



Waste Management
ENVIRONMENTAL QUALITY

PAT MCCRORY
Governor

DONALD R. VAN DER VAART
Secretary

MICHAEL SCOTT
Director

September 26, 2016

Seritage SRC Finance LLC
C/O Sears Roebuck and Company
3333 Beverly Road
Hoffman Estates, IL 60170RE

RE: Chlorinated solvents discovered at Sears Automotive Center
1 South Tunnel Road, Asheville, NC
Buncombe County
IHSB # NONCD0001221

Dear Sir or Madame,

We are writing to inform you that the above referenced site is under review by our office in regards to an apparent legacy chlorinated solvent release that was discovered previously at the subject address. This release was first referenced in a monitoring report submitted to the Division of Waste Management (DWM) Underground Storage Tank (UST) Section Asheville Regional Office on March 31, 2000. In this report, tetrachlorethylene, also known as perchlorethylene (PCE), was detected at levels up to 1220 micrograms per liter (*ug/L*) in monitoring well VMW-2. This concentration is above the non-residential vapor intrusion screening level of 48.4 *ug/L* which is used by the IHSB in determining the need for further evaluation for vapor intrusion.

Since the subject release has been referred to the DWM Superfund Section's Inactive Hazardous Sites Branch (IHSB) for review and prioritization in terms of evaluating onsite risks to human health. The IHSB has responsibility for overseeing assessment and cleanup of non-petroleum contaminants of concern. To that end the Winston-Salem Regional Office (WSRO) of the IHSB Western Region has been assigned the review and oversight of the subject site. Our review is in regard to direct contact in addition to offsite risks such as potential impacts to residential water supply wells and/or indoor air.

As you may be aware, the source of solvents was never confirmed. It was suggested in the above referenced monitoring report that the release originated from an offsite, up gradient source. However, conclusive evidence for this source was not provided nor has our office been able to verify the presence of a current or legacy up gradient source. It was noted, though, in our review of the aforementioned report that monitoring well VMW-2 also contained the highest concentration of Benzene that was detected in the site monitoring well network. The presence of both petroleum and non-petroleum contaminants of concern would suggest to us that there is potentially one source for both contaminants. It is also important to note that both of these contaminants were present in water table wells which would not be characteristic of a very distant source.

While the Branch has not identified the person or persons responsible for the contamination at the Site, as the owner and/or operator of the Site you are encouraged to perform this investigation and take any necessary remedial measures to ensure the safety of all personnel. At this time, it is strongly recommended that the monitoring wells located at the Sears Automotive Center be sampled again, and a groundwater monitoring report submitted to our office within sixty (60) days' receipt of this letter.

In addition, a vapor intrusion evaluation may be warranted based on the results of the groundwater sampling. For additional information on how to perform a vapor intrusion evaluation, please see the Guidance page of our website at: <http://deq.nc.gov/about/divisions/waste-management/waste-management-permit-guidance/inactive-hazardous-sites-guidance-documents>.

If you have any questions, please contact me at (336) 776-9678 or by email at Thomas.moore@ncdenr.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Th Moore', written in a cursive style.

Thomas Moore,
Hydrogeologist, IHSB Western Region

cc: Asheville Mall Manager, Asheville Mall, 3 South Tunnel Road, Asheville, NC 28805