large, connected buildings on a tract of roughly 0.83 acres. A site vicinity map (Appendix A) and a site property map (Appendix B) are included in this report.

3.2 Adjoining and Surrounding Property Use

The subject property is located in a transitional zone between urban, commercial, and residential areas. It is generally surrounded by commercial and residential lots. The subject property is bounded immediately to the north by E. Davie St. and then a dentist's office. It is bounded to the west by S. East St. and a vacant lot. To the south, the tract is bounded by a vacant lot, then residences. The tract is bounded to the east by the Rex Senior Health Center in a building which adjoins the building on the subject property.

3.3 Vehicle Reconnaissance

A vehicle reconnaissance was performed to verify surrounding land usage and identify potential sources of environmental concerns in the vicinity of the subject property. The vehicle reconnaissance was performed on the following roads: S. Bloodworth St., S. East St., E. Davie St., E. Martin St., E. Cabarrus St., S. Swain St., and Chavis Way. Land usage observed in the vicinity of the subject property included small office buildings, commercial businesses, vacant lots, and residences. No significant or potential environmental concerns were identified during the vehicle reconnaissance.

4.0 HISTORICAL SITE USE AND PROPERTY CONDITIONS

4.1 Current and Prior Ownership

The subject property is currently owned by Mr. and Mrs. John W. Stone, III.

4.2 Interviews

GeoLogix interviewed Mr. John Stone, the current owner, by telephone. Mr. Stone's son, who manages the auto repossession business in the on-site building, was also interviewed during the site reconnaissance. Both were able to provide historical information regarding the subject property.

4.3 Aerial Photograph Review

The study included a review of aerial photographs at the North Carolina Department of Transportation (DOT) Photogrammetry Unit offices on Poole Road in Raleigh, North Carolina. The first available N. C. DOT aerial photograph of the subject property was taken in 1969.

N. C. DOT photographs reviewed included:

- Mission 755, Exposure 368, flown February 19, 1969
- Mission 1121, Exposure 78, flown February 12, 1974
- Mission 1719, Exposure 32, flown April 20, 1984
- Mission 3571, Exposure 427, flown March 25, 1995

A review of the aerial photographs indicated that the building currently located on the subject property has been there since at least 1969. The subject property has essentially remained unchanged since the 1969 photograph. The area surrounding area has changed somewhat. Copies of four aerial photographs reviewed are available in Appendix C.

4.4 Chain-of-Title Search

The City of Raleigh provided the following Chain-of-title information: Clyde A. and Grover L. Dillon (lot on E. Davie) to Sanders Motor Company on 10-11-48 (Deed Book 1003, Page 348); C. W. and Gertrude Warren (lot at corner of S. East and E. Davie) to Sanders Investment Corp. on 2-18-52 (Deed Book 1089, Page 315); Ridley and Adele McClennan (lot on S. East) to Sanders Investment Corp. on 5-12-64 (Deed Book 1595, Page 338); Sanders Investment to John and Phyllis Stone (35,781 sq. ft. corner E. Davie and S. East) on 7-8-81 (Deed Book 2944, Page 493); Raleigh Rescue Mission to John and Phyllis Stone (same 35,781 sq. ft. above - Non-warranty deed) on 7-20-81 (Deed Book 2945, Page 711); and Raleigh Rescue Mission to John and Phyllis Stone (433 sq. ft. on E. Davie) on 6-22-82 (Deed Book 3028, Page 19).

5.0 ENVIRONMENTAL SETTING/CONDITIONS

5.1 Surface Water Characteristics

Surface water drainage characteristics were determined from information derived during the site reconnaissance and from a review of the USGS topographic map for the Raleigh West Quadrangle. Surface water runoff on the subject property is generally characterized by a northeast to southwest drainage pattern. No surface water was observed on the subject property. It appears that little, if any, surface runoff enters the subject property from adjacent properties. There was no source of surface water environmental contamination identified upgradient which would be expected to cause significant environmental impact to the subject property.

5.2 Groundwater Characteristics

The geology of the area is dominated by metamorphic rocks of the Raleigh Belt. The rocks are generally, described as injected gneisses. They consist of biotite gneisses and schist intruded by numerous sills and dikes of granite, pegmatite, and aplite. The hydrogeological system in the area of the subject property includes both the surficial sediments and underlying bedrock. Groundwater in sediments is present in pores between individual sediment grains. In bedrock, groundwater is present predominantly in horizontal and subhorizontal unloading fractures, and in near, vertical stress fractures. Groundwater depths are variable and generally approach ground surface near streams and rivers. Based on the historical groundwater flow characteristics in this area, groundwater flow typically mirrors surface topography. Accordingly, groundwater flow in the vicinity of the subject property would be expected generally in a northeast to southwest direction.

6.0 SITE INSPECTION

6.1 Site Inspection Methodology

Site walkovers on the subject property were performed by *GeoLogix* personnel on April 9, 10, and 14, 2000. Site walkovers are performed for the purpose of observing conditions which might indicate the presence of environmental contaminants on the subject property and/or on adjacent property. The limits of the property included in this study are depicted in the Site Property Map included with this report (Appendix B). The following site descriptions are based on field observations and supplemented by information from other sources.

6.2 Site Inspection Observations

6.2.1 Roadway Access to Site

The subject property is accessible from S. East Street or E. Davie Street.

6.2.2 Wooded Areas and Variations of Vegetation

There is a grassy area in back of the building on site (south end of property).

6.2.3 Water Bodies, Swamps, Rivers, Lakes, Pits, Ponds, Lagoons, Surface Impoundments or Holding Ponds

No water bodies, swamps, rivers, lakes, pits, ponds, lagoons, surface impoundments, holding ponds or other surface water bodies were observed on the tract.

6.2.4 Solid Waste, Landfill, Dumping, Disturbed Soils, Direct Burial Activity

There was no visible evidence of solid waste disposal, landfilling, dumping, disturbed soils, or direct burial activity observed on the subject property. Occasional scattered domestic trash was observed on site during the site reconnaissance.

6.2.5 Underground/Aboveground Storage Tanks

No underground storage tanks (USTs) are registered on the subject property. A fill pipe was observed in the sidewalk on the E. Davie St. side (see picture). There was other physical evidence observed during the site reconnaissance which may indicate the existence of a UST(s) on the tract. A number of pipes were observed inside the building which protrude from the building floor. According to Mr. John Stone, the series of small, capped pipes (see picture) located around the inside perimeter of the building were old gas lines which were capped by the City of Raleigh. A pipe (see picture) was observed in the rear of the building protruding from a former coal storage bin. The pipes may lead to a basement level piping system, underground tank(s) or other collection device. No mounds or depressions suggesting the existence of a UST were observed on the subject property during the site reconnaissance. Several above ground storage tanks were observed on the ground level of the building during the site reconnaissance.

6.2.6 Potable Water and Sewage Disposal

Potable water supply and sewage service is provided by the City of Raleigh systems.

6.2.7 Drains, Floor Drains and Sumps

Floor drains were observed at various locations within the on-site building during the site reconnaissance. Some drains were open, and other were covered with plywood. It is unknown where the drains lead. It is possible that they drain directly into the City of Raleigh storm sewer system. No other drains, floor drains or sumps were observed during the on-site reconnaissance.

6.2.8 Wells, Piezometers and Other Subsurface Monitoring Devices

A monitoring well was observed behind the on-site building in the grassy area. Another monitoring well was observed near the southern property boundary in a vacant lot. It is unsure if this well is actually on the subject property. An interview indicated that the wells were constructed to analyze groundwater samples due to a reported release from an underground storage tank located across S. East St. No other wells, piezometers or other subsurface monitoring devices were observed on the subject property during the site reconnaissance.

6.2.9 Wastewater Discharges

Other than the sanitary waste stream, there are currently no processes on site which would generate a wastewater discharge.

6.2.10 Groundwater or Surface Water Contamination

No evidence of groundwater or surface water contamination was observed on the subject property during the site reconnaissance. However, without installation of monitoring wells and/or collection of surface water and groundwater samples, *GeoLogix* is unable to determine the actual quality of surface water or groundwater located in the vicinity of the subject property.

6.2.11 Stained or Discolored Soils or Pavement

No stained or discolored soils or pavement were observed on the subject property during the site reconnaissance.

6.2.12 Distressed, Discolored, or Stained Vegetation

No evidence of chemically distressed, discolored, or stained vegetation was observed on the subject property during the site reconnaissance.

6.2.13 Buildings, Structures, Foundations, and Old Ruins

Tax records indicate that the building on site was constructed in 1930. The bulk of the large, multi-section building on site is currently occupied by an automobile repossession company operated by Mr. Stone, the property owner. Another portion of the building is rented to a church. No other buildings, structures, foundations, or old ruins were observed on site during the site reconnaissance.

6.2.14 Electrical Equipment/Suspected PCB-Filled Equipment

No electrical transformer was observed on site during the site reconnaissance.

6.2.15 Utilities

Water, sewer, telephone, and electrical service are available on the subject property. No other utilities were observed on the subject property.

6.2.16 Foul/Suspicious Odors

There was no evidence of foul or suspicious odors present during the site reconnaissance.

6.2.17 Hazardous Substances/Hazardous Wastes

No hazardous substances or hazardous wastes were positively observed during the site reconnaissance.

6.2.18 Chemicals, Chemical Spills or Releases

There was no positive evidence of chemicals, chemical spills or releases into the environment observed on the subject property during the site reconnaissance.

6.2.19 Storage Containers and Drums

Storage containers and 55-gallon drums were observed inside the building and also outside the building near the former coal storage bin during the site reconnaissance. Some of the drums are used for waste disposal. The contents of other drums and containers is unknown.

6.2.20 Petroleum Products

Containers of petroleum products were observed inside the building on site during the site walkover. Diesel fuel is reportedly contained in a 55-gallon drum in a shed inside the building. Another, larger fuel storage tank was observed inside the building. Its contents are unknown.

6.2.21 Pesticides, Herbicides, Soil Conditioners, Fertilizers and Farm Wastes

There was no evidence of storage of any of the above observed on site. There was no evidence of prolonged use or misapplication of any of the above products observed on the subject property during the site reconnaissance.

6.2.22 Air Emissions

There are no activities on the subject property which would generate air emissions.

6.2.23 Other Known or Observed Environmentally Sensitive or Suspected Conditions

There were no other known or observed environmentally sensitive or suspected conditions observed during the site reconnaissance.

7.0 ENVIRONMENTAL/REGULATORY AGENCY REVIEW

7.1 Federal and State Regulatory Agencies

Regulatory agency information and radius maps were ordered from Environmental Data Resources (EDR) for the subject property located at 500 E. Davie St. Information regarding spills/releases from the North Carolina Department of Crime Control & Public Safety was reviewed to supplement the EDR report. EDR information included, among other information:

- Federal National Priorities List (NPL). The NPL is the U. S. Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program.
- Resource Conservation and Recovery Act (RCRA) notifiers with facilities in Wake County, North Carolina. This database is a compilation of facilities which have notified the State that they generate, store, transport, treat and/or dispose of hazardous wastes.
- Groundwater incidents listed in Wake County, North Carolina. This is a database of sites where release incidents involving Underground Storage Tanks (USTs) and certain other spills which affect groundwater are reported.
- CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) sites in Wake County, North Carolina. This is a compilation of facilities which EPA has investigated or is currently investigating for a release or threatened release of hazardous substances as defined by CERCLA.
- North Carolina Solid Waste Facilities. This is a list of solid waste facilities permitted by the N. C. Department of Environment and Natural Resources, Solid Waste Section, in Wake County.
- Inactive Hazardous Sites Inventory. This is a list of inactive hazardous sites in Wake County as compiled by the N. C. Department of Environment and Natural Resources.
- Emergency Response Notification System (ERNS). ERNS is a listing of emergency response spill notifications for Wake County provided to the N. C. Department of Crime Control and Public Safety, Division of Emergency Management.

A copy of the EDR radius search executive summary is included in Appendix F of this report. The following was indicated during the EDR radius search:

- No NPL sites were positively identified within the standard ASTM search distance of one mile.

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- Ten (10) RCRA hazardous waste notifiers were identified with the standard ASTM search distance of one mile. However, none of the facilities were located in proximity to the subject property and would not be anticipated to cause an adverse environmental impact.
- Twelve (12) incidents were identified on the Leaking Underground Storage Tanks (LUST) list within or close to the standard ASTM search distance of one-half mile. Two of the twelve facilities were located within a block or two of the subject property, one just across S. East St. from the subject property (see map in Appendix F). A review of the regulatory information indicated that neither of the two nearby LUST facilities reported groundwater contamination associated with their respective incidents/releases. However, it is unknown if groundwater samples were actually analyzed for groundwater contaminants. Accordingly, the actual effect on the subject property is unknown without additional investigation. None of the other facilities identified are located in proximity to the subject property, and no adverse environmental impact would be anticipated.
- No CERCLIS list facilities were identified within or close to the standard ASTM search distance of one-half mile.
- No permitted solid waste management facilities were identified within one-half mile of the subject property on the North Carolina Solid Waste Facilities list.
- No facilities were identified within one-half mile of the subject property on the North Carolina Inactive Hazardous Sites Inventory.
- The N. C. Department of Crime Control and Public Safety, Division of Emergency Management, was requested to furnish information from their database regarding spill incidents which may have occurred on or in proximity to the subject property and were reported to that agency under the Emergency Response Notification System (ERNS). According to their database, no spill incidents have been reported on or in proximity to the subject property.

The subject property was not identified on any of the regulatory agency listings reviewed.

8.0 CONCLUSIONS AND RECOMMENDATIONS

On April 9, 10 and 14, 2000, *GeoLogix* personnel conducted the site reconnaissance portion of a Phase I Environmental Site Assessment on a 0.83-acre tract located at 500 E. Davie Street in Raleigh, North Carolina. The tract is situated at the intersection of S. East Street and E. Davie Street.

A large building composed of multiple sections was observed on the subject property during the site reconnaissance. The building currently serves as operations for an automobile repossession business, and space is rented to a church for services. A walk-thru was conducted on the ground level of the building, but access was not available to the building basement. The contents of the basement is unknown. There was no evidence of other past structural development on site indicated in the aerial photographs reviewed. The aerial photographs indicated that the building on the subject property had been there since at least 1969. City of Raleigh tax records indicated that the building was constructed in 1930. Interviews were conducted with persons familiar with the subject property.

There was evidence of a potential underground storage tank (UST) or tanks observed on the subject property during the site reconnaissance. A fill cap observed in the sidewalk along E. Davie St. near the northeast corner of the tract may be associated with a UST. Its function is unknown. According to an interview with Mr. Stone, the small pipes located around the inside perimeter of the building were old gas lines capped by the City. Other pipes were observed protruding from the building's ground-level floor during the site reconnaissance. Their function is unknown. A pipe was observed protruding from the former coal storage bin in back of the building. It is unknown if the pipes observed lead to underground storage tanks, a basement level piping system, or basement collection device. Several above-ground storage tanks were observed during the site reconnaissance inside the building on the subject property.

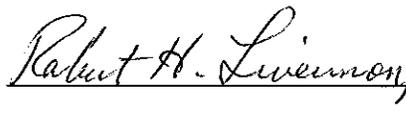
No NPL sites, permitted Solid Waste facilities, CERCLIS facilities, or Inactive Hazardous Waste Sites were identified within or close to standard ASTM search distances of the subject property during the review of regulatory agency listings. Ten RCRA hazardous waste notifiers and twelve Leaking Underground Storage Tank incidents were identified within standard ASTM search distances. Two facilities with reported underground tank releases are located within a block or two of the subject property. No groundwater contamination was indicated from those facilities, but it is unclear if groundwater samples were analyzed for contaminants. The potential effect on the subject property from the releases cannot be determined without further investigation. Emergency Response Notification System (ERNS) database information from the North Carolina Division of Emergency Management indicated no reported spills on or in proximity to the subject property.

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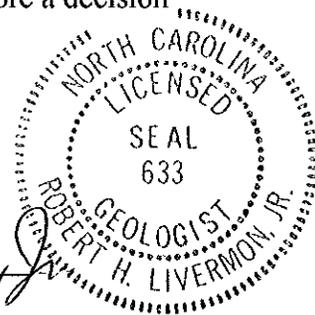
During the site walkover, there was no evidence of significant solid waste disposal. Some isolated trash was observed disposed on site. No environmental concerns would be anticipated from the minimal solid waste disposal.

In summary, this Phase I assessment did not find any positive evidence of environmental contamination on the subject property. However, there are many unknowns regarding the subject property. The unknowns include the former function of pipes which protrude from the floor of the building. It is unknown if the pipes lead to underground tanks or into the building's basement. Accordingly, there is the possibility of underground tanks. There is the issue of the fill cap in the sidewalk along E. Davie St. There is the potential for a UST or similar storage or collection device to be associated with the fill cap. Although no positive evidence of environmental contamination was observed in this study, given the current unknowns and the historical use of the building on site, it is concluded that there is the potential for environmental contamination associated with the subject property.

The City of Raleigh may wish to further investigate the subject property before a decision is made to purchase.



Robert H. Livermon, Jr., P. G.

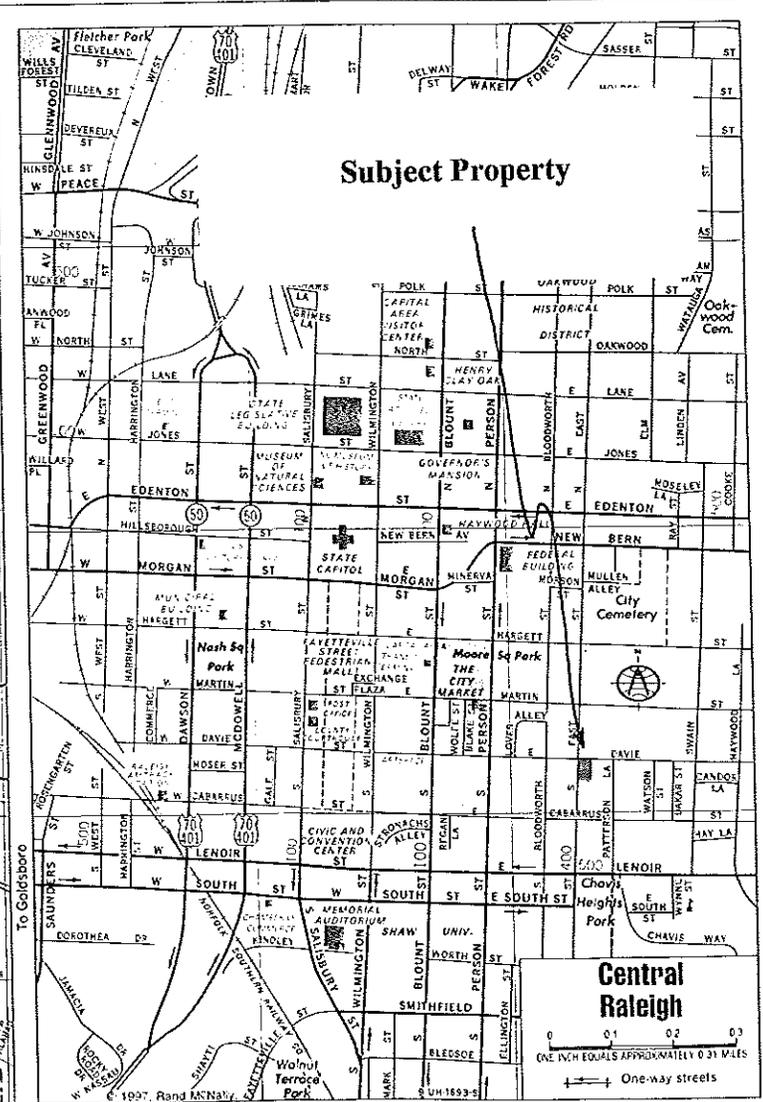
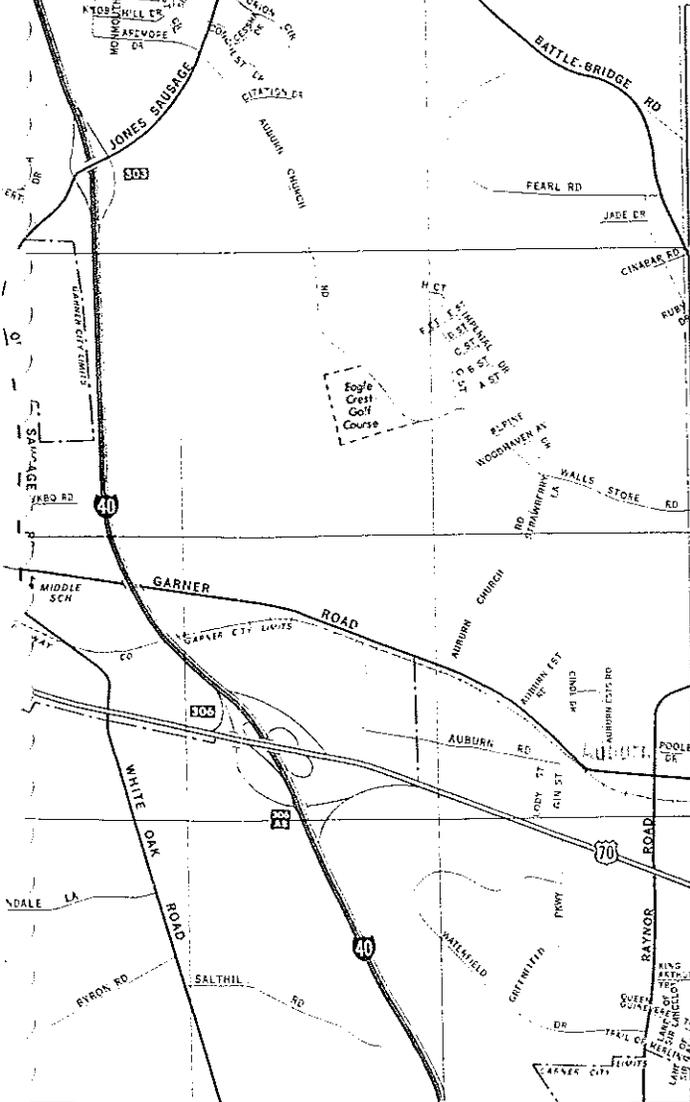
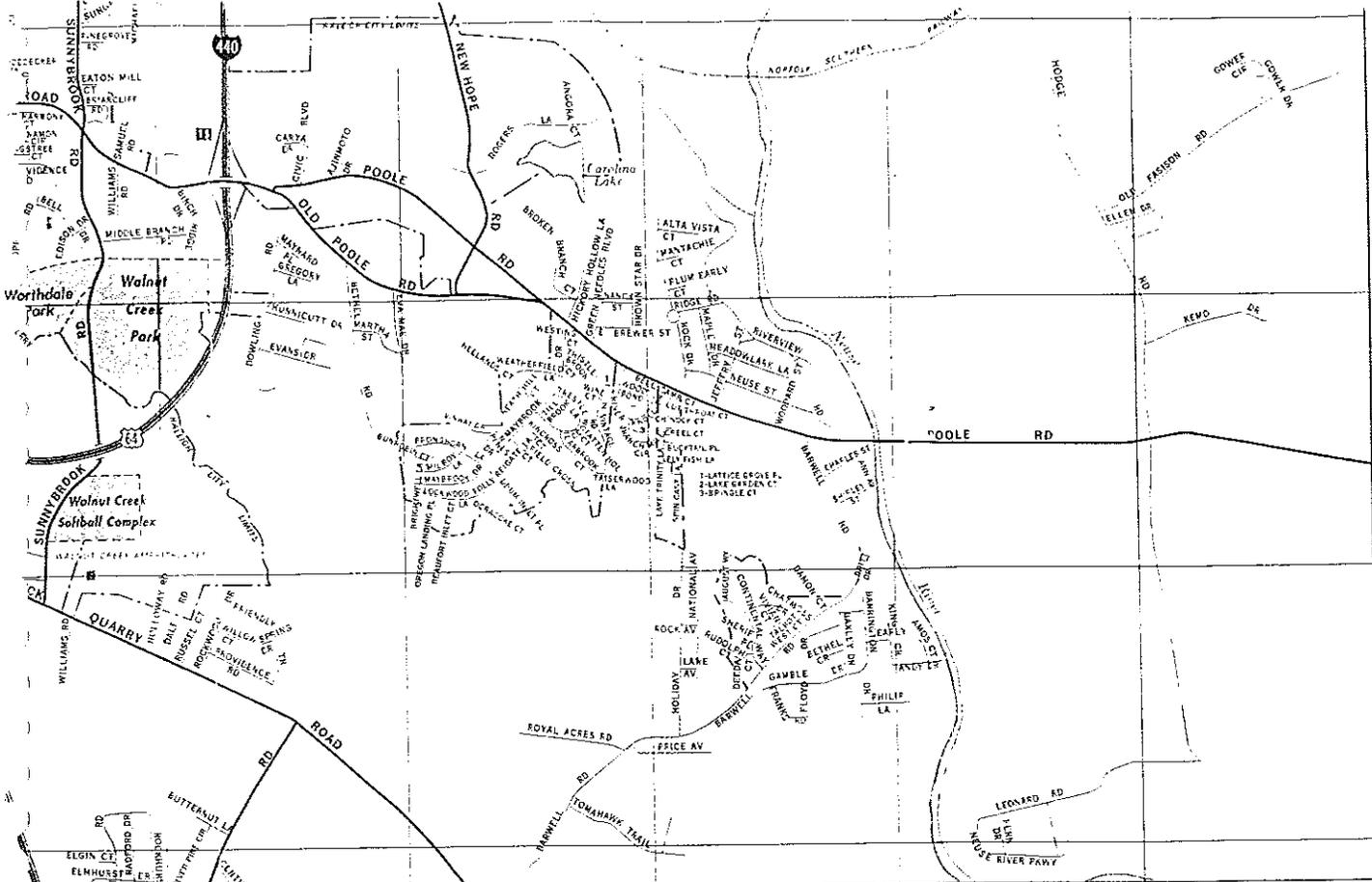


APPENDICES

- A. SITE VICINITY MAP
- B. SITE PROPERTY MAP
- C. AERIAL PHOTOGRAPHS OF SUBJECT PROPERTY
- D. U. S. GEOLOGICAL SURVEY TOPOGRAPHIC MAP
- E. REPRESENTATIVE PHOTOGRAPHS OF SUBJECT PROPERTY
- F. REGULATORY AGENCY INFORMATION
- G. *GeoLogix* - QUALIFICATIONS OF PERSONNEL

Appendix A

Site Vicinity Map



BB

CC

DD

EE

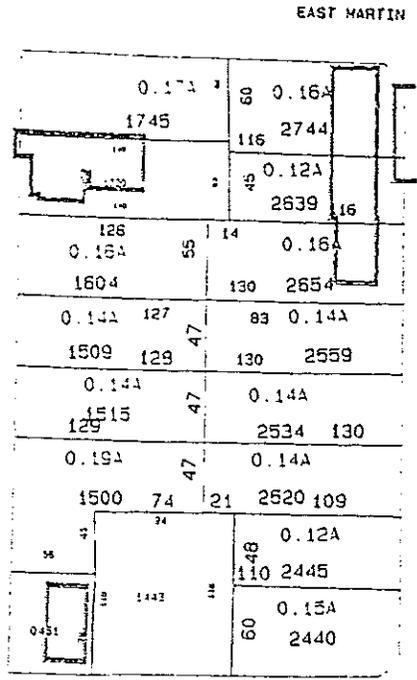
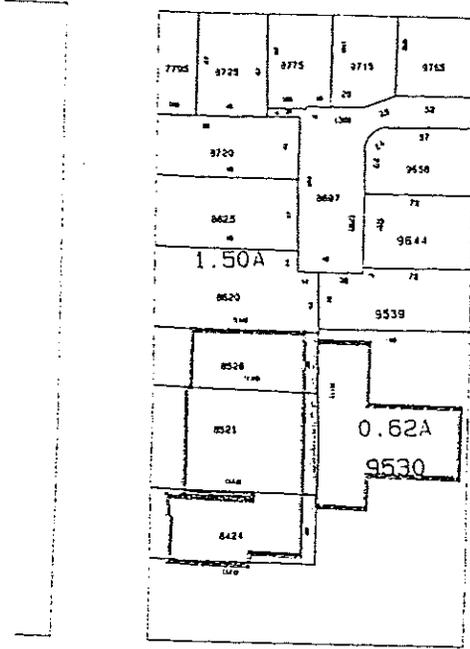
FF

GG

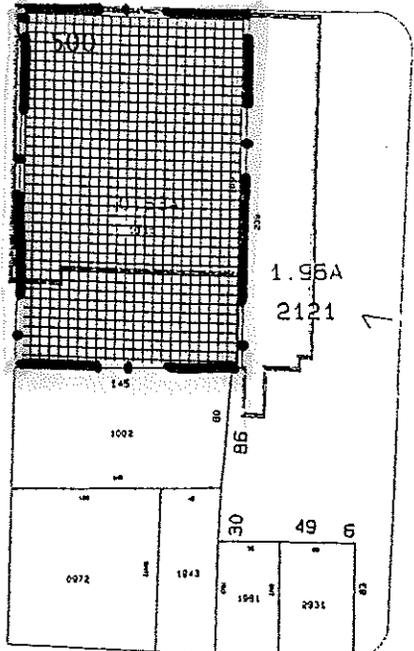
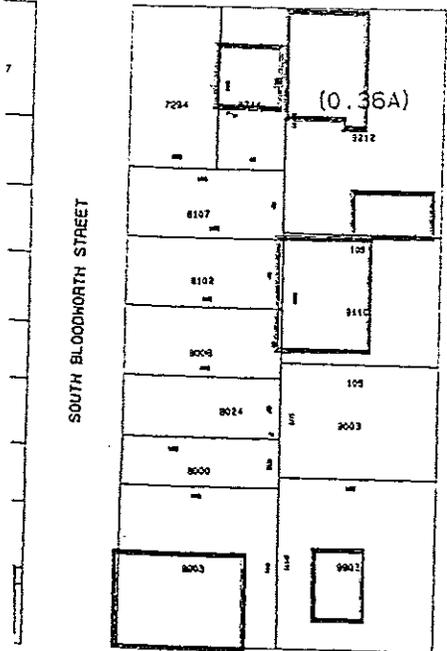
HH

Appendix B

Site Property Map



EAST DAVIE STREET



SOUTH BLOODNORTH STREET

SOUTH EAST STREET

CHAV

500 E. DAVIE

City of Raleigh



Scale: 1"=126'

Name: HARPERC

Date: 12/28/99

Information depicted herein is for reference purposes only, and is copied from the best available sources. The City of Raleigh assumes no responsibility for errors arising from the reuse of this data.

Appendix C

Aerial Photographs of Subject Property

An aerial photograph of a city grid, showing a dense network of streets and buildings. A white rectangular label with rounded corners is positioned in the center-left area, containing the text "Subject Property". A thin black line points from the label to a specific location on the grid. The photograph has a scalloped edge on the left side. In the bottom right corner, there is a white box containing text identifying the source and date of the photograph.

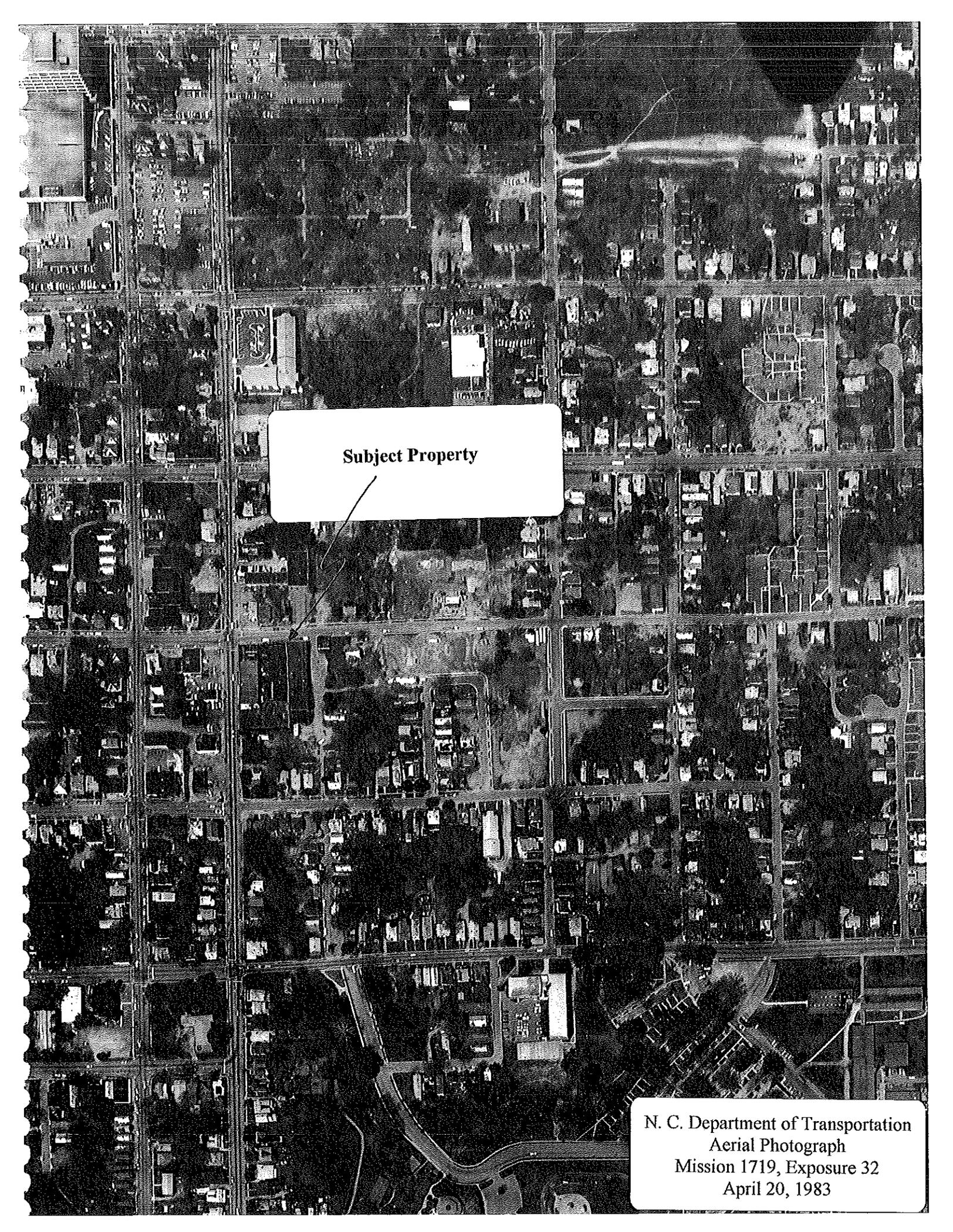
Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 755, Exposure 368
February 19, 1969

An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. A white callout box with a black border is positioned on the left side of the image, containing the text "Subject Property". A thin black line extends from the right side of this box, pointing to a specific property located in the middle-right section of the photograph. The property is a large, dark-colored building with a rectangular footprint. The surrounding area consists of smaller houses, trees, and streets. The overall image has a high-contrast, grainy appearance typical of an aerial photograph.

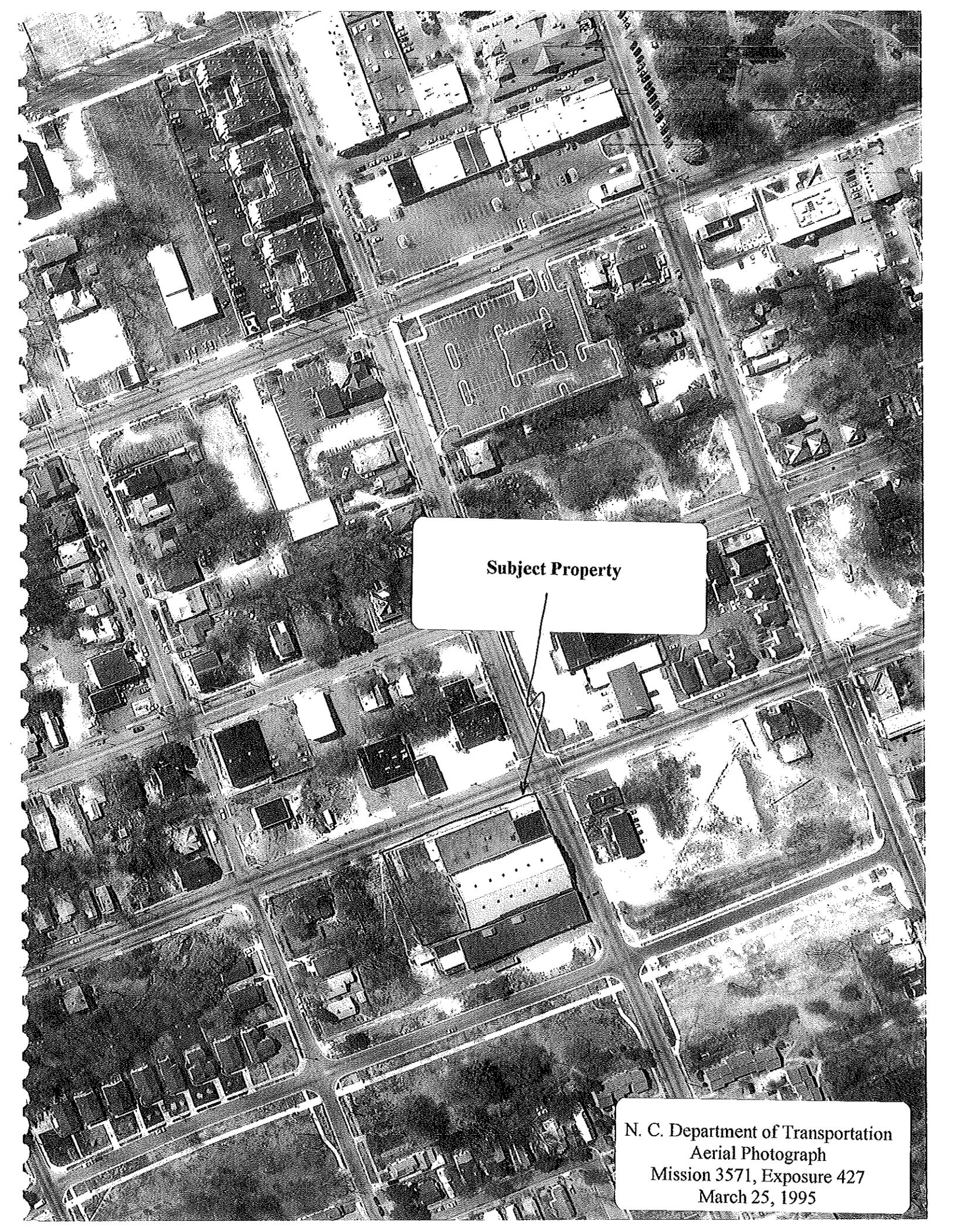
Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 1121, Exposure 78
February 12, 1974



Subject Property

N. C. Department of Transportation
Aerial Photograph
Mission 1719, Exposure 32
April 20, 1983

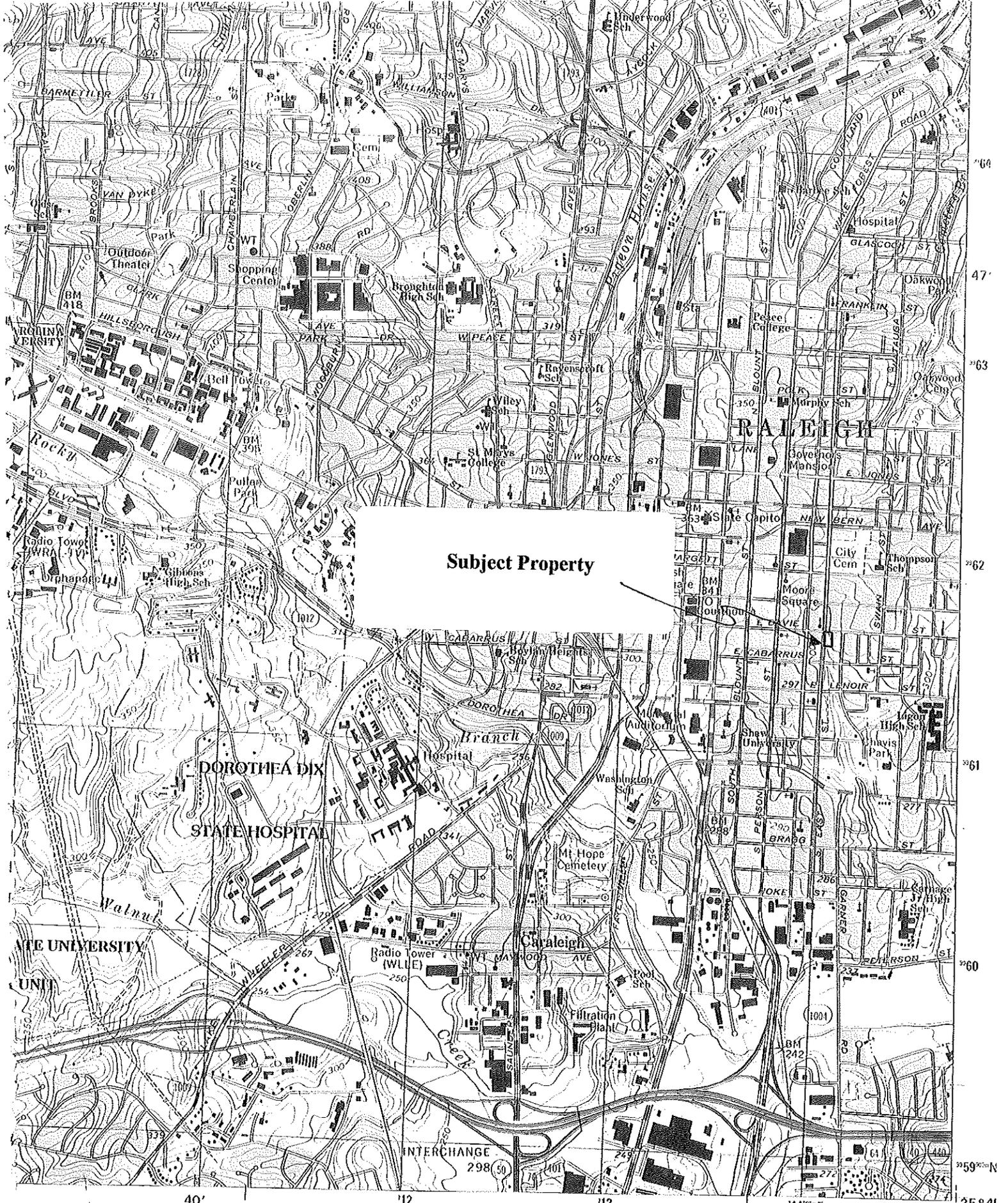


Subject Property

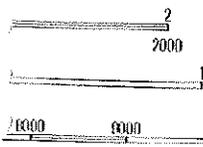
N. C. Department of Transportation
Aerial Photograph
Mission 3571, Exposure 427
March 25, 1995

Appendix D

U. S. Geological Survey Topographic Map



Subject Property



INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 1999

ROAD CLASSIFICATION

- | | |
|---|--|
| Primary highway
hard surface | Light-duty road, hard or
improved surface |
| Secondary highway
hard surface | Unimproved road |

64
47
63
62
61
60
59
35°41'
78°37'30"

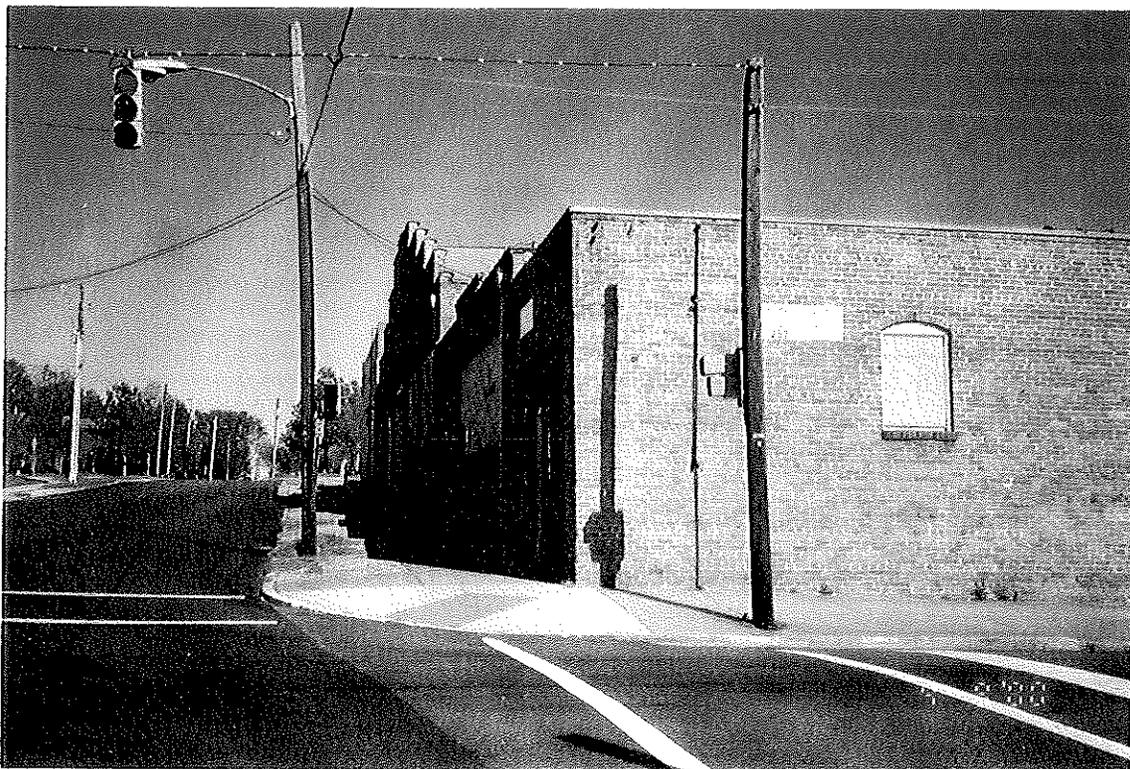
40' '12 '13 '14 '15

Appendix E

Representative Photographs of Subject Property



Front View of Buildings on Subject Property - Facing Southwest From Across E. Davie St.



Northern Boundary of Subject Property - Facing East From Across S. East Street



Eastern Boundary of Subject Property - Building Connects With Rex Senior Health Center (Left)



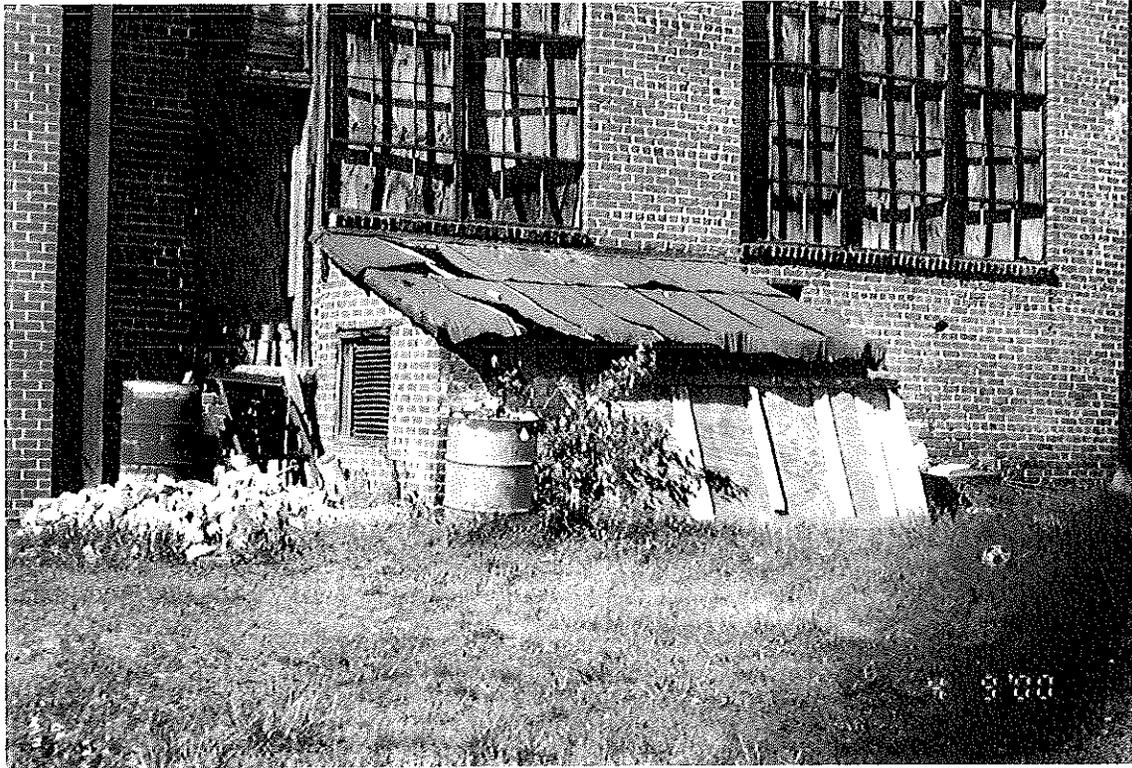
Southern Boundary of Subject Property - Facing East From S. East Street



General View of Rear of Subject Property From S. East St. - Facing Northeast



Western Boundary of Subject Property - Facing North Along S. East Street



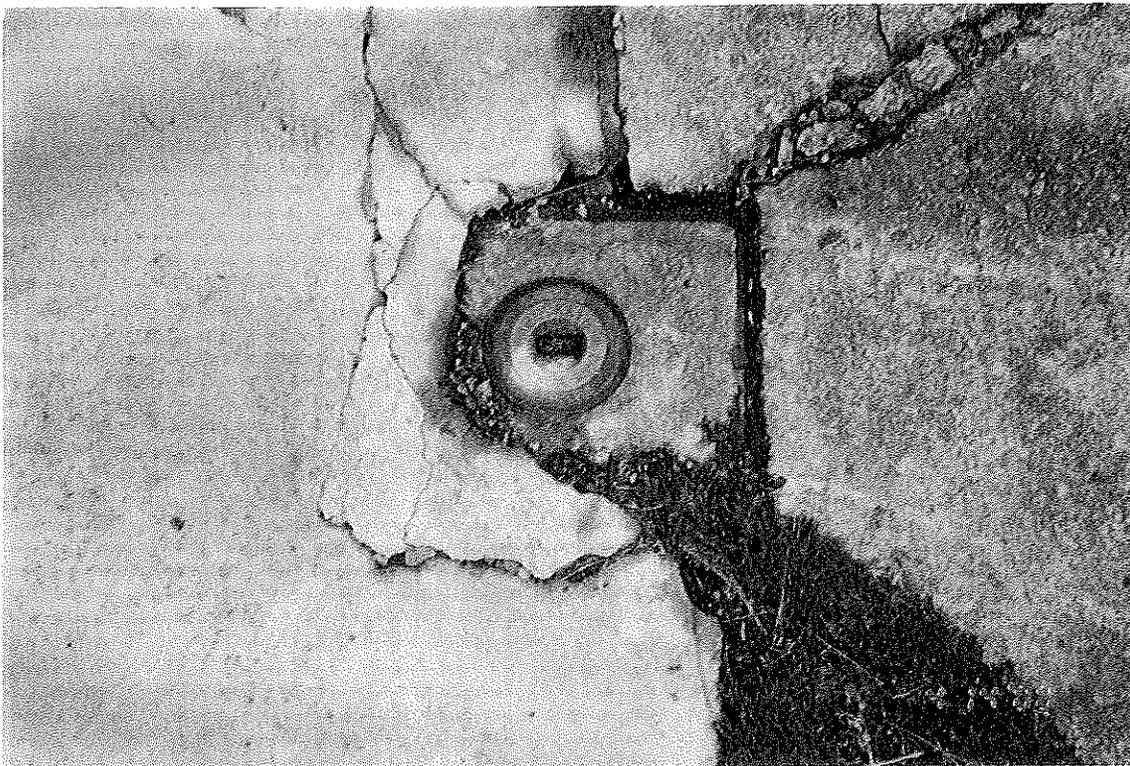
Former Coal Storage Bin and Drums Behind Building on Subject Property



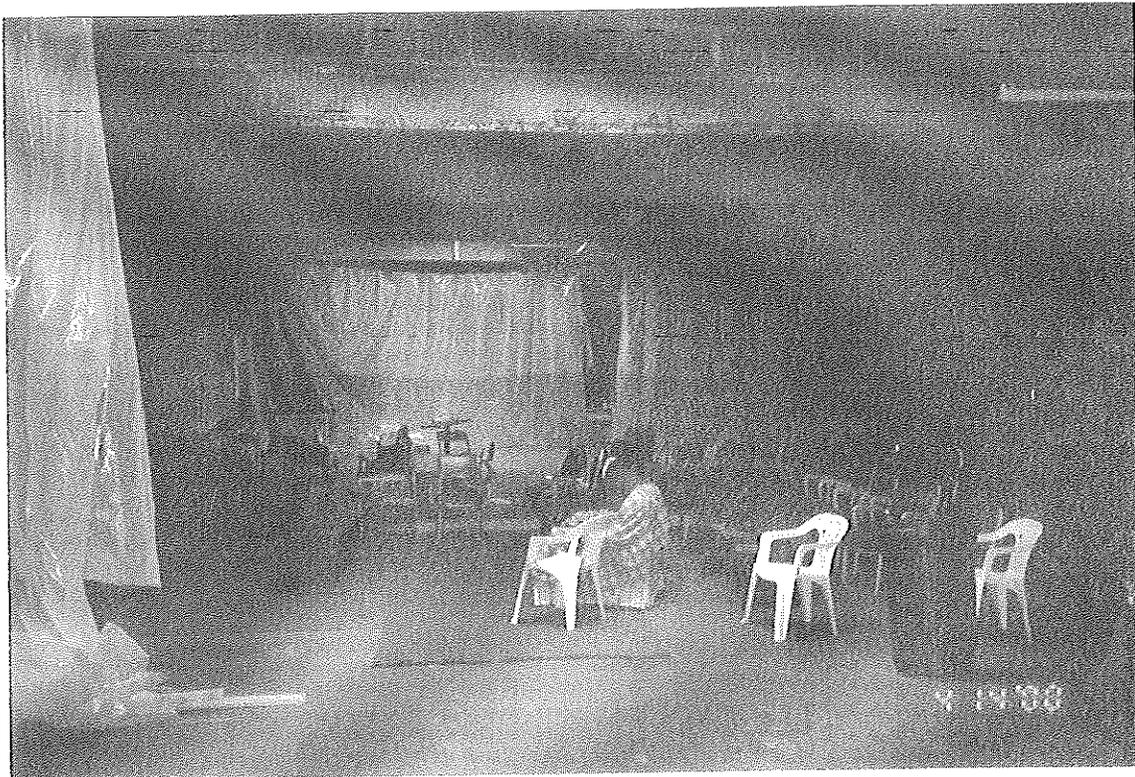
Pipe From Former Coal Storage Bin Area to Underground - Function of Pipe Unknown



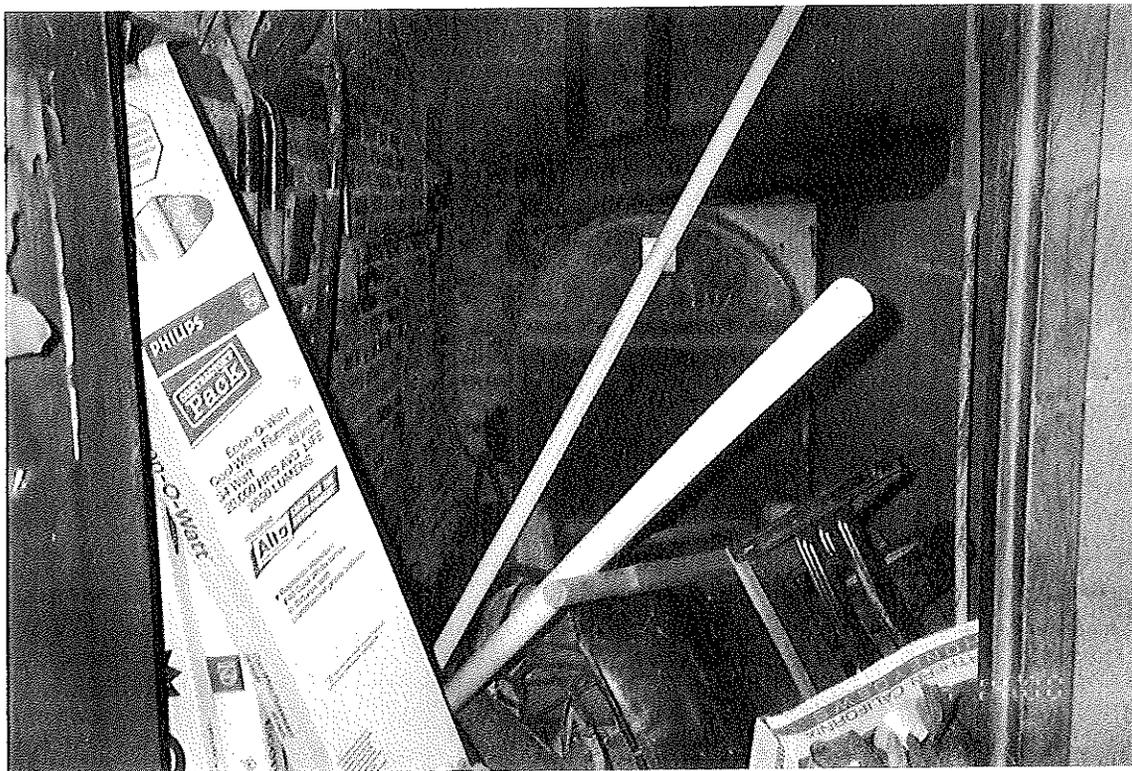
Monitoring Well Location in Back Yard of Building on Subject Property



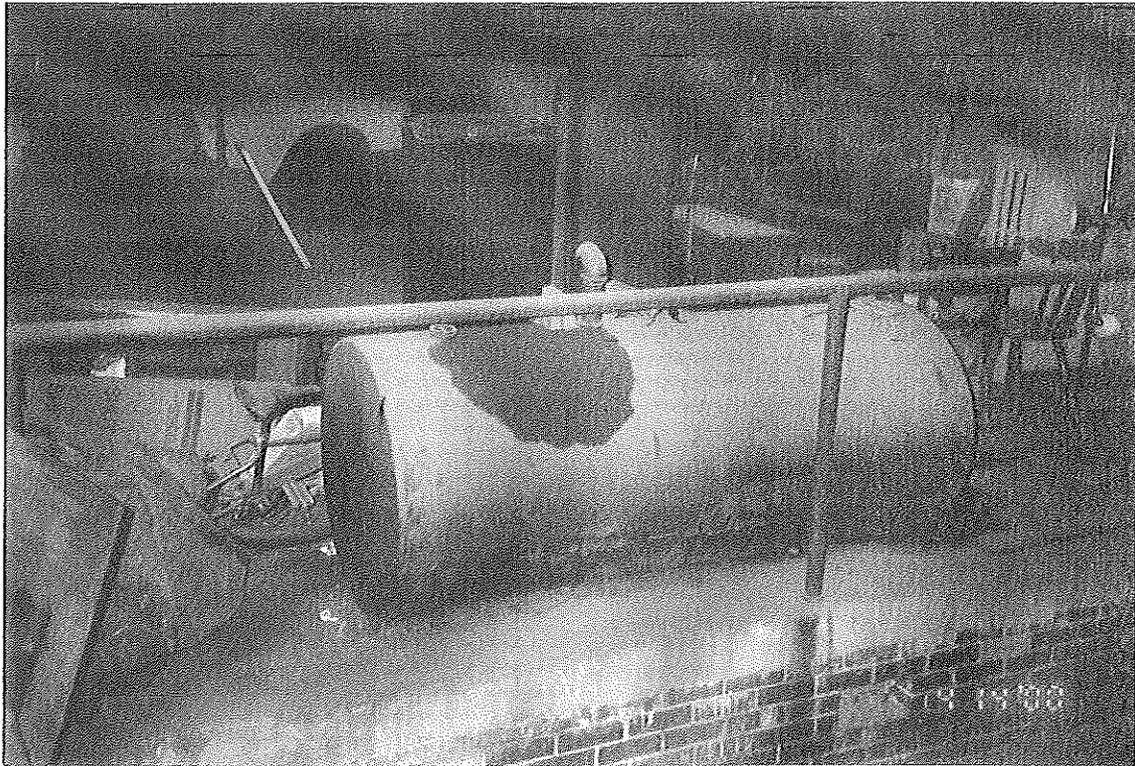
2" Fill Cap Located in Sidewalk on E. Davie St. Near Northeast Corner of Subject Property



Church Rents Space Inside Building on Subject Property



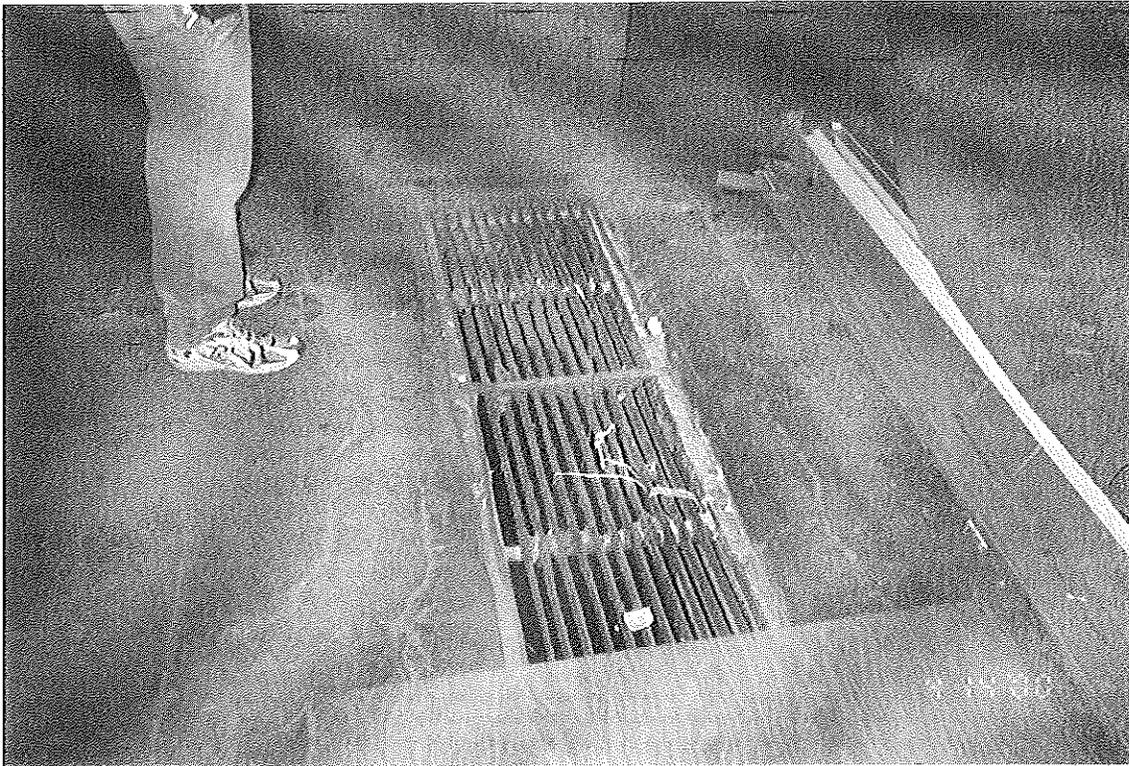
Old Coal Furnace Inside Building



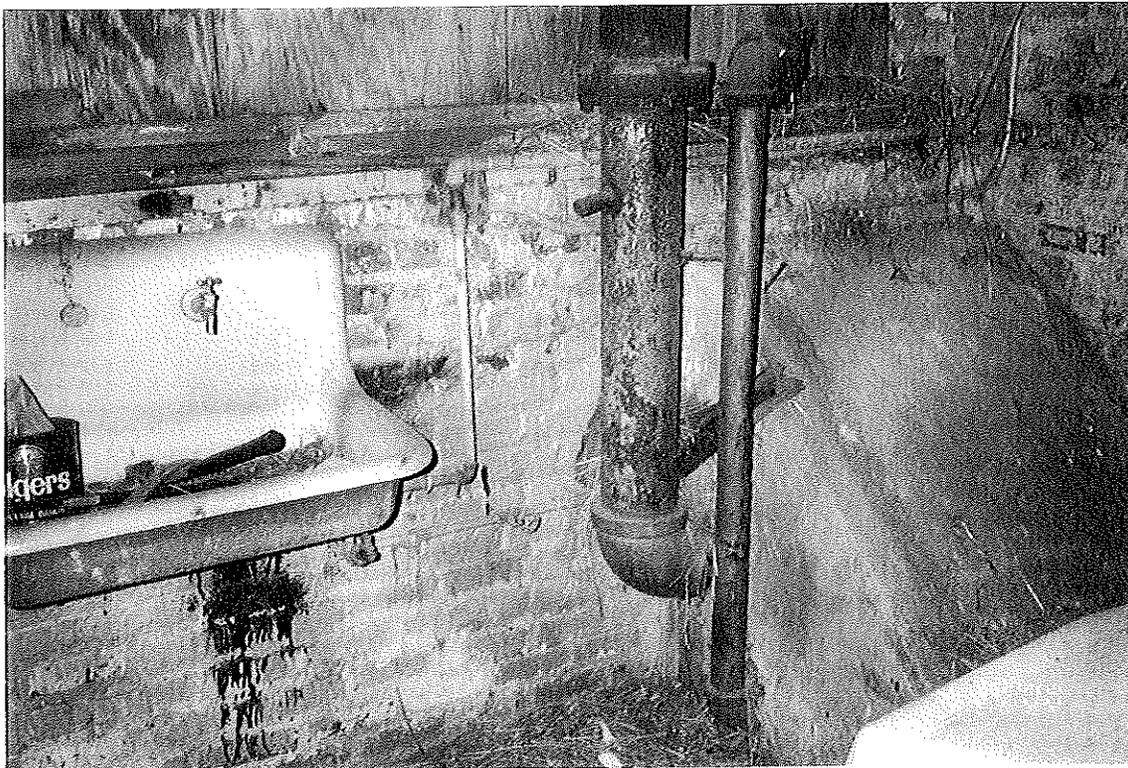
Fuel Storage Tank Inside Building



Representative Capped Fill/Access Pipe - Others Are Located Around Inside Perimeter of Building



One of Several Floor Drains Located Inside Building on Subject Property



One of a Number of Pipes Which Go Below Grade From Inside Building

Appendix F

Regulatory Agency Information



The EDR-Radius Map with GeoCheck®

City of Raleigh Tracts
500 E. Davie St
Raleigh, NC 27601

Inquiry Number: 485427.1s

April 17, 2000

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum.....	A148
Physical Setting Source Summary.....	A149
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Physical Setting Source Records Searched.....	A167

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 meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY ADDRESS

500 E. DAVIE ST
RALEIGH, NC 27601

TARGET PROPERTY COORDINATES

Latitude (North): 35.775120 - 35° 46' 30.4"
Longitude (West): 78.632600 - 78° 37' 57.4"
Universal Transverse Mercator: Zone 17
UTM X (Meters): 713996.8
UTM Y (Meters): 3961392.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2435078-G6 RALEIGH WEST, NC
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: 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 ASTM E 1527-97 search radius around the target property for the following Databases:

FEDERAL ASTM STANDARD

NPL:..... National Priority List
Delisted NPL:..... NPL Deletions
CORRACTS:..... Corrective Action Report
ERNS:..... Emergency Response Notification System

STATE ASTM STANDARD

SWF/LF:..... Solid Waste Facilities

FEDERAL ASTM SUPPLEMENTAL

CONSENT:..... Superfund (CERCLA) Consent Decrees
ROD:..... ROD
FINDS:..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS:..... Hazardous Materials Information Reporting System
MLTS:..... Material Licensing Tracking System
MINES:..... Mines Master Index File
NPL Lien:..... NPL Liens
PADS:..... PCB Activity Database System
RAATS:..... RCRA Administrative Action Tracking System

EXECUTIVE SUMMARY

TRIS:..... Toxic Chemical Release Inventory System
TSCA:..... Toxic Substances Control Act

STATE OR LOCAL ASTM SUPPLEMENTAL

IMD:..... Incident Management Database

EDR PROPRIETARY DATABASES

Coal Gas:..... Former Manufactured gas (Coal Gas) Sites.

SURROUNDING SITES: DATABASES WITH MAPPED SITES

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

Elevations have been determined from the USGS 1 degree 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. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. 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 (by more than 10 feet). 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.

FEDERAL ASTM STANDARD

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/14/2000 has revealed that there are 3 CERCLIS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>RALEIGH COAL GAS PLANT NO. 1</i>	<i>S. MCDOWELL ST AT W. CA</i>	<i>1/2 - 1 W</i>	<i>J38</i>	<i>43</i>
<i>RALEIGH COAL GAS PLANT NO. 2</i>	<i>W. CABARRUS ST</i>	<i>1/2 - 1 W</i>	<i>J39</i>	<i>44</i>

CERCLIS-NFRAP: As of February 1995. CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERC-NFRAP list, as provided by EDR, and dated 02/14/2000 has revealed that there is 1 CERC-NFRAP site within approximately 0.75 miles of the target property.

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
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RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-TSD list, as provided by EDR, and dated 12/22/1999 has revealed that there is 1 RCRIS-TSD site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ASHLAND CHEMICAL CO RALEIGH</i>	<i>1415 BLOODWORTH ST</i>	<i>1/2 - 1 S</i>	<i>T87</i>	<i>115</i>

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-LQG list, as provided by EDR, and dated 12/22/1999 has revealed that there is 1 RCRIS-LQG site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SHAW UNIVERSITY</i>	<i>118 E SOUTH ST</i>	<i>1/4 - 1/2 SW</i>	<i>18</i>	<i>25</i>

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 12/22/1999 has revealed that there are 8 RCRIS-SQG sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ACME CLEANERS</i>	<i>331 NEW BERN AVE</i>	<i>1/4 - 1/2 NNW</i>	<i>C12</i>	<i>17</i>
<i>HONEYCUTT CLEANERS</i>	<i>605 NEW BERN AVE</i>	<i>1/4 - 1/2 NNE</i>	<i>17</i>	<i>22</i>
<i>SIR WALTER CHEVROLET CO INC</i>	<i>530 S MCDOWELL ST</i>	<i>1/2 - 1 WSW</i>	<i>J40</i>	<i>44</i>
<i>NEWS & OBSERVER PUBLISHING CO</i>	<i>215 S MCDOWELL ST</i>	<i>1/2 - 1 WNW</i>	<i>L49</i>	<i>58</i>
<i>NC DEPT OF TRANS DMV</i>	<i>1100 NEW BERN AVE</i>	<i>1/2 - 1 ENE</i>	<i>N53</i>	<i>65</i>
<i>NC LAB OF PUBLIC HEALTH BATH B</i>	<i>306 N WILMINGTON ST</i>	<i>1/2 - 1 NNW</i>	<i>57</i>	<i>70</i>
<i>ROSE & SONS AUTO SERVICE INC</i>	<i>410 W SOUTH ST</i>	<i>1/2 - 1 WSW</i>	<i>74</i>	<i>100</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>CAROLINA COACH CO</i>	<i>1201 S BLOUNT ST</i>	<i>1/2 - 1 SSW</i>	<i>R73</i>	<i>90</i>

STATE ASTM STANDARD

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, Health, & Natural Resources' Inactive Hazardous Sites Program.

A review of the SHWS list, as provided by EDR, has revealed that there are 4 SHWS sites within

EXECUTIVE SUMMARY

approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RALEIGH COAL GAS PLANT NO. 1	S. MCDOWELL/W. CABARRUS	1/2 - 1 W	J47	57
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ASHLAND CHEMICAL COMPANY	1415 S BLOODWORTH ST	1/2 - 1 S	T81	108

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, Health & Natural Resources' Incidents by Address.

A review of the LUST list, as provided by EDR, and dated 01/28/2000 has revealed that there are 61 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DAVIE ST. STATION (FORMER)	412 E DAVIE ST	0 - 1/8 WSW	A1	5
NW CORNER OF EAST & MARTIN ST.	EAST / MARTIN ST.	0 - 1/8 N	3	7
WAREHOUSE OF TIRES	325 S PERSON ST	1/8 - 1/4 WNW	5	10
GENERAL SERVICES ADMIN.	420 S PERSON ST	1/8 - 1/4 WSW	6	11
SHAW UNIVERSITY NE CAMPUS	E LENIOR ST / S BLOOD	1/8 - 1/4 SSW	7	12
CP&L	WILMINGTON / DAVIE ST	1/4 - 1/2 W	B11	16
MAIN POST OFFICE	310 NEW BERN AVE	1/4 - 1/2 NNW	C14	18
HONEYCUTT CLEANERS	605 NEW BERN AVE	1/4 - 1/2 NNE	17	22
NC SCHOOL BD. ASSN.	311 E EDENTON ST	1/4 - 1/2 NNW	24	31
OLD WAKE CO. OFFICE BLDG.	337 S SALISBURY ST	1/4 - 1/2 W	E25	32
CABARRUS ST. PARKING DECK	436 S SALISBURY ST	1/4 - 1/2 W	F26	33
DAVIDSON HEIRS-MARTHA SPLAWN	817 COTTON PL	1/4 - 1/2 NE	27	33
NC DEPT OF REVENUE	100 W MORGAN ST	1/2 - 1 WNW	G31	37
RALEIGH PROFESSIONAL BLDG.	127 W HARGETT ST	1/2 - 1 WNW	H34	39
SOUTHERN BELL TELEPHONE	121 W MORGAN ST	1/2 - 1 WNW	G35	40
WAKE CO. EMS	201 W MARTIN ST	1/2 - 1 W	I37	42
MEREDITH COLLEGE-BREWER CENTER	HILLSBOROUGH ST	1/2 - 1 NW	K45	55
MITCHELL DIST CO	HWY 54	1/2 - 1 NW	K46	56
NEWS & OBSERVER PUBLISHING CO.	215 S MCDOWELL ST	1/2 - 1 WNW	L50	61
NEW WAKE CO. JAIL	SALISBURY ST.	1/2 - 1 W	M52	64
RALEIGH POLICE SERVICE CENTER	110 S MCDOWELL ST	1/2 - 1 WNW	O55	68
RALEIGH NATIONAL CEMETARY	501 ROCK QUARRY RD	1/2 - 1 E	56	69
EXXON 4-1988	1200 NEW BERN AVE	1/2 - 1 ENE	N61	74
FIRE STATION #1	220 S DAWSON ST	1/2 - 1 WNW	P63	77
DEPT. OF ADMIN.-JONES ST.	116 W JONES ST	1/2 - 1 NW	64	78
WILLIFORD'S GULF	1208 NEW BERN AVE	1/2 - 1 ENE	Q66	80
LOZUPONE PROPERTY	HILLSBOROUGH / DAWSON	1/2 - 1 WNW	69	87
CITY OF RALEIGH	1011 E. MORGAN ST.	1/2 - 1 ENE	70	88
ROSE & SONS AUTO SERVICE INC	410 W SOUTH ST	1/2 - 1 WSW	74	100
MCCOY/WINSHIELD	301 W JONES ST # 303	1/2 - 1 NW	S75	102
DILLON SUPPLY CO.	216 S WEST ST	1/2 - 1 WNW	76	103
SUN OIL CO.	303 W JONES ST	1/2 - 1 NW	S77	104
GREYHOUND LINES INC	314 W JONES ST	1/2 - 1 NW	S78	105
J.W. WEAVER PROPERTY	321 W JONES ST	1/2 - 1 NW	S79	106
BARNEY JOYNER PROPERTY	520 W SOUTH ST	1/2 - 1 WSW	80	107
ST. AUGUSTINES COLLEGE	1315 OAKWOOD AVE	1/2 - 1 NE	U82	108
CLANCY & THEYS CONSTRUCTION C	516 W CABARRUS ST	1/2 - 1 W	83	109

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DEHAYS ASSOCIATES	1300 OAKWOOD AVE	1/2 - 1 NE	U84	112
BP FOOD MART-PERSON ST.	N. PERSON ST. / PEACE	1/2 - 1 N	85	113
CP&L	113 N WEST ST	1/2 - 1 WNW	86	114
PEACE ST. MOTOR POOL	220 E PEACE ST	1/2 - 1 NNW	88	116
CP&L HARRINGTON ST. YARD	HARRINGTON ST.	1/2 - 1 NW	90	122
CARTER RESIDENCE	1330 S STATE ST	1/2 - 1 SSE	91	123
TAO AUTO REPAIR-AMER.CANCER	623 HILLSBOROUGH ST	1/2 - 1 WNW	W92	124
NC DIV DENTAL HEALTH WAREHOUSE	CAPITAL BLVD.	1/2 - 1 NW	93	125
TAYLOR'S CAPITAL SUNOCO STA.	630 HILLSBOROUGH ST	1/2 - 1 WNW	W94	126
MIDSTATE PETROLEUM- SUNOCO	630 HILLSBOROUGH ST	1/2 - 1 WNW	W95	127
ITG TOURS	GLENWOOD AVE	1/2 - 1 WNW	W97	129
ITG TOURS (FORMER OFFICE)	GLENWOOD AVE	1/2 - 1 WNW	W98	130
DAVID ALLEN CO.	309 N HARRINGTON ST	1/2 - 1 NW	99	131
ERVIN RADIATOR WORKS-FRAZIER	901 S SAUNDERS ST	1/2 - 1 WSW	X100	132
303 N. WEST	303 N WEST ST	1/2 - 1 NW	101	133
EQUIPMENT DESIGN & SERVICES	201 S BOYLAN AVE	1/2 - 1 WNW	102	134
R.B. STOKES CONCRETE CO.	927 S SAUNDERS ST	1/2 - 1 WSW	X105	137
WARREN DISTRIBUTION CORP.	226 GLENWOOD AVE	1/2 - 1 WNW	106	138
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CARLOINA TRAILWAYS	1201 S BLOUNT ST	1/2 - 1 SSW	R71	89
CAROLINA TRAILWAYS	1201 S BLOUNT ST	1/2 - 1 SSW	R72	89
CARGILL INC.	1400 S. BLOUNT ST.	1/2 - 1 SSW	V89	117
CAT MAINTENANCE	1430 S BLOUNT ST	1/2 - 1 SSW	V96	128
CAT BUS GARAGE	1430 S BLOUNT ST	1/2 - 1 SSW	103	135
MONTGOMERY-GREEN.INC.	1420 S WILMINGTON ST	1/2 - 1 SSW	104	136

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, Health, & Natural Resources' Petroleum Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 11/16/1999 has revealed that there are 39 UST sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DAVIE STREET S/C	412 E DAVIE ST	0 - 1/8 W	A2	5
DUNNS TEXACO SERVICE	502 S BLOODWORTH ST	0 - 1/8 SW	4	8
CROSBY - GARFIELD	568 E LENOIR ST	1/8 - 1/4 SE	8	13
MCLAURIN CO PARKER LOT	120 E DAVIE ST	1/4 - 1/2 W	B9	14
FLOYD S PIKE ELEC CONTRACTOR	430 NEW BERN AVE	1/4 - 1/2 N	10	15
J W LIGON MIDDLE	706 E LENOIR ST	1/4 - 1/2 ESE	13	17
TRAILWAYS TERMINAL	313 NEW BERN AVE	1/4 - 1/2 NNW	C15	20
U.S. GENERAL SERVICES ADMIN.	310 NEW BERN AVE	1/4 - 1/2 NNW	C16	21
HONEYCUTT CLEANERS	605 NEW BERN AVE	1/4 - 1/2 NNE	17	22
SHAW UNIVERSITY	118 E SOUTH ST	1/4 - 1/2 SW	18	25
CAROLINA POWER & LIGHT COMPAN	411 FAYETTEVILLE STREET	1/4 - 1/2 W	D19	27
RALEIGH CIVIC CENTER	500 FAYETTEVILLE STREET	1/4 - 1/2 W	D20	28
WAKE COUNTY OFFICE BLDG.	336 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E21	28
HUDSON BELK CO.	319 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E22	29
WAKE COUNTY COURTHOUSE	316 FAYETTEVILLE STREET	1/4 - 1/2 WNW	E23	29
CABARRUS ST PARKING DECK	436 S SALISBURY ST	1/4 - 1/2 W	F28	34
HUNTER ELEMENTARY	1018 E DAVIE ST	1/4 - 1/2 E	30	36

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RALEIGH PROFESSIONAL BUILDING	127 W HARGETT ST	1/2 - 1	WNW H32	38
HUNTER & ASSOCIATES PROF. BLD	127 W HARGETT ST	1/2 - 1	WNW H33	39
SEVEN-UP BOTTLING CO.	129 W SOUTH ST	1/2 - 1	WSW 36	41
<i>SIR WALTER CHEVROLET CO INC</i>	<i>530 S MCDOWELL ST</i>	<i>1/2 - 1</i>	<i>WSW J40</i>	<i>44</i>
HUNT GENERAL TIRE CO.. INC.	428 S MCDOWELL ST	1/2 - 1	W 42	47
ENTERPRISE RENT-A-CAR	431 S MCDOWELL ST	1/2 - 1	W J43	49
SOUTHERN BELL-GLC 21311	121 W MORGAN ST	1/2 - 1	WNW G44	53
EMS #1	201 W MARTIN ST	1/2 - 1	WNW I48	57
<i>NEWS & OBSERVER PUBLISHING CO</i>	<i>215 S MCDOWELL ST</i>	<i>1/2 - 1</i>	<i>WNW L49</i>	<i>58</i>
MUNICIPAL BUILDING	222 W HARGETT ST	1/2 - 1	WNW L51	62
CITY OF RALEIGH-POLICE SER. C	110 S MCDOWELL ST	1/2 - 1	WNW O54	65
<i>RALEIGH NATIONAL CEMETARY</i>	<i>501 ROCK QUARRY RD</i>	<i>1/2 - 1</i>	<i>E 56</i>	<i>69</i>
MOORE/B & T AUTO	703 ROCK QUARRY RD	1/2 - 1	ESE 58	71
FIRESTONE STORE #06JM/003298	333 S DAWSON ST	1/2 - 1	W M59	71
CAPITAL CITY TRUCK RENTAL	320 S DAWSON ST	1/2 - 1	W 60	73
HUNTERS EXXON	1200 NEW BERN AVE	1/2 - 1	ENE N62	75
<i>FIRE STATION #1</i>	<i>220 S DAWSON ST</i>	<i>1/2 - 1</i>	<i>WNW P63</i>	<i>77</i>
RALEIGH CEMETERY ASSOCIATION	701 OAKWOOD AVE	1/2 - 1	NNE 65	79
GOODWILL INDUSTRIES	321 W HARGETT ST	1/2 - 1	WNW P67	81
WILLIFORD'S BP	1210 NEW BERN AVE	1/2 - 1	ENE Q68	82
<i>ROSE & SONS AUTO SERVICE INC</i>	<i>410 W SOUTH ST</i>	<i>1/2 - 1</i>	<i>WSW 74</i>	<i>100</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>CAROLINA COACH CO</i>	<i>1201 S BLOUNT ST</i>	<i>1/2 - 1</i>	<i>SSW R73</i>	<i>90</i>

STATE OR LOCAL ASTM SUPPLEMENTAL

HSDS: The Hazardous Substance Disposal Sites list contains locations of uncontrolled and unregulated hazardous waste sites. The file contains sites on the national priority list as well as the state priority list. The data source is the North Carolina Center for Geographic Information and Analysis.

A review of the NC HSDS list, as provided by EDR, and dated 06/21/1995 has revealed that there are 4 NC HSDS sites within approximately 1.5 miles of the target property.

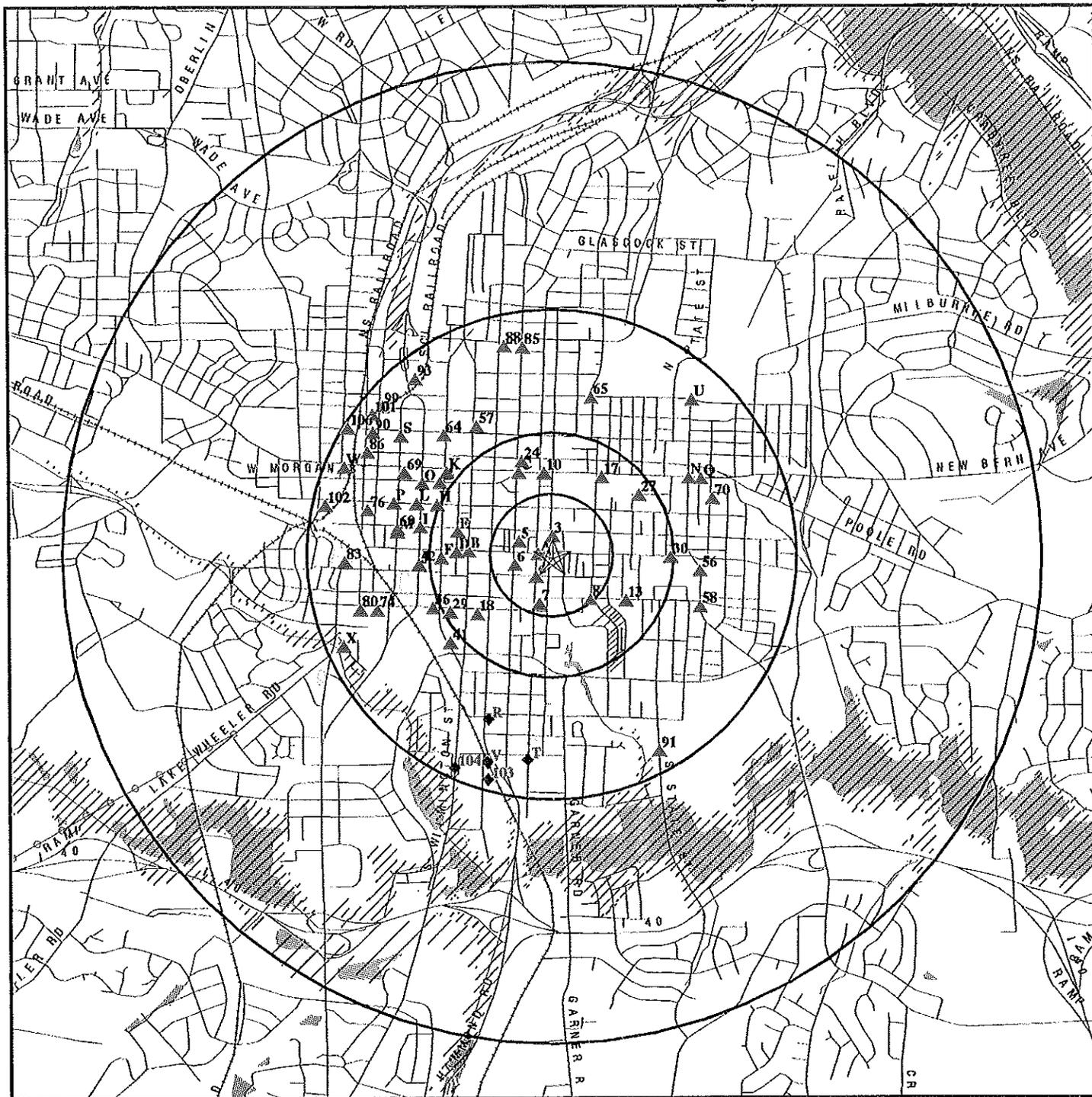
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EAST CAROLINA HEAT TREAT SERV		1 - 2	WSW 0	5
RALEIGH COAL GAS PLANT NO. 2		1/2 - 1	W 0	5
ASHLAND CHEM CO		1/2 - 1	S 0	5
RALEIGH COAL GAS PLANT NO. 1		1/2 - 1	W 0	5

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RDU AIRPORT AFSS	LUST
WINN DIXIE WAREHOUSE (FORMER)	LUST
L.C. POOLE SERVICE CENTER	UST
H. H. POLLARD & SON GROCERY	UST
WATTS GULF SERVICE	UST
HOLDERS STORE	UST
VILLAGE CONVENIENT MART	UST
PHILLIPS 66 COMPANY #023263	UST
EATMANS CARPETS	UST
CIRCLE K #8212	UST
NC CORR. INST. FOR WOMEN	UST
VACANT GARAGE/SHOWROOM&WAREHO	UST
WAKE COUNTY SOCIAL SERVICES	UST
WAKE COUNTY SOCIAL SERVICE	UST
NORTHERN DIVISION SERVICE BLD	UST
FAIRGROUNDS BEVERAGE	UST
SAINT AUGUSTINE COLLEGE	UST
MUNN & FOWLER REFRIG.	UST
E.B. BAIN WATER PLANT	UST
BOBBYS GROCERY #1	UST
DUMAS OIL COMPANY	UST
NC DEPT.OF COMM. HELICOPTER O	UST
FIRST CITIZENS BANK WAREHOUSE	UST
GENERAL SERVICES ADMINISTRATI	UST
COMMUNITY GROCERY	UST
WEE BOB MINI MART	UST
AMERICAN BAKERIES CO.	UST
UNKNOWN - OUR #56-9335-115	UST
GRAY FUNERAL HOME	UST
NC-29	UST

OVERVIEW MAP - 485427.1s - Geologix, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- National Priority List Sites
- Landfill Sites

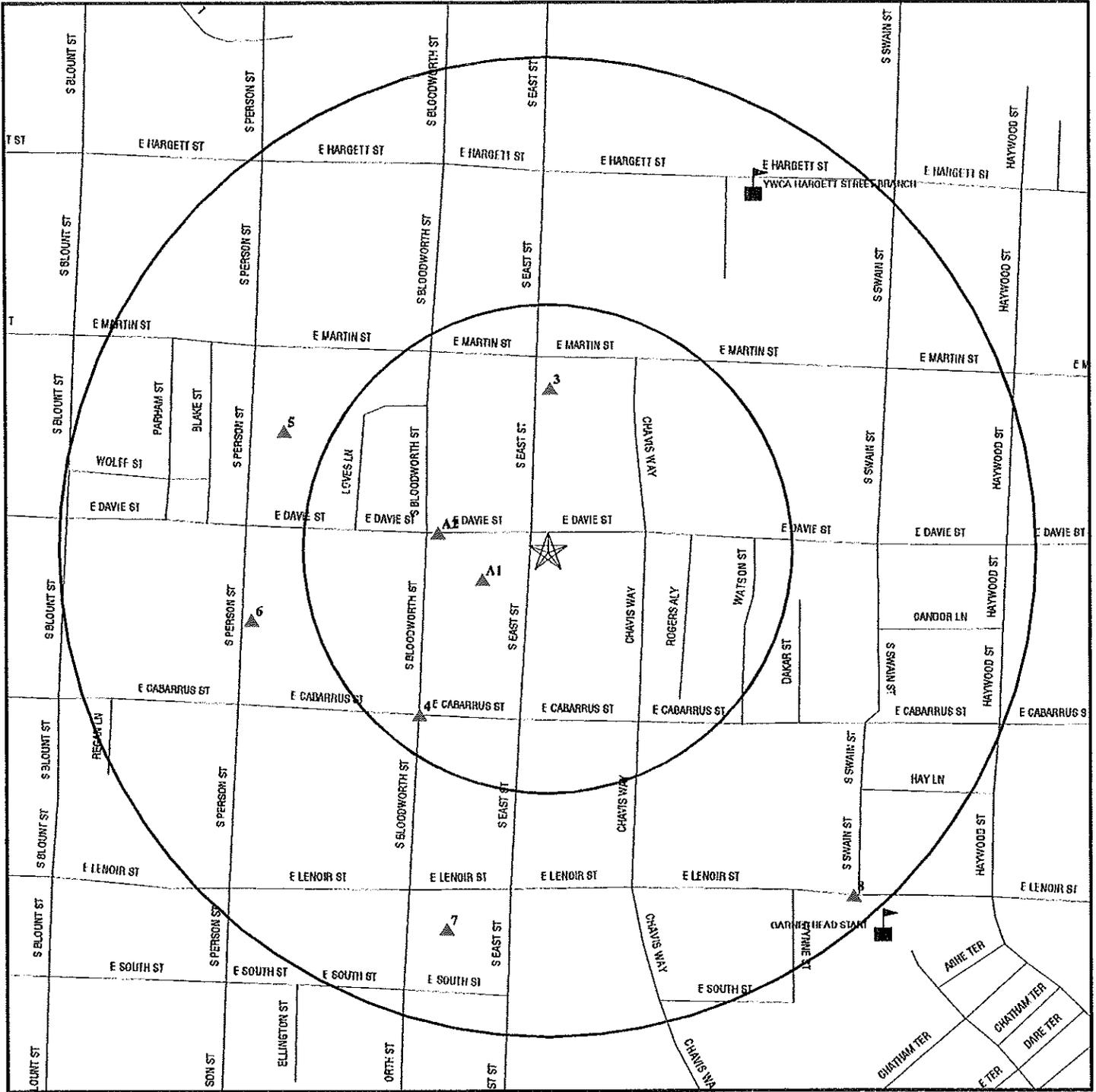
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Wetlands per National Wetlands Inventory (1994)

Hazardous Substance Disposal Sites



TARGET PROPERTY:	City of Raleigh Tracts	CUSTOMER:	Geologix, Inc.
ADDRESS:	500 E. Davie St	CONTACT:	Mr. Rob Livermon
CITY/STATE/ZIP:	Raleigh NC 27601	INQUIRY #:	485427.1s
LAT/LONG:	35.7751 / 78.6326	DATE:	April 17, 2000 10:27 am

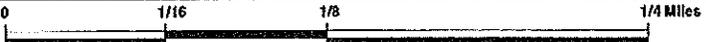
DETAIL MAP - 485427.1s - Geologix, Inc.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- ⚡ Sensitive Receptors
- ☑ National Priority List Sites
- ☑ Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

- Hazardous Substance Disposal Sites



TARGET PROPERTY: City of Raleigh Tracts ADDRESS: 500 E. Davie St CITY/STATE/ZIP: Raleigh NC 27601 LAT/LONG: 35.7751 / 78.6326	CUSTOMER: Geologix, Inc. CONTACT: Mr. Rob Livermon INQUIRY #: 485427.1s DATE: April 17, 2000 10:28 am
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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Delisted NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	1	2	NR	3
CERC-NFRAP		0.750	0	0	0	1	NR	1
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	1	NR	1
RCRIS Lg. Quan. Gen.		0.750	0	0	1	0	NR	1
RCRIS Sm. Quan. Gen.		0.750	0	0	2	6	NR	8
ERNS	TP		NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.500	0	0	1	3	0	4
State Landfill		1.000	0	0	0	0	NR	0
LUST		1.000	2	3	7	49	NR	61
UST		0.750	2	1	14	22	NR	39
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.500	0	0	0	0	0	0
ROD		1.500	0	0	0	0	0	0
FINDS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.750	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
NC HSDS		1.500	0	0	0	3	1	4
IMD	TP		NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY DATABASES</u>								
Coal Gas		1.500	0	0	0	0	0	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Emergency Response Notification System (ERNS)



5316 Deep Valley Run
Raleigh, NC 27606
Phone: 919-859-4544

Mr. Richard Berman
SARA Title III Coordinator
N. C. Dept. of Crime Control & Public Safety
Division of Emergency Management
116 W. Jones St.
Raleigh, North Carolina 27603

April 10, 2000

Dear Richard:

Please search your Emergency Response Spill Notification System ("ERNS") database for spill notifications reported for the following street addresses in Raleigh, North Carolina.

- 400-600 S. Blount St.
- 100-200 E. Cabarrus St.
- 100-200 Stronach's Alley
- 400-500 E. Davie St.
- 300-500 S. East St.

If you have any questions, call me at 859-4544 (Raleigh number). After you have completed the search, please fax the results to my attention at the same phone number above.

Thanks for your assistance.

Yours very truly,

Robert H. Livermon, Jr., P. G.

Geological & Environmental Consulting

Professional Geologist • Registered Environmental Manager • Certified Environmental Inspector



North Carolina
Division of Emergency Management

Facsimile Transmittal

<input type="checkbox"/> Director's Office Fax	(919) 733-5406	<input checked="" type="checkbox"/> Plans Fax	(919) 733-2860
<input type="checkbox"/> Operations Fax	(919) 733-7554	<input type="checkbox"/> Mitigation Fax	(919) 715-5408
<input type="checkbox"/> Training Fax	(919) 733-6327	<input type="checkbox"/> Other	_____

TO: Name: Rob Livemon, Jr
 Agency: GeoLogix
 Fax No.: 919-859-4544

FROM: Name: Richard Berman
 Agency: Hazardous Materials Program Manager
 Phone: 919-733-3899

Date April 10, 2000 Time: 0855 No. of Pages (including cover): 1

Remarks/Special Instructions

Please allow this fax to serve as notification that a search of the NC Division of Emergency Management spill report database did not result in identifying any incident reports for the following location in Wake County, NC:

400-600 S. Blount St.
 100-200 E. Cabarrus St.
 100-200 Stronach's Alley
 400-500 E. Davie St.
 300-500 S. East St.

Please note the period of reports filed with this agency, and included in our database, extends from January 1, 1994 to present.

I would also suggest you contact the following agencies:

Wake County Emergency Management - 919-856-6480

US Environmental Protection Agency spill database - http://www.epa.gov/enviro/index_java.html

NC Department of Environment and Natural Resources
 Division of Air Quality - 919-733-5291
 Division of Water Quality - 919-733-3340
 Division of Waste Management
 Hazardous Waste Section - 919-733-2178
 Solid Waste Section - 919-733-0692
 Superfund Section - 919-733-2801

Appendix G

GeoLogix - Qualifications of Personnel



GeoLogix

Qualifications of Environmental Professionals

Principal: Robert H. Livermon, Jr.

Education: North Carolina State University (B. S. - Geology, 1973)

Licenses: N. C. Board for Licensing of Geologists - **Professional Geologist**, License No. 633

S. C. State Board of Registration for Geologists - **Professional Geologist**, License No. 383

Certifications: - **Registered Environmental Manager** No. 9963 - National Registry of Environmental Professionals

- **Certified Environmental Inspector** - Environmental Assessment Association

- 40-Hour Hazwopper Certified (refresher course completed December, 1998)

The principal of *GeoLogix* has over twenty-six (26) years of experience in the environmental field. During twenty-two (22) years of employment with a local utility, Mr. Livermon performed environmental site assessments for eight (8) years.

Mr. Livermon is experienced in the areas of site assessments, site remediation/spill clean-ups, Spill Prevention Control and Countermeasure (SPCC) Plan preparation, environmental permitting, solid waste disposal, waste minimization, and transportation, storage, treatment and disposal of hazardous substances, toxic substances, and hazardous wastes. Mr. Livermon possesses an across-the-board knowledge of environmental regulations which, along with his years of experience, allows him to perform multi-media environmental compliance audits at plant and manufacturing facilities, maintenance buildings, warehouses, and garages. Mr. Livermon also has experience in the environmental regulatory area. He was employed for two and one-half years with an environmental regulatory agency of the State of North Carolina.

GeoLogix has provided clients with a variety of environmental and geological consulting services since 1995 including over seventy (70) Phase I Environmental Site Assessments, twelve (12) Phase II Environmental Site Assessments, and fourteen (14) Underground Storage Tank (UST) closures. *GeoLogix* also provides clients with waste management services, toxic and hazardous waste training, and other geological consulting services.