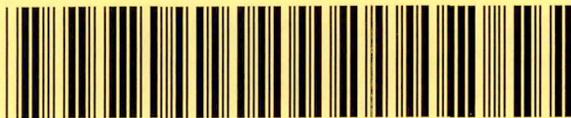


775IHSSF1230



DocumentID NONCD0002880

Site Name PATCHES BODY SHOP

DocumentType Correspondence (C)

RptSegment 1

DocDate 2/8/2012

DocRcvd 2/10/2012

Box SF1230

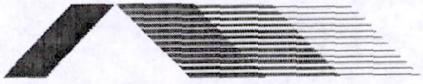
AccessLevel PUBLIC

Division WASTE MANAGEMENT

Section SUPERFUND

Program IHS (IHS)

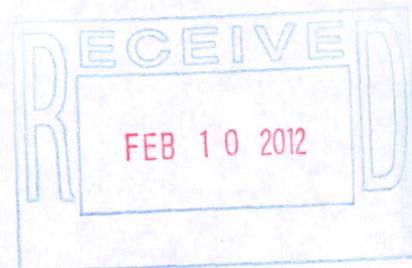
DocCat FACILITY



PYRAMID
ENVIRONMENTAL & ENGINEERING, P.C.

February 8, 2012

Mr. John W. Walch
Eastern Unit Supervisor
Superfund Section - Inactive Hazardous Sites Branch
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



**RE: Response to IHSB Letter
Voluntary Cleanup Program
Former Patches Body Shop
1903 E. Green Drive, High Point, NC**

Dear Mr. Walch:

On behalf of Mr. Harold Johnson and The Johnson Family Bravo, L.P., Pyramid Environmental and Engineering, P.C., has completed the following response in regards to the letter dated December 13, 2012 regarding the Voluntary cleanup program for the subject property.

Site History

Mr. Harold Johnson purchased the subject property from Washburn Oil Company in 1972. Documentation of the property purchase is included as **Attachment I**. At that time the property was occupied by a vacant retail gasoline station. Between 1972 and 1989, the USTs were not used by any person or business. In February 1989, Mr. Johnson contracted Larry Hill Sr., Inc. to remove and permanently close four petroleum underground storage tanks (USTs) at the site including; three 4,000-gallon gasoline tanks and one 550-gallon heating oil tank. The laboratory results of soil samples collected underneath the tanks indicated total petroleum hydrocarbon concentrations greater than the action limit of 10 mg/kg. The UST closure documentation was submitted to the Winston-Salem Regional Office of the NCDENR in April 27, 1989.

The NCDENR issued a letter dated June 9, 1989 to Mr. Johnson indicating that the information had been received. The letter also indicated that Mr. Johnson purchased the property and the USTs prior to November 8, 1984, but never operated the USTs. Based on this information, the NC DENR agreed that Mr. Johnson was not responsible for the UST assessment and cleanup and accepted the site into the State Lead Program. A copy of the NDENR letter dated June 9, 1989 is included as **Attachment II**.

On June 1, 1989 Mr. Earl Brown and John C. Lyles leased the property from Mr. Johnson and opened Patches Body Shop. A copy of the lease agreement and documentation of the lease termination are included as **Attachment III**. Patches Body Shop operated at the site from June 1989 to April 1990 (less than a year). In the early 1990s, the former gas station and body shop building was demolished and removed and since that time the site has remained vacant. From the time that Mr. Johnson purchased the property in 1972 to the present day, he has *not* been owner, operator or partner of any business that has occupied the property.

In June 2007, a NCDENR State Lead contractor (Terraine Environmental Consulting) performed a Phase I Limited Site Assessment (LSA I) for the referenced site. The LSA report listed the site as Former Patches Body Shop, NCDENR Leaking UST Incident # 8881. The focus of the LSA was the former petroleum UST system located on the east side of the former gasoline station. Following is a summary of the work completed as part of the LSA I.

- The property use in the area is residential and commercial.
- City water is provided to all residents and businesses and no supply wells were located within 1500 feet of the site.
- The nearest surface water is an unnamed tributary to Richland Creek which is located approximately 200 feet southeast of the site.
- The subject property is vacant at this time, and the former gasoline station building had been removed.
- The soil encountered at the site was described as silty clay with some quartz (saprolite) to 20 feet where there was auger refusal.
- One groundwater monitoring well (MW-1) was installed in the former petroleum underground storage tank (UST) pit.
- Soil samples were collected from MW-1 and analyzed for VOCs, SVOCs, and VPH & EPH using the MADEP methods.
- The depth to groundwater measured in MW-1 was 6.04 feet BLS.
- For soil, the LSA reported tetrachloroethene and vinyl chloride concentrations in soil above the MSCCs for petroleum sites. However, the detected concentrations were below the IHSB Soil Remediation Goals (August 2006).
- For groundwater, the LSA reported C5-C8 aliphatics above 2L Standards in MW-1. The LSA I also recommended sampling MW-1 in December 2007.
- The LSA concluded that the detected compounds indicate a possible chlorinated solvent release. Based on the chlorinated compounds detected in soil analyses during the LSA I, the IHSB required additional assessment at the Patches Body Shop Site.

Based on the detections of chlorinated compounds in the soil at the site, the IHSB issued a letter dated August 2, 2007 to the property owner (Johnson Family Bravo, L.P.) indicating that additional assessment could be performed to prevent the IHSB from adding the site to the inventory of listed Inactive Hazardous Sites. Based on the findings of the LSA I and the letter from the IHSB, Mr. Johnson elected to perform voluntary assessment to attempt to keep the site off the IHSB list.

On October 17, 2007, Pyramid supervised the installation of one temporary groundwater monitoring well (TW-1) at the subject property. The groundwater samples collected from TW-1 were analyzed for volatile and semi-volatile organic compounds indicated that the detected concentrations of tetrachloroethene (48 µg/L) and trichloroethene (4.3 µg/L) exceeded their respective NCAC 2L groundwater standards. No volatile or semi-volatile organic compounds were detected in the shallow soil samples collected at the site at concentrations that exceed the IHSB Soil Remediation Goals (SRGs).

The subject property is located in an area that has been within the city limits for several decades. City water is provided to all residents and businesses within 1500 feet and no supply wells were visibly identified within 1500 feet of the site. There are no surface water intakes within 2000 feet of the site and the nearest surface water is an unnamed tributary to Richland Creek which is located approximately 200 feet southeast of the site. According to the Guilford County GIS system, the total assessed value of the property is \$64,000.

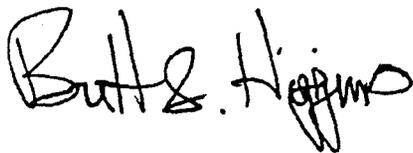
Conclusions

Although Mr. Johnson has owned the property since 1972, he has never been the owner, operator or partner of any business that has occupied the subject property. Therefore he does not believe that he should be held responsible for the contamination that has been discovered at the site. Based on the acceptance of the site into the State Lead Program, the NCDENR agrees that Mr. Johnson is not responsible for the contamination at the site.

The subject property is located in a part of High Point that is not projected to experience increased residential, commercial or industrial development in the next several years and Mr. Johnson has no plans to develop the property in the next several years. In addition, it is conceivable that the costs to perform the State-Directed Assessment and Remedial Action as outlined in the Draft Administrative Agreement could exceed the assessed value of the property. Given all the factors stated above, The Johnson Family Bravo, L.P. elects not to enter into an Administrative Agreement for State-Directed Assessment and Remedial Action or the Voluntary Cleanup Program at this time.

If you have any questions or if you need additional information, please contact us at 335-3174.

Sincerely,



Brett S. Higgins
Project Manager

cc: Mr. Gene Mao – Guilford County Dept. of Environmental Health
Harold Johnson – Johnson Family Bravo, Ltd.

Attachment I

WESCOTT ROBERSON
(1898-1938)
OWEN REESE
(1924-1970)

HORACE S. HAWORTH
ARTHUR M. UTLEY, JR.
DAVID L. MAYNARD
J. BROOKS REITZEL, JR.

ROBERSON, HAWORTH & REESE
ATTORNEYS AND COUNSELLORS AT LAW
SUITE 303 HIGH POINT BANK & TRUST BLDG.
P. O. BOX 1550
HIGH POINT, NORTH CAROLINA 27261

TELEPHONE 882-3306
AREA CODE 819

May 29, 1972

Mr. Harold P. Johnson
Craven-Johnson-Pollock, Inc.
521 North Main Street
High Point, North Carolina

Dear Harold:

We have recorded deed from Washburn Oil Company to you and your wife, covering Lots Nos. 23 and 24, Block E of Brentwood Subdivision, map of which is recorded in Plat Book 4 at Page 49 in the Office of the Register of Deeds of Guilford County.

We have also recorded deed from Mr. & Mrs. Jesse H. Washburn to you and your wife, covering a 20 foot strip in the rear of these lots. This 20 foot strip is part of Lot No. 18, Block E of the Brentwood Subdivision.

At the same time we recorded these deeds, we recorded a Deed of Trust from you and your wife to Washburn Oil Company, covering Lots Nos. 23 and 24 in the original amount of \$11,500.00.

Pursuant to your instructions we made an investigation of title to Lots Nos. 23 and 24 back to the time that Washburn Oil Company acquired the property in 1952.

On these lots we found no mortgages, judgments or liens against the property.

The City of High Point informs us that there are no water, sewer or paving assessments against the property.

In connection with these lots, the City of High Point has taken approximately ten (10) feet off the front of the lots for the widening of Green Street.

The taxes are paid through the year 1971.

In connection with the 20 foot strip, we found no mortgages, judgments or liens against this property.

Mr. Harold P. Johnson
May 29, 1972
Page 2

The taxes have been paid through the year 1971.

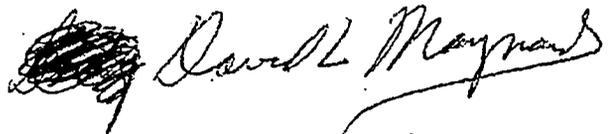
In the 1920's this property was owned by C. E. Frazier. He conveyed out of a small strip of Lot No. 18, fronting on Hill Street. I cannot identify this conveyance. However, it appears to cover property on the front part of Lot No. 18 fronting on Hill Street.

Subject to matters mentioned above and any state of fact, which an accurate and up-to-date survey may disclose and any unfiled materialmens or mechanics liens, we are of the opinion that for the period checked for Lots Nos. 23 and 24, that you and your wife have acquired a good and marketable title in fee simple to the lots and have also acquired a good and marketable title in the 20 foot strip of land in the rear of Lots Nos. 23 and 24, free and clear of encumbrances.

Very truly yours,

ROBERSON, HAWORTH & REESE

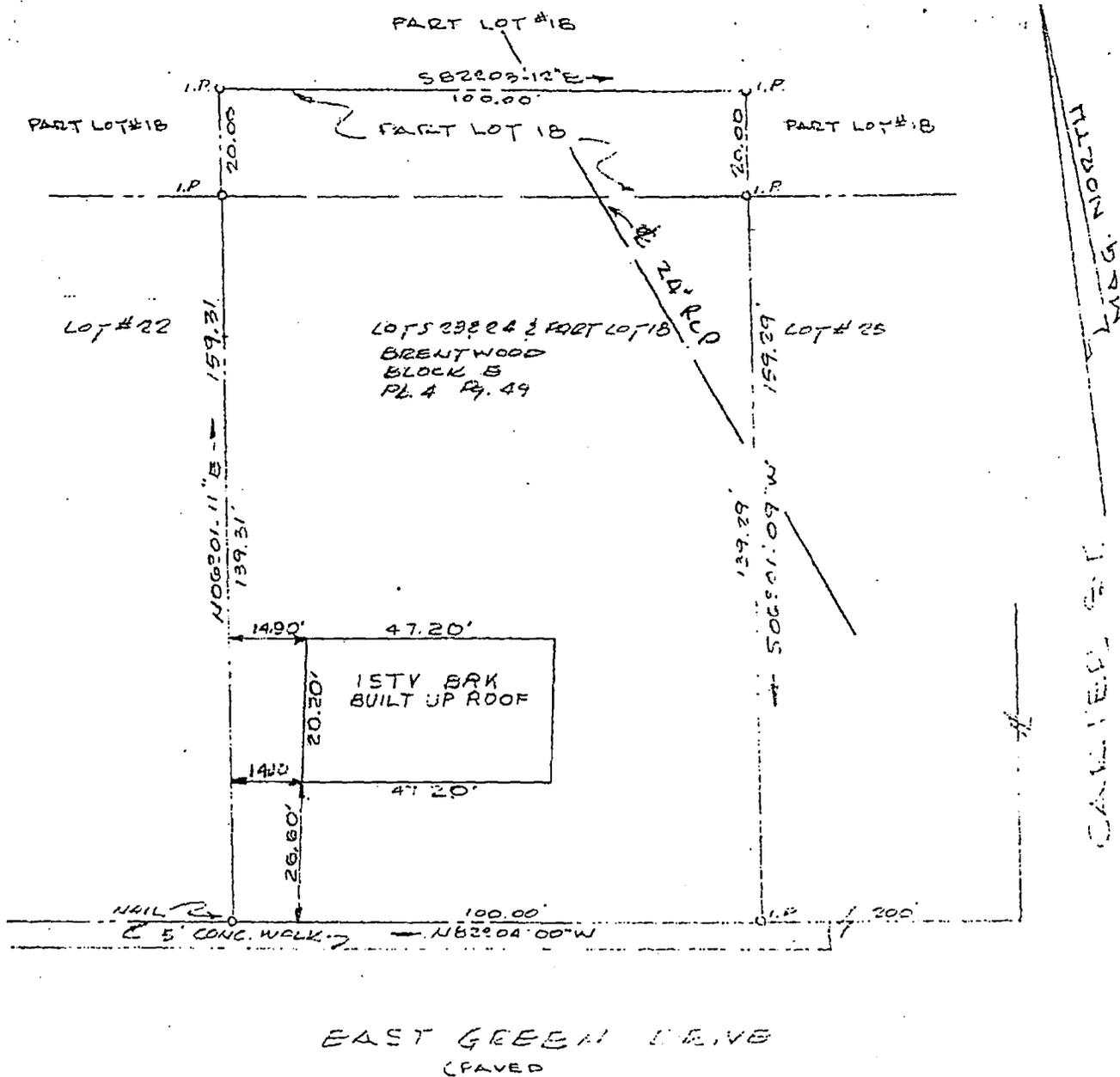
By



DLM/jd

Harold - The following are the costs in the Washburn Oil Company transaction.

To recording three (3) deeds	\$ 7.50
To recording one (1) deed of trust	3.50
To preparation of two (2) deeds	20.00
To N. C. Revenue Stamps Advanced	12.50
To preparation of Note and Deed of Trust	<u>15.00</u>
	\$58.50



JOB NO.

SURVEYED BY
DAVIS-MARTIN & ASSOCIATES, INC.
 ENGINEERING & LAND SURVEYING
 HIGH POINT, NORTH CAROLINA
 DATE 5-22-72 SCALE 1"=30' JOB NO S 5593
 SURVEYED W.S. PLATTED BY W.S.

PROPERTY OF
HAROLD F. JOHNSON

 HIGH POINT, N. C.

Attachment II

*Revised
HJ*



State of North Carolina
Department of Natural Resources and Community Development
Winston-Salem Regional Office

James G. Martin, Governor

William W. Cobey, Jr., Secretary

DIVISION OF ENVIRONMENTAL MANAGEMENT
GROUNDWATER SECTION

June 9, 1989

Harold P. Johnson
1207 Yorkshire Drive
High Point, NC 27260

SUBJECT: Underground Storage Tank Removal,
1903 E. Green Street,
High Point
Guilford County, N. C.

Dear Mr. Johnson:

This letter is a follow-up to our June 5, 1989 telephone conversation. On April 27, 1989, this office received a letter from Terry Cole from the Guilford County Health Department and a copy of sample results collected by Larry Hill at the subject location. One sample showed 115 ppm total petroleum hydrocarbons. Because this level is above our 100 ppm action level for soil remediation, further cleanup is necessary at the site. According to 40 CFR 280.12, the "owner" of tanks that were in use before November 8, 1984 but no longer in use on that date is the person who owned the tanks immediately before the discontinuation of use. Since you bought the tanks before November 8, 1984 and never used the tanks, you are not the "owner" of the tanks. Therefore, you are not responsible for the cleanup. Since the "owner" is deceased, I will request that the site be put on the UST Trust Fund list.

If you have any questions, please contact me at the letterhead address or telephone number.

Sincerely,
Emily F. Gloeckler
Emily F. Gloeckler
Hydrogeological Technician

EFG/vm
cc: WSRO
Terry Cole, Guilford County Health Dept.
Incident Management
8025 North Point Boulevard, Suite 100, Winston-Salem, N.C. 27106-3295 • Telephone 919-761-2351

Attachment III



NORTH CAROLINA
GUILFORD COUNTY

RESIDENTIAL LEASE CONTRACT

THIS LEASE, made this 1st day of June, 1989, between
CRAVEN-JOHNSON-POLLOCK, INC. AGENT FOR THE OWNER, hereinafter called LANDLORD or AGENT or
AGENCY: Carl Brown and John C. Jyle, hereinafter called TENANT.

WITNESSETH:

LANDLORD does hereby lease unto TENANT, and TENANT does hereby take as TENANT under the LANDLORD the
premises known as and located at: 1905 East Green - Building,
High Point, North Carolina.

TERMS AND CONDITIONS OF LEASE which the respective parties covenant and agree to perform and fulfill:

1. **RENTAL:** The rent shall be paid at the office of the AGENT, and shall be at the rate of \$ _____ per month, and shall be due and payable (without demand therefore) on the first day of each month during the term of this Lease.
2. **TERM:** This Lease shall commence on the 1st day of June 1989, and continue on a 30 day basis, with payment of rent this date in the amount of \$ 300.00, paying rent to 7-1- 1989, and thereafter in advance as due on the first day of each month.
3. **LATE PAYMENT FEE:** A \$ _____ late payment fee will be charged if rent is paid after the 5th of each month. The Agent may at his discretion take legal action for rent and possession when the rent has become 10 days past due.
4. **HOLDING OVER:** If TENANT holds possession hereunder after the expiration of the term of this lease, with consent of LANDLORD, this Lease shall renew itself from month-to-month until terminated by either party giving the other a thirty (30) day advance written notice, and rent shall be paid in advance for said notice period.
5. **SECURITY DEPOSIT:** Tenant hereby deposits \$ 300.00 to be held by Owner or Agent, receipt of which is herewith acknowledged, as a clean-up fund and as security for the performance of all the conditions of this lease and as specified in the General Statutes of the Landlord Tenant Act (Article 6 G.S. 42-51); which sum or so much there of as necessary—may be applied by the owners or Agent toward the remedy of any default by tenant, and the remainder thereof, if any, shall be refunded as soon as possible after tenant has vacated the premises and terminates this lease as herein provided. This provision shall in no way bar the right of the Landlord to collect from the tenant in excess of said deposit. Security Deposit may not under any circumstances be used by Tenant as the final month's rent nor shall it be transferrable between tenants. Security Deposit is held in a trust account at Preferred Savings Bank, 1200 N. Main St., High Point, NC, interest earned, if any, will be retained by the Agent. If the owner terminates this agent, and the agent transfers tenants security deposit to the owner or to the owner's agent, this agency, (Craven-Johnson-Pollock, Inc.) is no longer liable for the tenant's security deposit.
6. **UTILITIES AND SERVICES:** TENANT shall pay for all utilities and services used except:
A. _____
B. _____
7. **TERMINATION OF LEASE**
(A). Termination by Tenant: If TENANT desires to cancel this lease
(1). TENANT shall give the AGENT thirty (30) days advance written notice of intent to vacate.
(2). TO PAY THE RENT IN ADVANCE THROUGH THE NOTICE PERIOD.
(B). Termination by Landlord: In the event this Lease is terminated by the LANDLORD as a result of violation of the terms by the TENANT, the security deposit shall be forfeited to the LANDLORD.
TENANT shall further be responsible for any other loss suffered by LANDLORD as a result of termination or violations of the provisions of this contract.
8. **PET CLAUSE:** No pets or animals of any kind shall be kept on the premises.
9. **OCCUPANCY AND ENTRY:** TENANT shall use the premises solely as a residence for himself and immediate family, as specified in application, and no occupancy of the premises will be allowed in excess of the number for which originally rented. The premises shall not be sub-let, transferred, or assigned. The Management shall have the Right of Entry to the premises for the performance of repairs and inspections as needed.

10. **CONDITIONS, DAMAGES & REPAIRS:** The premises have been inspected and found to be in good order and repair, and no representation as to condition of repair has been made and no promise to decorate, alter, repair or improve the same has been made, unless otherwise specified in writing. The TENANT shall maintain the property in as good condition as he finds it, reasonable wear and tear excepted, and shall pay for cost of repairing any damaged caused by abuse, negligence or misuse of the property.
 No painting shall be done nor shall any alterations, changes, or attachments (including T.V. Antennas) be made to any part of the building; nor shall there be any boring or screwing into the woodwork, walls or ceiling without the consent of the LANDLORD, or its AGENT.
 No pictures, mirrors, etc. shall be hung on any wall except by use of Bull Dog type picture hooks. Use of picture hooks with adhesive tape is prohibited.
 All glass, locks, screens, and trimmings in and upon the doors and windows shall be kept whole; and whenever any part thereof shall be broken or damaged by the TENANTS abuse or negligence, the TENANT shall pay for cost of repairing or replacing the same to the satisfaction of the LANDLORD, or its AGENT.
11. **PLUMBING:** TENANT SHALL KEEP SINK, LAVATORY, AND COMMODE DRAINS OPEN AT HIS OWN EXPENSE. All drains are considered to be open and in good order if not reported within the first five (5) days of occupancy. The cost of repairing any damages resulting from the abuse or misuse of the plumbing equipment shall be borne by the TENANT. LANDLORD reserves the exclusive right to select the repairman required to repair any such damage.
12. **GARBAGE, WASTE, ETC.:** GOOD HOUSEKEEPING IS EXPECTED OF EVERYONE. Keeping the unit clean and sanitary will reduce the possibility of it becoming infested with roaches and other pests. No trash, waste, garbage, or refuse of any type shall be placed or thrown on the premises grounds. Nor shall anything be thrown, stored, shaken, hung or extended from the windows, doors or roof of the premises or set upon the exterior sills of the windows, nor shall any sign, lettering, or displays be shown on or from the windows or doors or any exterior area of the premises. The TENANT further agrees to replace lost or damaged mobile toters.
13. **WALKWAYS, DRIVEWAYS, ETC.:** The walk-ways, courts, driveways, and parking areas shall not be obstructed by TENANTS or used for any purpose other than that for which intended. Vehicles shall be parked ONLY in parking areas provided.
14. **UNLICENSED — INOPERABLE VEHICLES:** No unlicensed and/or unused or inoperable vehicles shall be stored upon the premises, nor shall any trailers, campers, or boats be kept thereon. The premises shall not be used for the purpose of repair or overhaul of vehicles.
15. **USE OF GROUNDS AND COMMON AREAS:** Common areas and hallways shall not be used for any type of storage; nor shall children's toys and recreation equipment be left on the grounds. Tenant of a single family residence shall keep grounds and lawn cleaned up and properly cut as needed.
16. **PERSONAL PROPERTY ON PREMISES:** All personal property placed in the premises shall be at the sole risk of the TENANT, and LANDLORD shall not be liable for loss, destruction, theft of, or damage to said property. It is recommended that TENANT obtain insurance on his personal property for his own protection.
17. **USE OF PREMISES AND QUIET POSSESSION:** TENANT shall not use or permit to be used the premises for any unlawful purpose and shall not make or permit to be made, any disturbing noises, or do or permit any act which will interfere with the rights, comforts, or conveniences of other TENANTS. All musical devices must be kept at a reasonable volume, sufficiently low to prevent other tenants from being disturbed, (No band instruments shall be practiced on at anytime; nor will the giving of music lessons, vocal or instrumental, be permitted in the building. Single family rental property excepted).
18. **COURT COSTS, EVICTION PROCEEDINGS, ETC.:** In the event LANDLORD employs an attorney due to TENANT'S violation of any term, provision, covenant or condition of this contract, TENANT shall be liable for any reasonable attorney's fees incurred by LANDLORD. TENANT shall be liable for payment of court costs and processing fees involved in any eviction action taken by LANDLORD for delinquent rents.
19. **VACATING, ABANDONMENT AND DEFAULT:** TENANT agrees upon vacating the premises to pay for all utility services due and have same discontinued; to see that the property is left CLEAN — including range and refrigerator, if furnished; that all trash or other refuse is removed from the premises; that the doors and windows are properly locked or fastened; and that the keys are returned to the LANDLORD or its AGENT.
 If the premises is abandoned or becomes vacant or unoccupied during the term of the contract, or if TENANT fails to pay rent when due, or violates any other provision of this contract, the LANDLORD or his AGENT shall have the right — without notice or demand — to immediately annul and terminate this contract; re-enter and take possession of the premises. Any personal property abandoned or left behind may be disposed of by the LANDLORD in any manner he selects, so as to make the property immediately available for re-renting and TENANT DOES hereby waive any rights or claims to such property.
20. **OTHER PROVISIONS:** _____

Carl Brody (SEAL)
 (TENANT)

John C. Galt (SEAL)

DATE: 6-1-89

CRAVEN-JOHNSON-POLLOCK, INC., AGENT
 FOR THE OWNER

BY: Dalema B. Matungis (SEAL)
 AGENT

DATE: 6-1-89



CRAVEN-JOHNSON-POLLOCK, INC.

Note: Co-Applicant must complete a separate application form.

The undersigned hereby makes application to rent the house located at 1906 East Green Dr. High Point N.C. beginning on 6/1/89 1989 at a monthly rental of 300.00 per mo.

FULL NAME JOHN CLIFTON LYLES Phone No. (919) 882-1684
Date of Birth 3/27/47 Social Security No. 278-9-1655
Name of Co-Applicant _____
Number of Dependants including Co-Applicant None Ages of Dependents _____
Other occupants and their relationship Earl Brown

RESIDENCE HISTORY FOR 3 YEARS

Current Address 2507 Knoll Ct. H.P.
Month & Year Moved In 3/20/78 Reason For Moving Buy a home
Landlord Wahicorba Bank Phone No. () _____
Previous Address 1009 Park St
Month & Year Moved In 1973 Reason For Moving own on home
Landlord R. Clark Phone No. () _____
Previous Address _____
Month & Year Moved In _____ Reason For Moving _____
Landlord _____ () _____

EMPLOYMENT INFORMATION

EMPLOYER (Current) East Green Tavern and Cafe
Date Employed 1/1/88 Position owner
Supervisor _____ Phone No. 8868471
Address of Employer 1805 E Green
Salary 18.00 per ✓ If employed by above less than 6 months, give name and address of previous Employer or School _____

BANK AND CREDIT REFERENCES

YOUR BANK City Branch Type of Acct. Acct. No.

Credit References City/State Acct. No.
1. High Point Bank and Trust Checking and saving
2. First Citizens Credit Acct.
3. _____

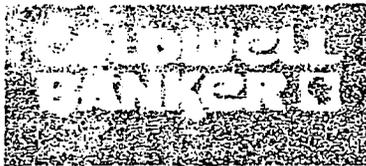
Your Driver's License Number 1061067 State N.C.
Your Vehicle (Make Model) 1999 Buick Year _____ Tag No. _____ State NC.
Second Vehicle (Make Model) TRUCK Year 78 Tag No. _____ State NC.
Other Vehicles _____

Have you ever: Filed for bankruptcy? No. ✓ Yes _____
Been evicted from tenancy? No ✓ Yes _____
Willfully or intentionally refused to pay rent when due
No ✓ Yes _____

John C. Lyles Signature of Applicant
5/19/89 Date Signed

STATEMENT

MEMBER OF THE SECURE FINANCIAL NETWORK



POST OFFICE BOX 1207
HIGH POINT, NC 27261
Phone: (919) 884-4555

DATE Apr 26, 90

GRAVEN-JOHNSON-POLLOCK, INC.

An Independently Owned and Operated Member
of Coldwell Banker Residential Affiliates, Inc.

POSTED

10-21-8701

DETACH AND RETURN THIS STUB WITH REMITTANCE

AMOUNT REMITTED \$ _____

DATE	CHARGES AND CREDITS	BALANCE
Apr 26, 90	Disposition of security deposits: 1903, 1905 East Green Drive	\$150.00
		<u>\$300.00</u>
		<u>\$450.00</u>
440030001	Less: 10 days March rent (1905)	- 96.77
440002001	< March rent (1903)	- 250.00
	< 7 days April rent (1903)	- 75.00
	Balance refunded to tenant	<u>\$ 28.23</u>
<i>Thank You!</i>		

Item #STN52 The Drawing Board, Dallas, Texas 75266-0429
© Wheeler Group, Inc., 1982

YOUR CHECK IS YOUR RECEIPT

DATE	DESCRIPTION	AMOUNT
April 26, 90	Refund balance of security deposit to tenant: 1903,1905 E Green Drive	\$28.23

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.



CRAVEN-JOHNSON-POLLOCK, INC.
 REGULAR RENTAL SECURITY DEPOSIT TRUST ACCOUNT **No. 426**

66-7369
2531

521 NORTH MAIN STREET - P.O. BOX 1207
HIGH POINT, NORTH CAROLINA 27261

PREFERRED SAVINGS & LOAN
HIGH POINT, N.C.

April 26, 1990

PAY TWENTY EIGHT DOLLARS AND 23/100

TO THE ORDER OF Earl Brown

AMOUNT
\$28.23

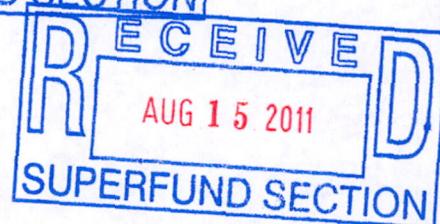
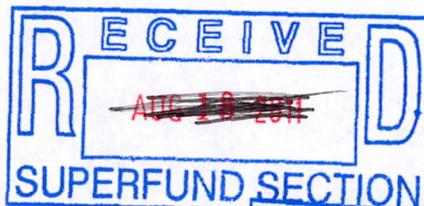
COPY - NOT NEGOTIABLE



PYRAMID
ENVIRONMENTAL & ENGINEERING, P.C.

August 10, 2011

Mr. John W. Walch
Eastern Unit Supervisor
Superfund Section - Inactive Hazardous Sites Branch
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



**RE: Response to Draft Administrative Agreement
State-Directed Assessment and Remedial Action
Former Patches Body Shop, 1903 E. Green Drive, High Point, NC**

Dear Mr. Walch:

On behalf of Mr. Harold Johnson and The Johnson Family Bravo, L.P., Pyramid Environmental and Engineering, P.C., has completed the following response in regards to the letter dated July 27, 2011 regarding the site rank and the Administrative Agreement for State-Directed Assessment and Remedial Action for the subject property.

Site History

Mr. Harold Johnson purchased the subject property from Washburn Oil Company in 1972. Documentation of the property purchase is included as **Attachment I**. At that time the property was occupied by a vacant retail gasoline station. Between 1972 and 1989, the USTs were not used by any person or business. In February 1989, Mr. Johnson contracted Larry Hill Sr., Inc. to remove and permanently closure four petroleum underground storage tanks (USTs) at the site including; three 4,000-gallon gasoline tanks and one 550-gallon heating oil tank. The laboratory results of soil samples collected underneath the tanks indicated total petroleum hydrocarbon concentrations greater than the action limit of 10 mg/kg. The UST closure documentation was submitted to the Winston-Salem Regional Office of the NCDENR in April 27, 1989.

The NCDENR issued a letter dated June 9, 1989 to Mr. Johnson indicating that the information had been received. The letter also indicated that Mr. Johnson purchased the property and the USTs prior to November 8, 1984, but never operated the USTs. Based on this information, the NC DENR agreed that Mr. Johnson was not responsible for the UST assessment and cleanup and accepted the site into the State Lead Program. A copy of the NDENR letter dated June 9, 1989 is included as **Attachment II**.

On June 1, 1989 Mr. Earl Brown and John C. Lyles leased the property from Mr. Johnson and opened Patches Body Shop. A copy of the lease agreement and documentation of the lease termination are included as **Attachment III**. Patches Body Shop operated at the site from June 1989 to April 1990 (less than a year). In the early 1990s, the former gas station and body shop building was demolished and removed and since that time the site has remained vacant. From the time that Mr. Johnson purchased the property in 1972 to the present day, he has *not* been owner, operator or partner of any business that has occupied the property.

In June 2007, a NCDENR State Lead contractor (Terraine Environmental Consulting) performed a Phase I Limited Site Assessment (LSA I) for the referenced site. The LSA report listed the site as Former Patches Body Shop, NCDENR Leaking UST Incident # 8881. The focus of the LSA was the former petroleum UST system located on the east side of the former gasoline station. Following is a summary of the work completed as part of the LSA I.

- The property use in the area is residential and commercial.
- City water is provided to all residents and businesses and no supply wells were located within 1500 feet of the site.
- The nearest surface water is an unnamed tributary to Richland Creek which is located approximately 200 feet southeast of the site.
- The subject property is vacant at this time, and the former gasoline station building had been removed.
- The soil encountered at the site was described as silty clay with some quartz (saprolite) to 20 feet where there was auger refusal.
- One groundwater monitoring well (MW-1) was installed in the former petroleum underground storage tank (UST) pit.
- Soil samples were collected from MW-1 and analyzed for VOCs, SVOCs, and VPH & EPH using the MADEP methods.
- The depth to groundwater measured in MW-1 was 6.04 feet BLS.
- For soil, the LSA reported tetrachloroethene and vinyl chloride concentrations in soil above the MSCCs for petroleum sites. However, the detected concentrations were below the IHSB Soil Remediation Goals (August 2006).
- For groundwater, the LSA reported C5-C8 aliphatics above 2L Standards in MW-1. The LSA I also recommended sampling MW-1 in December 2007.
- The LSA Recommendations were that the detected compounds indicate a possible chlorinated solvent release. Based on the chlorinated compounds detected in soil analyses during the LSA I, the IHSB required additional assessment at the Patches Body Shop Site.

Based on the detections of chlorinated compounds in the soil at the site, the IHSB issued a letter dated August 2, 2007 to the property owner (Johnson Family Bravo, L.P.) indicating that additional assessment could be performed to prevent the IHSB from adding the site to the inventory of listed Inactive Hazardous Sites. Based on the findings of the LSA I and the letter from the IHSB, Mr. Johnson elected to perform voluntary assessment to attempt to keep the site off the IHSB list.

On October 17, 2007, Pyramid supervised the installation of one temporary groundwater monitoring well (TW-1) at the subject property. The groundwater samples collected from TW-1 were analyzed for volatile and semi-volatile organic compounds indicated that the detected concentrations of tetrachloroethene (48 µg/L) and trichloroethene (4.3 µg/L) exceeded their respective NCAC 2L groundwater standards. No volatile or semi-volatile organic compounds were detected in the shallow soil samples collected at the site at concentrations that exceed the IHSB Soil Remediation Goals (SRGs).

The subject property is located in an area that has been within the city limits for several decades. City water is provided to all residents and businesses within 1500 feet and no supply wells were visibly identified within 1500 feet of the site. There are no surface water intakes within 2000 feet of the site and the nearest surface water is an unnamed tributary to Richland Creek which is located approximately 200 feet southeast of the site. According to the Guilford County GIS system, the total assessed value of the property is \$64,000.

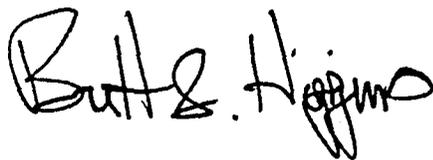
Conclusions

Although Mr. Johnson has owned the property since 1972, he has never been the owner, operator or partner of any business that has occupied the subject property. Therefore he does not believe that he should be held responsible for the contamination that has been discovered at the site. Based on the acceptance of the site into the State Lead Program, the NCDENR agrees that Mr. Johnson is not responsible for the contamination at the site.

The subject property is located in a part of High Point that is not projected to experience increased residential, commercial or industrial development in the next several years and Mr. Johnson has no plans to develop the property in the next several years. In addition, it is conceivable that the costs to perform the State-Directed Assessment and Remedial Action as outlined in the Draft Administrative Agreement could exceed the assessed value of the property. Given all the factors stated above, The Johnson Family Bravo, L.P. elects not to enter into an Administrative Agreement for State-Directed Assessment and Remedial Action for the subject property at this time.

If you have any questions or if you need additional information, please contact us at 335-3174.

Sincerely,



Brett S. Higgins
Project Manager

cc: Mr. Gene Mao – Guilford County Dept. of Environmental Health
Harold Johnson – Johnson Family Bravo, Ltd.

Attachment I

WESCOTT ROBERSON
(1898-1938)
OWEN REESE
(1924-1970)

HORACE S. HAWORTH
ARTHUR M. UTLEY, JR.
DAVID L. MAYNARD
J. BROOKS REITZEL, JR.

ROBERSON, HAWORTH & REESE .

ATTORNEYS AND COUNSELLORS AT LAW
SUITE 303 HIGH POINT BANK & TRUST BLDG.

P. O. BOX 1550

HIGH POINT, NORTH CAROLINA 27261

TELEPHONE 882-3306
AREA CODE 919

May 29, 1972

Mr. Harold P. Johnson
Craven-Johnson-Pollock, Inc.
521 North Main Street
High Point, North Carolina

Dear Harold:

We have recorded deed from Washburn Oil Company to you and your wife, covering Lots Nos. 23 and 24, Block E of Brentwood Subdivision, map of which is recorded in Plat Book 4 at Page 49 in the Office of the Register of Deeds of Guilford County.

We have also recorded deed from Mr. & Mrs. Jesse H. Washburn to you and your wife, covering a 20 foot strip in the rear of these lots. This 20 foot strip is part of Lot No. 18, Block E of the Brentwood Subdivision.

At the same time we recorded these deeds, we recorded a Deed of Trust from you and your wife to Washburn Oil Company, covering Lots Nos. 23 and 24 in the original amount of \$11,500.00.

Pursuant to your instructions we made an investigation of title to Lots Nos. 23 and 24 back to the time that Washburn Oil Company acquired the property in 1952.

On these lots we found no mortgages, judgments or liens against the property.

The City of High Point informs us that there are no water, sewer or paving assessments against the property.

In connection with these lots, the City of High Point has taken approximately ten (10) feet off the front of the lots for the widening of Green Street.

The taxes are paid through the year 1971.

In connection with the 20 foot strip, we found no mortgages, judgments or liens against this property.

Mr. Harold P. Johnson
May 29, 1972
Page 2

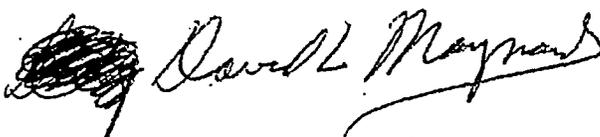
The taxes have been paid through the year 1971.

In the 1920's this property was owned by C. E. Frazier. He conveyed out of a small strip of Lot No. 18, fronting on Hill Street. I cannot identify this conveyance. However, it appears to cover property on the front part of Lot No. 18 fronting on Hill Street.

Subject to matters mentioned above and any state of fact, which an accurate and up-to-date survey may disclose and any unfiled materialmens or mechanics liens, we are of the opinion that for the period checked for Lots Nos. 23 and 24, that you and your wife have acquired a good and marketable title in fee simple to the lots and have also acquired a good and marketable title in the 20 foot strip of land in the rear of Lots Nos. 23 and 24, free and clear of encumbrances.

Very truly yours,

ROBERSON, HAWORTH & REESE

By 

DLM/jd

Harold - The following are the costs in the Washburn Oil Company transaction.

To recording three (3) deeds	\$ 7.50
To recording one (1) deed of trust	3.50
To preparation of two (2) deeds	20.00
To N. C. Revenue Stamps Advanced	12.50
To preparation of Note and Deed of Trust	<u>15.00</u>
	\$58.50

Attachment II

*Rentice
H. Hill*



State of North Carolina
Department of Natural Resources and Community Development
Winston-Salem Regional Office

James G. Martin, Governor

William W. Cobey, Jr., Secretary

DIVISION OF ENVIRONMENTAL MANAGEMENT
GROUNDWATER SECTION

June 9, 1989

Harold P. Johnson
1207 Yorkshire Drive
High Point, NC 27260

SUBJECT: Underground Storage Tank Removal,
1903 E. Green Street,
High Point
Guilford County, N. C.

Dear Mr. Johnson:

This letter is a follow-up to our June 5, 1989 telephone conversation. On April 27, 1989, this office received a letter from Terry Cole from the Guilford County Health Department and a copy of sample results collected by Larry Hill at the subject location. One sample showed 115 ppm total petroleum hydrocarbons. Because this level is above our 100 ppm action level for soil remediation, further cleanup is necessary at the site. According to 40 CFR 280.12, the "owner" of tanks that were in use before November 8, 1984 but no longer in use on that date is the person who owned the tanks immediately before the discontinuation of use. Since you bought the tanks before November 8, 1984 and never used the tanks, you are not the "owner" of the tanks. Therefore, you are not responsible for the cleanup. Since the "owner" is deceased, I will request that the site be put on the UST Trust Fund list.

If you have any questions, please contact me at the letterhead address or telephone number.

Sincerely,

Emily F. Gloeckler

Emily F. Gloeckler
Hydrogeological Technician

EFG/vm

cc: WSRO

Terry Cole, Guilford County Health Dept.
Incident Management

8025 North Point Boulevard, Suite 100, Winston-Salem, N.C. 27106-3295 • Telephone 919-761-2351

Attachment III



NORTH CAROLINA
GUILFORD COUNTY

RESIDENTIAL LEASE CONTRACT

THIS LEASE, made this 1st day of June, 1989, between
CRAVEN-JOHNSON-POLLOCK, INC. AGENT FOR THE OWNER, hereinafter called LANDLORD or AGENT or
AGENCY: Carl Brown and John C. Lytle, hereinafter called TENANT.

WITNESSETH:

LANDLORD does hereby lease unto TENANT, and TENANT does hereby take as TENANT under the LANDLORD the
premises known as and located at: 1905 East Dreen - Building,
High Point, North Carolina.

TERMS AND CONDITIONS OF LEASE which the respective parties covenant and agree to perform and fulfill:

1. **RENTAL:** The rent shall be paid at the office of the AGENT, and shall be at the rate of \$ _____ per month, and shall be due and payable (without demand therefore) on the first day of each month during the term of this Lease.
2. **TERM:** This Lease shall commence on the 1st day of June, 1989, and continue on a 30 day basis, with payment of rent this date in the amount of \$ 300.00, paying rent to 7-1- 1989, and thereafter in advance as due on the first day of each month.
3. **LATE PAYMENT FEE:** A \$ _____ late payment fee will be charged if rent is paid after the 5th of each month. The Agent may at his discretion take legal action for rent and possession when the rent has become 10 days past due.
4. **HOLDING OVER:** If TENANT holds possession hereunder after the expiration of the term of this lease, with consent of LANDLORD, this Lease shall renew itself from month-to-month until terminated by either party giving the other a thirty (30) day advance written notice, and rent shall be paid in advance for said notice period.
5. **SECURITY DEPOSIT:** Tenant hereby deposits \$ 300.00 to be held by Owner or Agent, receipt of which is herewith acknowledged, as a clean-up fund and as security for the performance of all the conditions of this lease and as specified in the General Statutes of the Landlord Tenant Act (Article 6 G.S. 42-51); which sum or so much there of as necessary—may be applied by the owners or Agent toward the remedy of any default by tenant, and the remainder thereof, if any, shall be refunded as soon as possible after tenant has vacated the premises and terminates this lease as herein provided. This provision shall in no way bar the right of the Landlord to collect from the tenant in excess of said deposit. Security Deposit may not under any circumstances be used by Tenant as the final month's rent nor shall it be transferrable between tenants. Security Deposit is held in a trust account at Preferred Savings Bank, 1200 N. Main St., High Point, NC, interest earned, if any, will be retained by the Agent. If the owner terminates this agent, and the agent transfers tenants security deposit to the owner or to the owner's agent, this agency, (Craven-Johnson-Pollock, Inc.) is no longer liable for the tenant's security deposit.
6. **UTILITIES AND SERVICES:** TENANT shall pay for all utilities and services used except:
A. _____
B. _____
7. **TERMINATION OF LEASE**
(A). Termination by Tenant: If TENANT desires to cancel this lease
(1). TENANT shall give the AGENT thirty (30) days advance written notice of intent to vacate.
(2). TO PAY THE RENT IN ADVANCE THROUGH THE NOTICE PERIOD.
(B). Termination by Landlord: In the event this Lease is terminated by the LANDLORD as a result of violation of the terms by the TENANT, the security deposit shall be forfeited to the LANDLORD.
TENANT shall further be responsible for any other loss suffered by LANDLORD as a result of termination or violations of the provisions of this contract.
8. **PET CLAUSE:** No pets or animals of any kind shall be kept on the premises.
9. **OCCUPANCY AND ENTRY:** TENANT shall use the premises solely as a residence for himself and immediate family, as specified in application, and no occupancy of the premises will be allowed in excess of the number for which originally rented. The premises shall not be sub-let, transferred, or assigned. The Management shall have the Right of Entry to the premises for the performance of repairs and inspections as needed.

10. **CONDITIONS, DAMAGES & REPAIRS:** The premises have been inspected and found to be in good order and repair, and no representation as to condition of repair has been made and no promise to decorate, alter, repair or improve the same has been made, unless otherwise specified in writing. The TENANT shall maintain the property in as good condition as he finds it, reasonable wear and tear excepted, and shall pay for cost of repairing any damaged caused by abuse, negligence or misuse of the property.
 No painting shall be done nor shall any alterations, changes, or attachments (including T. V. Antennas) be made to any part of the building; nor shall there be any boring or screwing into the woodwork, walls or ceiling without the consent of the LANDLORD, or its AGENT.
 No pictures, mirrors, etc. shall be hung on any wall except by use of Bull Dog type picture hooks. Use of picture hooks with adhesive tape is prohibited.
 All glass, locks, screens, and trimmings in and upon the doors and windows shall be kept whole; and whenever any part thereof shall be broken or damaged by the TENANTS abuse or negligence, the TENANT shall pay for cost of repairing or replacing the same to the satisfaction of the LANDLORD, or its AGENT.
11. **PLUMBING:** TENANT SHALL KEEP SINK, LAVATORY, AND COMMODE DRAINS OPEN AT HIS OWN EXPENSE. All drains are considered to be open and in good order if not reported within the first five (5) days of occupancy. The cost of repairing any damages resulting from the abuse or misuse of the plumbing equipment shall be borne by the TENANT. LANDLORD reserves the exclusive right to select the repairman required to repair any such damage.
12. **GARBAGE, WASTE, ETC.:** GOOD HOUSEKEEPING IS EXPECTED OF EVERYONE. Keeping the unit clean and sanitary will reduce the possibility of it becoming infested with roaches and other pests. No trash, waste, garbage, or refuse of any type shall be placed or thrown on the premises grounds. Nor shall anything be thrown, stored, shaken, hung or extended from the windows, doors or roof of the premises or set upon the exterior sills of the windows, nor shall any sign, lettering, or displays be shown on or from the windows or doors or any exterior area of the premises. The TENANT further agrees to replace lost or damaged mobile toters.
13. **WALKWAYS, DRIVEWAYS, ETC.:** The walk-ways, courts, driveways, and parking areas shall not be obstructed by TENANTS or used for any purpose other than that for which intended. Vehicles shall be parked ONLY in parking areas provided.
14. **UNLICENSED — INOPERABLE VEHICLES:** No unlicensed and/or unused or inoperable vehicles shall be stored upon the premises, nor shall any trailers, campers, or boats be kept thereon. The premises shall not be used for the purpose of repair or overhaul of vehicles.
15. **USE OF GROUNDS AND COMMON AREAS:** Common areas and hallways shall not be used for any type of storage; nor shall children's toys and recreation equipment be left on the grounds. Tenant of a single family residence shall keep grounds and lawn cleaned up and properly cut as needed.
16. **PERSONAL PROPERTY ON PREMISES:** All personal property placed in the premises shall be at the sole risk of the TENANT, and LANDLORD shall not be liable for loss, destruction, theft of, or damage to said property. It is recommended that TENANT obtain insurance on his personal property for his own protection.
17. **USE OF PREMISES AND QUIET POSSESSION:** TENANT shall not use or permit to be used the premises for any unlawful purpose and shall not make or permit to be made, any disturbing noises, or do or permit any act which will interfere with the rights, comforts, or conveniences of other TENANTS. All musical devices must be kept at a reasonable volume, sufficiently low to prevent other tenants from being disturbed, (No band instruments shall be practiced on at anytime; nor will the giving of music lessons, vocal or instrumental, be permitted in the building. Single family rental property excepted).
18. **COURT COSTS, EVICTION PROCEEDINGS, ETC.:** In the event LANDLORD employs an attorney due to TENANT'S violation of any term, provision, covenant or condition of this contract, TENANT shall be liable for any reasonable attorney's fees incurred by LANDLORD. TENANT shall be liable for payment of court costs and processing fees involved in any eviction action taken by LANDLORD for delinquent rents.
19. **VACATING, ABANDONMENT AND DEFAULT:** TENANT agrees upon vacating the premises to pay for all utility services due and have same discontinued; to see that the property is left CLEAN — including range and refrigerator, if furnished; that all trash or other refuse is removed from the premises; that the doors and windows are properly locked or fastened; and that the keys are returned to the LANDLORD or its AGENT.
 If the premises is abandoned or becomes vacant or unoccupied during the term of the contract, or if TENANT fails to pay rent when due, or violates any other provision of this contract, the LANDLORD or his AGENT shall have the right — without notice or demand — to immediately annul and terminate this contract; re-enter and take possession of the premises. Any personal property abandoned or left behind may be disposed of by the LANDLORD in any manner he selects, so as to make the property immediately available for re-renting and TENANT DOES hereby waive any rights or claims to such property.
20. **OTHER PROVISIONS:** _____

CRAVEN-JOHNSON-POLLOCK, INC., AGENT
FOR THE OWNER

Carl Brueck (SEAL)
(TENANT)

John C. Galt (SEAL)

BY: Daleenah B. Mattinger (SEAL)
AGENT

DATE: 6-1-89

DATE: 6-1-89



CRAVEN-JOHNSON-POLLOCK, INC.

Note: Co-Applicant must complete a separate application form.

The undersigned hereby makes application to rent the house located at 1905 East Green Dr. High Point N.C. beginning on 6/1/89 1989 at a monthly rental of 300.00 per mo.

Brs. 8868431

FULL NAME JOHN CLIFTON LYLES Phone No. (919) 882-2684
Date of Birth 3/27/44 Social Security No. 229-96-1655
Name of Co-Applicant _____

Number of Dependents including Co-Applicant None Ages of Dependents _____

Other occupants and their relationship Earl Brown

RESIDENCE HISTORY FOR 3 YEARS

Current Address 2507 Kroll Ct. H.P.
Month & Year Moved In 3/20/78 Reason For Moving Buy a home
Landlord Wabiconha Bank Phone No. () _____
Previous Address 1008 Trade St
Month & Year Moved In 1973 Reason For Moving OWN ON HOME
Landlord Richard Phone No. () _____
Previous Address _____
Month & Year Moved In _____ Reason For Moving _____
Landlord _____ () _____

EMPLOYMENT INFORMATION

EMPLOYER (Current) East Green Tavern and Cafe
Date Employed 1/1/88 Position owner
Supervisor _____ Phone No. 8868431
Address of Employer 1805 E GREEN
Salary 18.00 per ✓ If employed by above less than 6 months, give name and address of previous Employer or School _____

BANK AND CREDIT REFERENCES

YOUR BANK City Branch Type of Acct. Acct. No.

Credit References City/State Acct. No.
1. High Point Bank and Trust Clcting and saving
2. First Citizens Credit Acct.
3. _____

Your Driver's License Number 1061063 State N.C.
Your Vehicle (Make Model) 1979 Buick Year _____ Tag No. _____ State NC.
Second Vehicle (Make Model) TRUCK Year 78 Tag No. _____ State NC.
Other Vehicles _____

Have you ever: Filed for bankruptcy? No. ✓ Yes _____
Been evicted from tenancy? No ✓ Yes _____
Willfully or intentionally refused to pay rent when due
No ✓ Yes _____

John C. Lyles
Signature of Applicant

5/19/89
Date Signed

STATEMENT



POST OFFICE BOX 1207
HIGH POINT, NC 27261
Phone: (919) 864-4555

DATE Apr 26, 90

CRAVEN-JOHNSON POLLOCK, INC.

An Independently Owned and Operated Member
of Coldwell Banker Residential Affiliates, Inc.

POSTED

1-21-90

DETACH AND RETURN THIS STUB WITH REMITTANCE

AMOUNT REMITTED \$ _____

DATE	CHARGES AND CREDITS	BALANCE
Apr 26, 90	Disposition of security deposits: 1903, 1905 East Green Drive	\$150.00 \$300.00 \$450.00
44003001	Less: 10 days March rent (1905)	- 96.77
44000000	March rent (1903)	- 250.00
	Less: carry April rent (1903)	- 75.00
	Balance refunded to tenant	\$ 28.23
<i>Thank You!</i>		

Item #STN52 The Drawing Board, Dallas, Texas 75266-0428
© Wheeler Group, Inc., 1982

YOUR CHECK IS YOUR RECEIPT

DATE	DESCRIPTION	AMOUNT
April 26, 90	Refund balance of security deposit to tenant: 1903,1905 E Green Drive	\$28.23

DETACH AND RETAIN THIS STATEMENT
THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.



CRAVEN-JOHNSON-POLLOCK, INC.
REGULAR RENTAL SECURITY DEPOSIT TRUST ACCOUNT **No. 426**

66-7369
2531

521 NORTH MAIN STREET - P.O. BOX 1207
HIGH POINT, NORTH CAROLINA 27261

PREFERRED SAVINGS & LOAN
HIGH POINT, N.C.

April 26, 1990

PAY TWENTY EIGHT DOLLARS AND 23/100

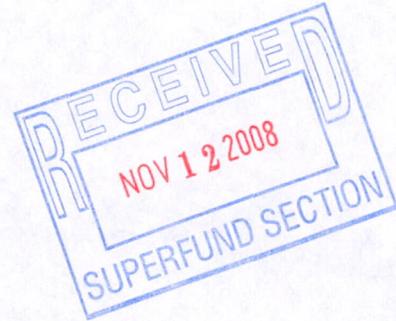
TO THE ORDER OF Earl Brown

AMOUNT
\$28.23

COPY - NOT NEGOTIABLE



November 11, 2008



Mr. John W. Walsh
Eastern Unit Supervisor
Superfund Section - Inactive Hazardous Sites Branch
1646 Mail Service Center
Raleigh, North Carolina 27699-1646

**RE: Response to Draft Administrative Agreement for
State-Directed Assessment and Remedial Action
Former Patches Body Shop, 1903 E. Green Drive, High Point, NC
Pyramid Project #2008-270**

Dear Mr. Walsh:

On behalf of Mr. Harold Johnson and The Johnson Family Bravo, L.P., Pyramid Environmental and Engineering, P.C., has completed the following response in regards to the draft Administrative Agreement for State-Directed Assessment and Remedial Action for the subject property.

The draft Administrative Agreement for State-Directed Assessment and Remedial Action was prepared in response to the IHSB Questionnaire. The questionnaire was required by the IHSB, prepared by Pyramid, and submitted to the IHSB in February 2008.

Site History

Mr. Harold Johnson purchased the subject property from Washburn Oil Company in 1972. Documentation of the property purchase is included as **Attachment I**. At that time the property was occupied by a vacant retail gasoline station. Between 1972 and 1989, the USTs were not used by any person or business. In February 1989, Mr. Johnson contracted Larry Hill Sr., Inc. to remove and permanently closure four petroleum underground storage tanks (USTs) at the site including; three 4,000-gallon gasoline tanks and one 550-gallon heating oil tank. The laboratory results of soil samples collected underneath the tanks indicated total petroleum hydrocarbon concentrations greater than the action limit of 100 mg/kg. The UST closure documentation was submitted to the Winston-Salem Regional Office of the NCDENR in April 27, 1989.

The NCDENR issued a letter dated June 9, 1989 to Mr. Johnson indicating that the information had been received. The letter also indicated that since Mr. Johnson purchased the property and the USTs prior to November 8, 1984, and never operated the USTs. Based on this, the NC DENR agreed that Mr. Johnson was not responsible for the UST assessment and cleanup and accepted the site into the State Lead Program. A copy of the NDENR letter dated June 9, 1989 is included as **Attachment II**.

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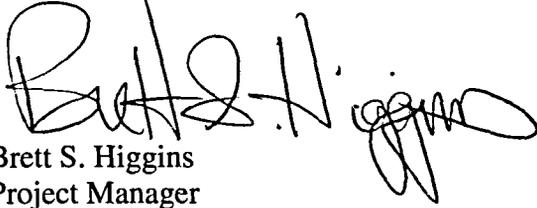
Although Mr. Johnson has owned the property since 1972, he has never been the owner, operator or partner of any business that has occupied the subject property. Therefore he does not believe that he should be held responsible for the contamination that has been discovered at the site. Based on the acceptance of the site into the State Lead Program, the NCDENR agrees that Mr. Johnson is not responsible for the contamination at the site.

The subject property is located in a part of High Point that is not projected to experience increased residential, commercial or industrial development in the next several years and Mr. Johnson has no plans to develop the property in the next several years. In addition, it is conceivable that the costs to perform the State-Directed Assessment and Remedial Action as outlined in the Draft Administrative Agreement could exceed the assessed value of the property. Given all the factors stated above, The Johnson Family Bravo, L.P. elects not to implement work under the Administrative Agreement for State-Directed Assessment and Remedial Action for the subject property at this time.

One copy of this letter was mailed to Gene Mao with the Guilford County Department of Environmental Health and copies of the document have been retained by Pyramid and Mr. Harold Johnson. If you have any questions or if you need additional information, please contact us at 335-3174.

Sincerely,

Pyramid Environmental & Engineering, P.C.

A handwritten signature in black ink, appearing to read "Brett S. Higgins". The signature is fluid and cursive, with a large initial "B" and "H".

Brett S. Higgins
Project Manager

cc: Mr. Gene Mao – Guilford County Dept. of Environmental Health
Harold Johnson – Johnson Family Bravo, Ltd.

Attachment I

WESCOTT ROBERSON
(1898-1938)
OWEN REESE
(1924-1970)

HORACE S. HAWORTH
ARTHUR M. UTLEY, JR.
DAVID L. MAYNARD
J. BROOKS REITZEL, JR.

ROBERSON, HAWORTH & REESE

ATTORNEYS AND COUNSELLORS AT LAW
SUITE 303 HIGH POINT BANK & TRUST BLDG.

P. O. BOX 1550

HIGH POINT, NORTH CAROLINA 27261

TELEPHONE 882-3306
AREA CODE 819

May 29, 1972

Mr. Harold P. Johnson
Craven-Johnson-Pollock, Inc.
521 North Main Street
High Point, North Carolina

Dear Harold:

We have recorded deed from Washburn Oil Company to you and your wife, covering Lots Nos. 23 and 24, Block E of Brentwood Subdivision, map of which is recorded in Plat Book 4 at Page 49 in the Office of the Register of Deeds of Guilford County.

We have also recorded deed from Mr. & Mrs. Jesse H. Washburn to you and your wife, covering a 20 foot strip in the rear of these lots. This 20 foot strip is part of Lot No. 18, Block E of the Brentwood Subdivision.

At the same time we recorded these deeds, we recorded a Deed of Trust from you and your wife to Washburn Oil Company, covering Lots Nos. 23 and 24 in the original amount of \$11,500.00.

Pursuant to your instructions we made an investigation of title to Lots Nos. 23 and 24 back to the time that Washburn Oil Company acquired the property in 1952.

On these lots we found no mortgages, judgments or liens against the property.

The City of High Point informs us that there are no water, sewer or paving assessments against the property.

In connection with these lots, the City of High Point has taken approximately ten (10) feet off the front of the lots for the widening of Green Street.

The taxes are paid through the year 1971.

In connection with the 20 foot strip, we found no mortgages, judgments or liens against this property.

Mr. Harold P. Johnson
May 29, 1972
Page 2

The taxes have been paid through the year 1971.

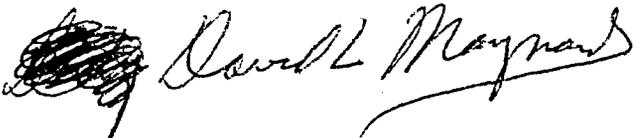
In the 1920's this property was owned by C. E. Frazier. He conveyed out of a small strip of Lot No. 18, fronting on Hill Street. I cannot identify this conveyance. However, it appears to cover property on the front part of Lot No. 18 fronting on Hill Street.

Subject to matters mentioned above and any state of fact, which an accurate and up-to-date survey may disclose and any unfiled materialmens or mechanics liens, we are of the opinion that for the period checked for Lots Nos. 23 and 24, that you and your wife have acquired a good and marketable title in fee simple to the lots and have also acquired a good and marketable title in the 20 foot strip of land in the rear of Lots Nos. 23 and 24, free and clear of encumbrances.

Very truly yours,

ROBERSON, HAWORTH & REESE

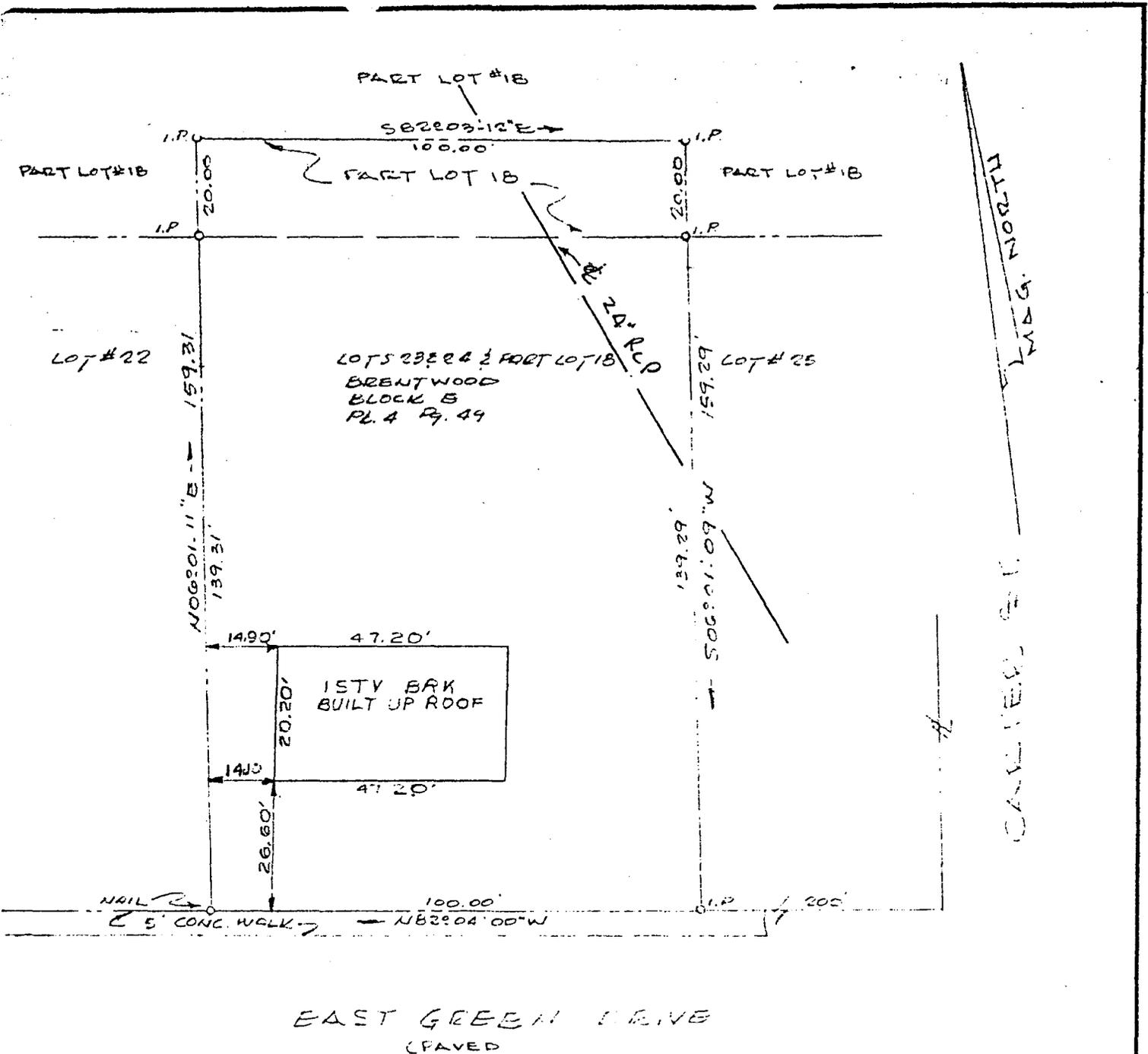
By



DLM/jd

Harold - The following are the costs in the Washburn Oil Company transaction.

To recording three (3) deeds	\$ 7.50
To recording one (1) deed of trust	3.50
To preparation of two (2) deeds	20.00
To N. C. Revenue Stamps Advanced	12.50
To preparation of Note and Deed of Trust	<u>15.00</u>
	\$58.50



EAST GREEN DRIVE
(PAVED)

CANTON ST.
MSG. NORTH

JOB NO

SURVEYED BY
DAVIS-MARTIN & ASSOCIATES, INC.
 ENGINEERING & LAND SURVEYING
 HIGH POINT, NORTH CAROLINA
 DATE 5-20-78 SCALE 1"=30' JOB NO 5593
 SURVEYED W.S. PLATTED BY W.S.

PROPERTY OF
HAROLD E. JOHNSON
 HIGH POINT, N. C.

Attachment II

*Central
Hfk*



State of North Carolina
Department of Natural Resources and Community Development
Winston-Salem Regional Office

James G. Martin, Governor

William W. Cobey, Jr., Secretary

DIVISION OF ENVIRONMENTAL MANAGEMENT
GROUNDWATER SECTION

June 9, 1989

Harold P. Johnson
1207 Yorkshire Drive
High Point, NC 27260

SUBJECT: Underground Storage Tank Removal,
1903 E. Green Street,
High Point
Guilford County, N. C.

Dear Mr. Johnson:

This letter is a follow-up to our June 5, 1989 telephone conversation. On April 27, 1989, this office received a letter from Terry Cole from the Guilford County Health Department and a copy of sample results collected by Larry Hill at the subject location. One sample showed 115 ppm total petroleum hydrocarbons. Because this level is above our 100 ppm action level for soil remediation, further cleanup is necessary at the site. According to 40 CFR 280.12, the "owner" of tanks that were in use before November 8, 1984 but no longer in use on that date is the person who owned the tanks immediately before the discontinuation of use. Since you bought the tanks before November 8, 1984 and never used the tanks, you are not the "owner" of the tanks. Therefore, you are not responsible for the cleanup. Since the "owner" is deceased, I will request that the site be put on the UST Trust Fund list.

If you have any questions, please contact me at the letterhead address or telephone number.

Sincerely,

Emily F. Gloeckler

Emily F. Gloeckler
Hydrogeological Technician

EFG/vm

cc: WSRO

Terry Cole, Guilford County Health Dept.
Incident Management

8025 North Point Boulevard, Suite 100, Winston-Salem, N.C. 27106-3295 • Telephone 919-761-2351

Attachment III



NORTH CAROLINA
GUILFORD COUNTY

RESIDENTIAL LEASE CONTRACT

THIS LEASE, made this 1st day of June, 1987, between
CRAVEN-JOHNSON-POLLOCK, INC. AGENT FOR THE OWNER, hereinafter called LANDLORD or AGENT or
AGENCY: Earl Brown and John C. Jyle, hereinafter called TENANT.

WITNESSETH:

LANDLORD does hereby lease unto TENANT, and TENANT does hereby take as TENANT under the LANDLORD the
premises known as and located at: 1905 East Dreen - Building,
High Point, North Carolina.

TERMS AND CONDITIONS OF LEASE which the respective parties covenant and agree to perform and fulfill:

1. **RENTAL:** The rent shall be paid at the office of the AGENT, and shall be at the rate of \$ _____ per month, and shall be due and payable (without demand therefore) on the first day of each month during the term of this Lease.
2. **TERM:** This Lease shall commence on the 1st day of June 1987, and continue on a 30 day basis, with payment of rent this date in the amount of \$ 300.00, paying rent to 7-1- 1989, and thereafter in advance as due on the first day of each month.
3. **LATE PAYMENT FEE:** A \$ _____ late payment fee will be charged if rent is paid after the 5th of each month. The Agent may at his discretion take legal action for rent and possession when the rent has become 10 days past due.
4. **HOLDING OVER:** If TENANT holds possession hereunder after the expiration of the term of this lease, with consent of LANDLORD, this Lease shall renew itself from month-to-month until terminated by either party giving the other a thirty (30) day advance written notice, and rent shall be paid in advance for said notice period.
5. **SECURITY DEPOSIT:** Tenant hereby deposits \$ 300.00 to be held by Owner or Agent, receipt of which is herewith acknowledged, as a clean-up fund and as security for the performance of all the conditions of this lease and as specified in the General Statutes of the Landlord Tenant Act (Article 6 G.S. 42-51); which sum or so much there of as necessary—may be applied by the owners or Agent toward the remedy of any default by tenant, and the remainder thereof, if any, shall be refunded as soon as possible after tenant has vacated the premises and terminates this lease as herein provided. This provision shall in no way bar the right of the Landlord to collect from the tenant in excess of said deposit. Security Deposit may not under any circumstances be used by Tenant as the final month's rent nor shall it be transferrable between tenants. Security Deposit is held in a trust account at Preferred Savings Bank, 1200 N. Main St., High Point, NC, interest earned, if any, will be retained by the Agent. If the owner terminates this agent, and the agent transfers tenants security deposit to the owner or to the owner's agent, this agency, (Craven-Johnson-Pollock, Inc.) is no longer liable for the tenant's security deposit.
6. **UTILITIES AND SERVICES:** TENANT shall pay for all utilities and services used except:
A. _____
B. _____
7. **TERMINATION OF LEASE**
(A). Termination by Tenant: If TENANT desires to cancel this lease
 - (1). TENANT shall give the AGENT thirty (30) days advance written notice of intent to vacate.
 - (2). TO PAY THE RENT IN ADVANCE THROUGH THE NOTICE PERIOD.
(B). Termination by Landlord: In the event this Lease is terminated by the LANDLORD as a result of violation of the terms by the TENANT, the security deposit shall be forfeited to the LANDLORD.
TENANT shall further be responsible for any other loss suffered by LANDLORD as a result of termination or violations of the provisions of this contract.
8. **PET CLAUSE:** No pets or animals of any kind shall be kept on the premises.
9. **OCCUPANCY AND ENTRY:** TENANT shall use the premises solely as a residence for himself and immediate family, as specified in application, and no occupancy of the premises will be allowed in excess of the number for which originally rented. The premises shall not be sub-let, transferred, or assigned. The Management shall have the Right of Entry to the premises for the performance of repairs and inspections as needed.

10. **CONDITIONS, DAMAGES & REPAIRS:** The premises have been inspected and found to be in good order and repair, and no representation as to condition of repair has been made and no promise to decorate, alter, repair or improve the same has been made, unless otherwise specified in writing. The TENANT shall maintain the property in as good condition as he finds it, reasonable wear and tear excepted, and shall pay for cost of repairing any damaged caused by abuse, negligence or misuse of the property.
 No painting shall be done nor shall any alterations, changes, or attachments (including T.V. Antennas) be made to any part of the building; nor shall there be any boring or screwing into the woodwork, walls or ceiling without the consent of the LANDLORD, or its AGENT.
 No pictures, mirrors, etc. shall be hung on any wall except by use of Bull Dog type picture hooks. Use of picture hooks with adhesive tape is prohibited.
 All glass, locks, screens, and trimmings in and upon the doors and windows shall be kept whole; and whenever any part thereof shall be broken or damaged by the TENANTS abuse or negligence, the TENANT shall pay for cost of repairing or replacing the same to the satisfaction of the LANDLORD, or its AGENT.
11. **PLUMBING: TENANT SHALL KEEP SINK, LAVATORY, AND COMMODE DRAINS OPEN AT HIS OWN EXPENSE.** All drains are considered to be open and in good order if not reported within the first five (5) days of occupancy. The cost of repairing any damages resulting from the abuse or misuse of the plumbing equipment shall be borne by the TENANT. LANDLORD reserves the exclusive right to select the repairman required to repair any such damage.
12. **GARBAGE, WASTE, ETC.: GOOD HOUSEKEEPING IS EXPECTED OF EVERYONE.** Keeping the unit clean and sanitary will reduce the possibility of it becoming infested with roaches and other pests. No trash, waste, garbage, or refuse of any type shall be placed or thrown on the premises grounds. Nor shall anything be thrown, stored, shaken, hung or extended from the windows, doors or roof of the premises or set upon the exterior sills of the windows, nor shall any sign, lettering, or displays be shown on or from the windows or doors or any exterior area of the premises. The TENANT further agrees to replace lost or damaged mobile toters.
13. **WALKWAYS, DRIVEWAYS, ETC.:** The walk-ways, courts, driveways, and parking areas shall not be obstructed by TENANTS or used for any purpose other than that for which intended. Vehicles shall be parked ONLY in parking areas provided.
14. **UNLICENSED — INOPERABLE VEHICLES:** No unlicensed and/or unused or inoperable vehicles shall be stored upon the premises, nor shall any trailers, campers, or boats be kept thereon. **The premises shall not be used for the purpose of repair or overhaul of vehicles.**
15. **USE OF GROUNDS AND COMMON AREAS:** Common areas and hallways shall not be used for any type of storage; nor shall children's toys and recreation equipment be left on the grounds. Tenant of a single family residence shall keep grounds and lawn cleaned up and properly cut as needed.
16. **PERSONAL PROPERTY ON PREMISES:** All personal property placed in the premises shall be at the sole risk of the TENANT, and LANDLORD shall not be liable for loss, destruction, theft of, or damage to said property. It is recommended that TENANT obtain insurance on his personal property for his own protection.
17. **USE OF PREMISES AND QUIET POSSESSION:** TENANT shall not use or permit to be used the premises for any unlawful purpose and shall not make or permit to be made, any disturbing noises, or do or permit any act which will interfere with the rights, comforts, or conveniences of other TENANTS. All musical devices must be kept at a reasonable volume, sufficiently low to prevent other tenants from being disturbed, (No band instruments shall be practiced on at anytime; nor will the giving of music lessons, vocal or instrumental, be permitted in the building. Single family rental property excepted).
18. **COURT COSTS, EVICTION PROCEEDINGS, ETC.:** In the event LANDLORD employs an attorney due to TENANT'S violation of any term, provision, covenant or condition of this contract, TENANT shall be liable for any reasonable attorney's fees incurred by LANDLORD. TENANT shall be liable for payment of court costs and processing fees involved in any eviction action taken by LANDLORD for delinquent rents.
19. **VACATING, ABANDONMENT AND DEFAULT:** TENANT agrees upon vacating the premises to pay for all utility services due and have same discontinued; to see that the property is left CLEAN -- including range and refrigerator, if furnished; that all trash or other refuse is removed from the premises; that the doors and windows are properly locked or fastened; and that the keys are returned to the LANDLORD or its AGENT.
 If the premises is abandoned or becomes vacant or unoccupied during the term of the contract, or if TENANT fails to pay rent when due, or violates any other provision of this contract, the LANDLORD or his AGENT shall have the right — without notice or demand — to immediately annul and terminate this contract; re-enter and take possession of the premises. Any personal property abandoned or left behind may be disposed of by the LANDLORD in any manner he selects, so as to make the property immediately available for re-renting and TENANT DOES hereby waive any rights or claims to such property.
20. **OTHER PROVISIONS:** _____

CRAVEN-JOHNSON-POLLOCK, INC., AGENT
 FOR THE OWNER

Carl Brody (SEAL)
 (TENANT)

John C. Galt (SEAL)

BY: Dale B. Matangi (SEAL)
 AGENT

DATE: 6-1-89

DATE: 6-1-89



CRAVEN-JOHNSON-POLLOCK, INC.

Note: Co-Applicant must complete a separate application form.

The undersigned hereby makes application to rent the house located at 1905 East Green Dr. High Point N.C. beginning on 6/1/89 1989 at a monthly rental of 300.00 per mo.

FULL NAME JOHN CLIFTON LYLES Phone No. (919) 882-2684 Bvs. 8868431
Date of Birth 3/27/49 Social Security No. 239-96-1655
Name of Co-Applicant _____
Number of Dependents including Co-Applicant None Ages of Dependents _____

Other occupants and their relationship Earl Brown

RESIDENCE HISTORY FOR 3 YEARS

Current Address 2507 Knoll Ct. H.P.
Month & Year Moved In 3/20/78 Reason For Moving Buy a home
Landlord Wahcovha Bank Phone No. () _____
Previous Address 1008 Park St
Month & Year Moved In 1973 Reason For Moving own on home
Landlord R. Clark Phone No. () _____
Previous Address _____
Month & Year Moved In _____ Reason For Moving _____
Landlord _____ () _____

EMPLOYMENT INFORMATION

EMPLOYER (Current) East Green Tavern and Cafe
Date Employed 1/1/88 Position owner
Supervisor _____ Phone No. 8868431
Address of Employer 1805 E. Green
Salary 18.00 per If employed by above less than 6 months, give name and address of previous Employer or School _____

BANK AND CREDIT REFERENCES

YOUR BANK City Branch Type of Acct. Acct. No.

Credit References City/State Acct. No.
1. High Point Bank and Trust Checking and Savings
2. First Citizens Credit Acct.
3. _____

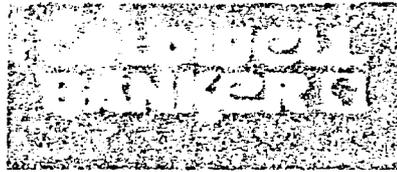
Your Driver's License Number 1061063 State NC
Your Vehicle (Make Model) 1979 Buick Year _____ Tag No. _____ State NC
Second Vehicle (Make Model) TRUCK Year 78 Tag No. _____ State NC
Other Vehicles _____

Have you ever: Filed for bankruptcy? No. Yes _____
 Been evicted from tenancy? No Yes _____
 Willfully or intentionally refused to pay rent when due
 No Yes _____

John C. Lyles 5/19/89
Signature of Applicant Date Signed

STATEMENT

MEMBER OF THE SEARS FINANCIAL NETWORK



POST OFFICE BOX 1207
HIGH POINT, NC 27261
Phone: (919) 884-4555

DATE Apr 26, 90

GRAVEN-JOHNSON-POLLOCK, INC.

An Independently Owned and Operated Member
of Colwell Banker Residential Affiliates, Inc.

POSTED

Paul Brown

DETACH AND RETURN THIS STUB WITH REMITTANCE

AMOUNT REMITTED \$ _____

DATE	CHARGES AND CREDITS	BALANCE
Apr 26, 90	Disposition of security deposits: 1903, 1905 East Green Drive	\$150.00 \$300.00 \$450.00
44003001 -	Less: 10 days March rent (1905)	- 96.77
440002001	March rent (1903)	- 250.00
	< 7 days April rent (1903)	- 75.00
	Balance refunded to tenant	\$ 28.23
Thank You!		

Item #STN52 The Drawing Board, Dallas, Texas 75266-0429
© Wheeler Group, Inc., 1982

YOUR CHECK IS YOUR RECEIPT

CRAVEN-JOHNSON-POLLOCK, INC REGULAR RENTAL SECURITY DEP. TRUST ACCOUNT

DATE	DESCRIPTION	AMOUNT
April 26, 90	Refund balance of security deposit to tenant: 1903,1905 E Green Drive	\$28.23

DETACH AND RETAIN THIS STATEMENT

THE ATTACHED CHECK IS IN PAYMENT OF ITEMS DESCRIBED ABOVE. IF NOT CORRECT PLEASE NOTIFY US PROMPTLY. NO RECEIPT DESIRED.



CRAVEN-JOHNSON-POLLOCK, INC.
 REGULAR RENTAL SECURITY DEPOSIT TRUST ACCOUNT **No. 426**

66-7369
2531

521 NORTH MAIN STREET - P.O. BOX 1207
 HIGH POINT, NORTH CAROLINA 27261

PREFERRED SAVINGS & LOAN
 HIGH POINT, N.C.

April 26, 1990

PAY TWENTY EIGHT DOLLARS AND 23/100-----

TO THE ORDER OF Earl Brown

AMOUNT
 \$28.23

COPY - NOT NEGOTIABLE

The Johnson Family Bravo, L.P. - AA

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <i>X Betty Johnson</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to:	B. Received by (Printed Name) C. Date of Delivery
<p>The Johnson Family Bravo Attn: Mr. Harold Johnson 615 North Hamilton Street High Point, NC 27262</p>	D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:
2. Article Number (Transfer from service label)	3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.
PS Form 3811, February 2004	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
7007 3020 0000 7249 0867	
Domestic Return Receipt	102595-02-M-1540



• Sender: Please print your name, address, and ZIP code in this box.

Gene Mao
 Guilford County Department of
 Public Health
 1203 Maple Street
 Greensboro, NC 27405

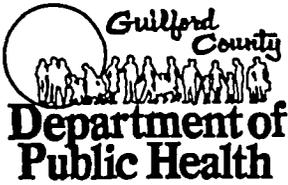
UNITED STATES POSTAL SERVICE MAIL PERMIT NO. 1111 GREENSBORO, NC 27405

OCT 2 2004

RECEIVED

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-40

POSTNET barcode



1203 Maple Street
Greensboro, NC 27405

September 12, 2008

CERTIFIED MAIL NUMBER: 7007 3020 0000 7249 0867
Return Receipt Request

The Johnson Family Bravo
Attn: Mr. Harold Johnson
615 North Hamilton Street
High Point, NC 27262

Re: Patches Body Shop, 1903 E. Green Street, High Point
Guilford County, North Carolina
IHSB ID: TBD

Dear Mr. Johnson:

Enclosed is a draft administrative agreement (AA) to conduct a voluntary cleanup action at the subject site ("Site"). Please review the draft AA and provide the Inactive Hazardous Sites Branch (Branch) your comments. We will review the comments and incorporate any necessary changes to the draft and provide you with a final agreement for signature.

The review of this cleanup action will be handled under the Guilford County Department of Public Health's, Environmental Health Division, Health and Environmental Risk Assessment Unit through the use of the Branch's Guidelines for Assessment and Cleanup 2007.

Please submit your comments to the Branch within 30 days of the receipt of this letter. If you have any questions, please free contact me at (336) 641-3589.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene Mao".

Gene Mao, PG
Hydrogeologist
Environmental Health Division
Guilford County Department of Public Health

Enclosures



March 5, 2008

Mr. John W. Watch
Eastern Unit Supervisor
Superfund Section - Inactive Hazardous Sites Branch
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



**RE: Inactive Hazardous Sites Branch (IHSB) Questionnaire
Former Patches Body Shop
1903 E. Green Drive, High Point, NC
Pyramid Project #2008-044**

Dear Mr. Watch:

Pyramid Environmental and Engineering, P.C., has completed the IHSB Questionnaire for the referenced site. Enclosed please find the original executed questionnaire with supporting documentation.

One copy of this report was mailed to Gene Mao with the Guilford County Department of Environmental Health and copies of the document have been retained by Pyramid and Mr. Harold Johnson. If you have any questions or if you need additional information, please contact us at 335-3174.

Sincerely,
Pyramid Environmental & Engineering, P.C.


Brett S. Higgins
Project Manager

cc: Mr. Gene Mao

IHSB SITE CLEANUP QUESTIONNAIRE

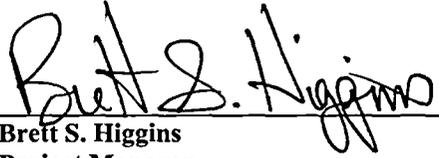
**FORMER PATCHES BODY SHOP
1903 E. GREEN DRIVE
HIGH POINT, NORTH CAROLINA**

February 21, 2008

Facility ID:	Not Applicable
Site Priority Rank:	Low
NCDENR LUST Incident #:	8881 (State Lead Site)
Release Discovery Date:	6/01/07
Source of Release:	Unknown
Quantity of Release:	Unknown
Latitude/Longitude of Release:	N35° 57.200' / W79° 59.045'

Prepared for: Mr. Harold P. Johnson
The Johnson Family Bravo, L.P.
615 North Hamilton Street
High Point, NC 27262

Report prepared by:


Brett S. Higgins
Project Manager

Report reviewed by:


Michael G. Jones, LG
NC License #1168

PYRAMID ENVIRONMENTAL & ENGINEERING, P.C.
PO Box 16265
GREENSBORO, NC 27416-0265
(336) 335-3174

Site Cleanup Questionnaire

Remediating parties interested in volunteering should prepare this form with the assistance of an environmental consultant. All cooperative parties are eligible for Branch-approved remedial actions. Answer all questions, based on current information, and provide written descriptions where needed.

NCDENR Site Name, City and County Patches Body Shop, 1903 E. Green Dr., High Point, NC (Incident #8881)

1. Is the site located on or immediately adjacent to residential property, schools, day-care centers or other sensitive populations? Y N
If yes, please explain on a separate page.
2. What is the distance (from site property line) to the nearest residence, school or day-care center? Please attach a map showing the site and nearest residence, school or daycare center. <50 ft.
3. Is the site completely surrounded by a locked fence? Y N
If no, please explain security measures at the site on a separate page.
4. Are site surface soils known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
5. Is site groundwater known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
6. Is site sediment or surface water known to be contaminated? Y N
If yes, or unknown, describe briefly on a separate page.
7. Has groundwater contamination affected any drinking water wells? Y N
If yes, or unknown, please explain on a separate page.
8. What is the distance to the nearest downgradient drinking water well? Not Applicable
9. What is the distance to the nearest downstream surface water intake? Not Applicable
10. Are hazardous vapors, air emissions or contaminated dust migrating into occupied residential, commercial or industrial areas? Y N
If yes, or unknown, please explain on a separate page.
11. Have hazardous substances known to have migrated off property at concentrations in excess of Branch unrestricted-use remediation goals? Y N
If yes, or unknown, please explain on a separate page.
12. Has the local community expressed concerns about contamination at the site? Y N
If yes, or unknown, please explain on a separate page.
13. Based on current information, are there any sensitive environments located on the property (sensitive environments are identified in the Remedial Investigation Work Plans section of the IHSB " Guidelines for Assessment and Cleanup "at www.wastenotnc.org/sfhome/stateleadguidance.pdf)? Y N
If yes, or unknown, please explain on a separate page.

Environmental Consultant Certification Statement

I hereby certify that the responses provided above are, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

Michael Jones
(Signature)

02/21/2008
(Date)

MICHAEL JONES, PG, RSM
(Printed Name)

Pyramid Environmental & Engineering, P.C.
(Printed Name of Environmental Consultant)

NORTH CAROLINA
(State in which signature is witnessed)

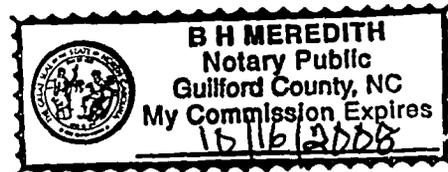
GUILFORD County

I, BARBARA H. MEREDITH, a Notary Public of said County and State, do hereby certify that MICHAEL JONES did personally appear and sign before me this the 21st day of FEB, 2008.

B H Meredith
Notary Public (signature)

(OFFICIAL SEAL)

My commission expires: 10/16/2008



14. Based on current information, has contamination from the site migrated into any sensitive environments? Y N

If yes, or unknown, please explain on a separate page.

15. Do site contaminants include radioactive or mixed radioactive and chemical wastes? Y N

If yes, or unknown, please explain on a separate page.

Remediating Party Certification Statement

I hereby certify that the responses provided above are, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

Harold P. Johnson 2/27/08
(Signature of Remediating Party Representative) (Date)

Harold P. Johnson General Manager
(Printed Name and Title of Remediating Party Representative)

The Johnson Family Brera LP
(Printed Name of Company)

N.C.
(State in which signature is witnessed)

Guilford County

I, Elizabeth C. Bennett, a Notary Public of said County and State, do hereby certify that Harold P. Johnson did personally appear and sign before me this the 27th day of Feb., 2008.

Elizabeth C. Bennett
Notary Public (signature)

Elizabeth C. Bennett
Notary Public
Randolph County, NC
Commission Expires: 6-28-10

(OFFICIAL SEAL)

My commission expires: 6-28-10

SUPPLEMENT TO IHSB SITE CLEANUP QUESTIONNAIRE

1. The adjacent property to the west is an active day-care facility. The adjacent property to the east includes a commercial building currently used as a church (See attached aerial photograph).
2. As indicated in item 1, the adjacent property to the west is an active day-care facility.
3. The subject property is a currently a vacant lot and contains no buildings; therefore, there is no reason for the current owner to have any security measures to restrict access to the site.
4. Surface soils are not known to be contaminated. In addition no volatile or semi-volatile organic compounds were detected in the shallow soil samples collected at the site by Pyramid at concentrations that exceed the IHSB Soil Remediation Goals (SRGs).
5. On October 17, 2007, Pyramid supervised the installtion of one temporary groundwater monitoring well (TW-1) at the subject property. The groundwater samples collected from TW-1 were analyzed for VOCs & SVOCs and indicated that the detected concentrations of tetrachloroethene (48 µg/L) and trichloroethene (4.3 µg/L) exceed their respective NCAC 2L groundwater standards. In addition, The detected concentration of manganese (0.51 mg/L) and the estimated concentration of thallium (0.0016J) in the groundwater samples collected from TW-1 exceed their respective NCAC 2L standards.
6. No site sediment has been analyzed at the subject property and no surface water is present on the property.
7. The subject property is located in an area that has been within the city limits for several decades. City water is provided to all residents and businesses within 1500 feet and no supply wells were visibly identified within 1500 feet of the site (See attached maps).
8. As indicated in item 7, City water is provided to all residents and businesses within 1500 feet and no supply wells were visibly identified within 1500 feet of the site.
9. There are no surface water intakes within 2000 feet of the site. The nearest surface water is an unnamed tributary to Richland Creek which is located approximately 200 feet southeast of the site (See attached maps).
10. No hazardous vapors, air emissions or contaminated dust is migrating into occupied residential, commercial or industrial areas.
11. No off-site soil or groundwater sampling has been conducted; however, based on the levels that have been discovered, it is unlikely that hazardous substances have migrated off-site at concentrations in excess of the IHSB SRGs.
12. The local community has not expressed concern about the site
13. No sensitive environments are located on the subject property
14. Based on current information, the contamination has not migrated into any sensitive environment.
15. The site contaminants do not include radioactive or mixed radioactive and chemical wastes.

**North Carolina Department of Environment and Natural Resources**

Dexter R. Matthews, Director

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary

January 31, 2008

Mr. Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762**Re: NOTICE OF REGULATORY REQUIREMENTS FOR CONTAMINANT ASSESSMENT
AND CLEANUP**Patches Body Shop, 1903 E. Green Drive, High Point
Guilford County, North Carolina
Incident Number: 8881

Dear Mr. Johnson:

We received your Limited Phase II Environmental Site Assessment report on November 26, 2007, which reports that your site has been contaminated by one or more hazardous substances. Depending on the contaminants involved and whether the contaminants have impacted or may impact groundwater quality, you will be required to assess and cleanup the contamination under one or more cleanup authorities. Regulatory oversight for the assessment and cleanup under all applicable authorities will be provided by the Division of Waste Management through its Superfund Section, Inactive Hazardous Sites Branch ("Branch").

Based on information provided to date, the Inactive Hazardous Sites Response Act ("IHSRA"), codified under N.C. Gen. Stat. § 130A-310, *et seq.*, applies to your site. In addition, initial immediate actions may be required under 15A NCAC 2L, Groundwater Classifications and Standards.

I. ACTIONS REQUIRED AT THIS TIME:**Complete the Site Cleanup Questionnaire.**

To comply with the requirements of State law, a Site Cleanup Questionnaire, available on the website noted at the end of this letter, must be completed and returned to this office. The information you provide will be reviewed along with other information to prioritize the site, so please make certain that the information you provide is complete and accurate. Please note that your failure to inform the Branch of any nearby potable wells or other high risk conditions may adversely affect the Branch's ability to identify this site as a higher-risk site.

Take Initial Abatement Actions Required Under 15A NCAC 2L.

If you have not already done so, you must take the initial abatement actions required under 15A NCAC 2L. Pursuant to 15A NCAC 2L .0106(b), any person conducting or controlling an activity which results in the discharge of a waste or hazardous substance to the groundwaters of the State, or in proximity thereto, shall take immediate action to terminate and control the discharge, and mitigate any hazards resulting from exposure to the pollutants. Pursuant to 15A NCAC 2L .0106(c), if groundwater standards have been exceeded, you must take immediate action to eliminate the source or sources of contamination. Beyond initial abatement actions, all assessment and remediation will be done through the IHSRA.

II. FUTURE ASSESSMENT AND CLEANUP ACTIVITIES:

All correspondence regarding this site should be sent to the Branch. Future assessment and cleanup activities (activities conducted after the initial abatement steps required in 15A NCAC 2L) may be conducted through the Voluntary Cleanup Program (discussed below) or pursuant to an Order issued under N.C. Gen. Stat. § 130A-310.3. In addition, if you choose not to conduct a cleanup through the Voluntary Cleanup Program, the site may be referred to the United States Environmental Protection Agency ("EPA"). If so referred, EPA will screen the site for Federal enforcement action under the Federal Superfund Program, established under the Comprehensive Environmental Responsibility, Compensation, and Liability Act ("CERCLA").

III. VOLUNTARY CLEANUP PROGRAM:

Under the IHSRA, persons who move forward to assess and remediate contamination, without being compelled to do so through formal legal action filed against them, are called "volunteers." To participate in the voluntary cleanup program, you will be required to enter into an administrative agreement with the Branch. The voluntary cleanup will proceed through the Registered Environmental Consultant Program or under direct oversight by the Branch Staff, as discussed below:

Agreement to Conduct Assessment and Remediation Through the Registered Environmental Consultant Program.

The Branch has a privatized oversight arm of the voluntary cleanup program known as the Registered Environmental Consultant ("REC") program. Based on the responses provided on the questionnaire (degree of hazard and public interest in the site), the Branch will determine whether a staff person or an REC will perform the oversight and approval of your assessment and cleanup action. Please note that having one or more of the conditions identified on the questionnaire does not necessarily preclude the site for qualifying for an REC-directed cleanup action.

Under the REC program, the volunteer hires an environmental consulting firm, which the State has approved as having met certain qualifications, to implement a cleanup and certify that the work is being performed in compliance with regulations. In other words, the REC's certifications of compliance are in place of direct oversight by the Branch. Details of the REC program can be found at <http://www.wastenotnc.org/sfhome/recprog.htm>. If you have any questions specific to the REC Program, including how to participate, please contact the REC Program Manager, Kim Caulk, at (919) 508-8451.

Agreement to Conduct Assessment and Remediation Under State Oversight.

If the Branch determines that the site should be assessed and remediated pursuant to direct State oversight, it will not be eligible for a REC-directed cleanup. Rather, the remedial action will receive direct oversight by Branch staff.

IV. FAILURE TO RESPOND:

If we do not receive a completed questionnaire, the Branch will take further action to prioritize the site without your input. Failure to take the initial abatement steps required in 15A NCAC 2L may result in the assessment of a civil penalty against you. In addition, the Branch may seek an injunction compelling compliance with the initial abatement steps required in 15A NCAC 2L. For future work beyond the initial abatement steps required pursuant to 15A NCAC 2L, a unilateral Order may be issued pursuant to § 130A-310.3 to compel assessment and cleanup.

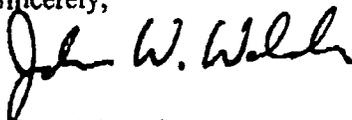
V. ADDITIONAL INFORMATION REGARDING THE IHSRA AND THE BRANCH:

People are often confused by the name of the Inactive Hazardous Sites Response Act and the Branch. By definition, "Inactive Hazardous Sites" are any areas where hazardous substances have come to be located and would include active and inactive facilities and a variety of property types. The term "inactive" simply refers to the fact that cleanup was inactive at large numbers of sites at the time of program enactment. Additional information about the Branch may be found at <http://www.wastenotnc.org/sfhome/ihsbrnch.htm>.

Submit completed questionnaire to: Gene Mao
Guilford County Environmental Health Division
1203 Maple Street
Greensboro, NC 27405

If you have additional questions about the requirements that apply to your site, please contact Gene Mao at (336) 641-3589.

Sincerely,



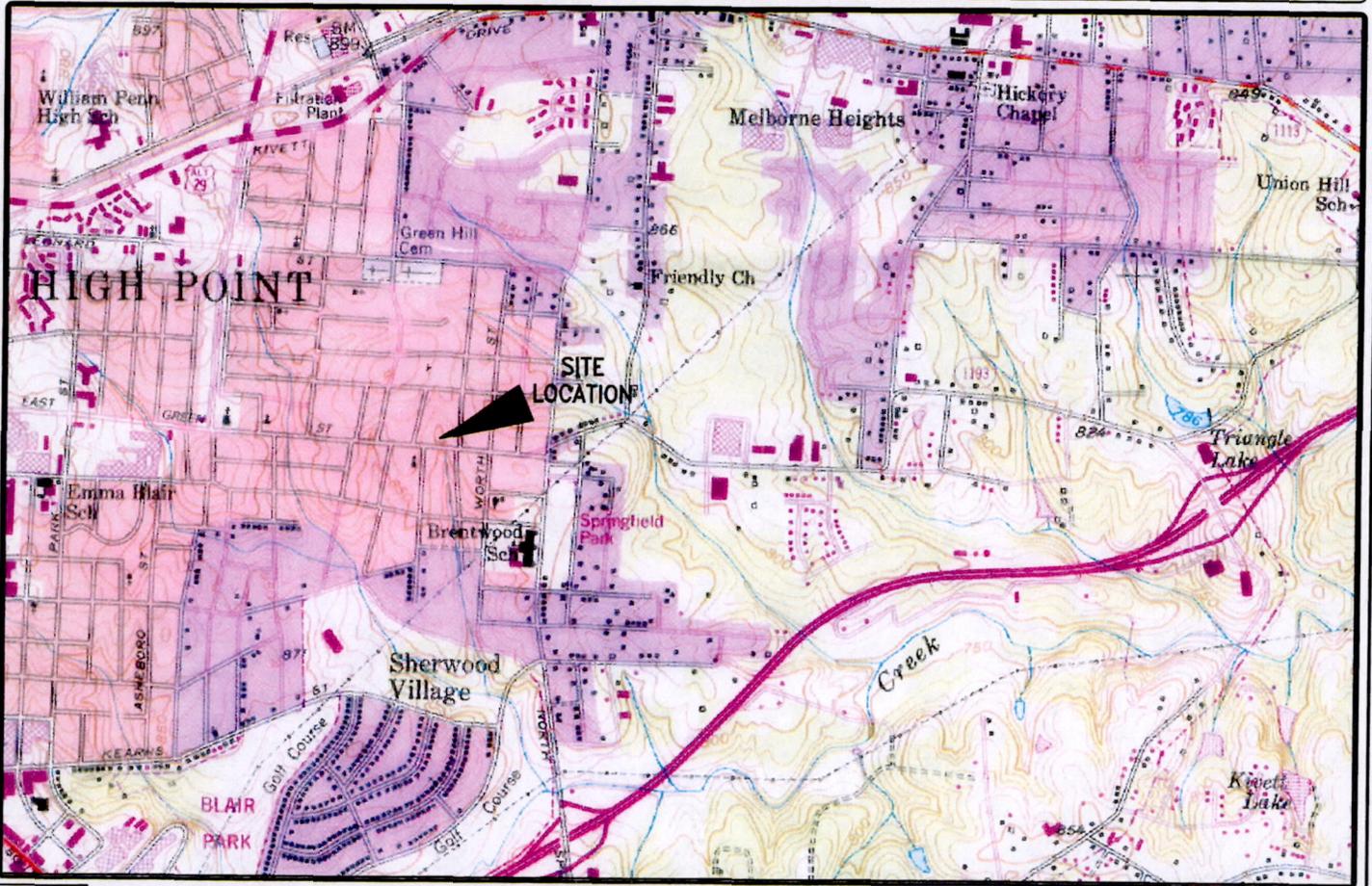
John W. Watch
Eastern Unit Supervisor
Inactive Hazardous Sites Branch
Superfund Section

Figures

USGS TOPOGRAPHIC MAP

SITE: **FORMER PATCHES BODY SHOP**

LOCATION: **HIGH POINT, NORTH CAROLINA**

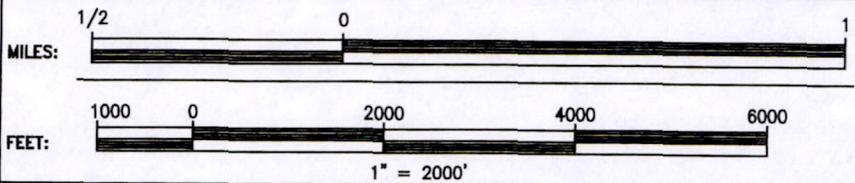


USGS IDENTIFICATION

SCALES

USGS 7.5
MINUTE MAP
ORIGINAL DATE:
PHOTOREVISION
DATE:

HIGH POINT EAST, NC
1950
1982

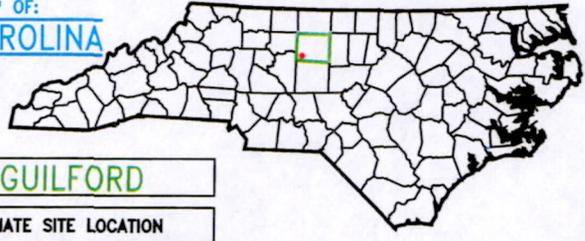


	PRIMARY HIGHWAY, HARD SURFACE
	SECONDARY HIGHWAY, HARD SURFACE
	LIGHT-DUTY ROAD HARD OR IMPROVED SURFACE
	UNIMPROVED ROAD
	STATE ROAD
	U.S. ROUTE
	INTERSTATE ROUTE

NOTES: ▶ TOPOGRAPHICAL CONTOUR INTERVAL = 10 FEET
▶ PHOTOREVISIONS DENOTED IN PURPLE



COUNTY MAP OF:
NORTH CAROLINA



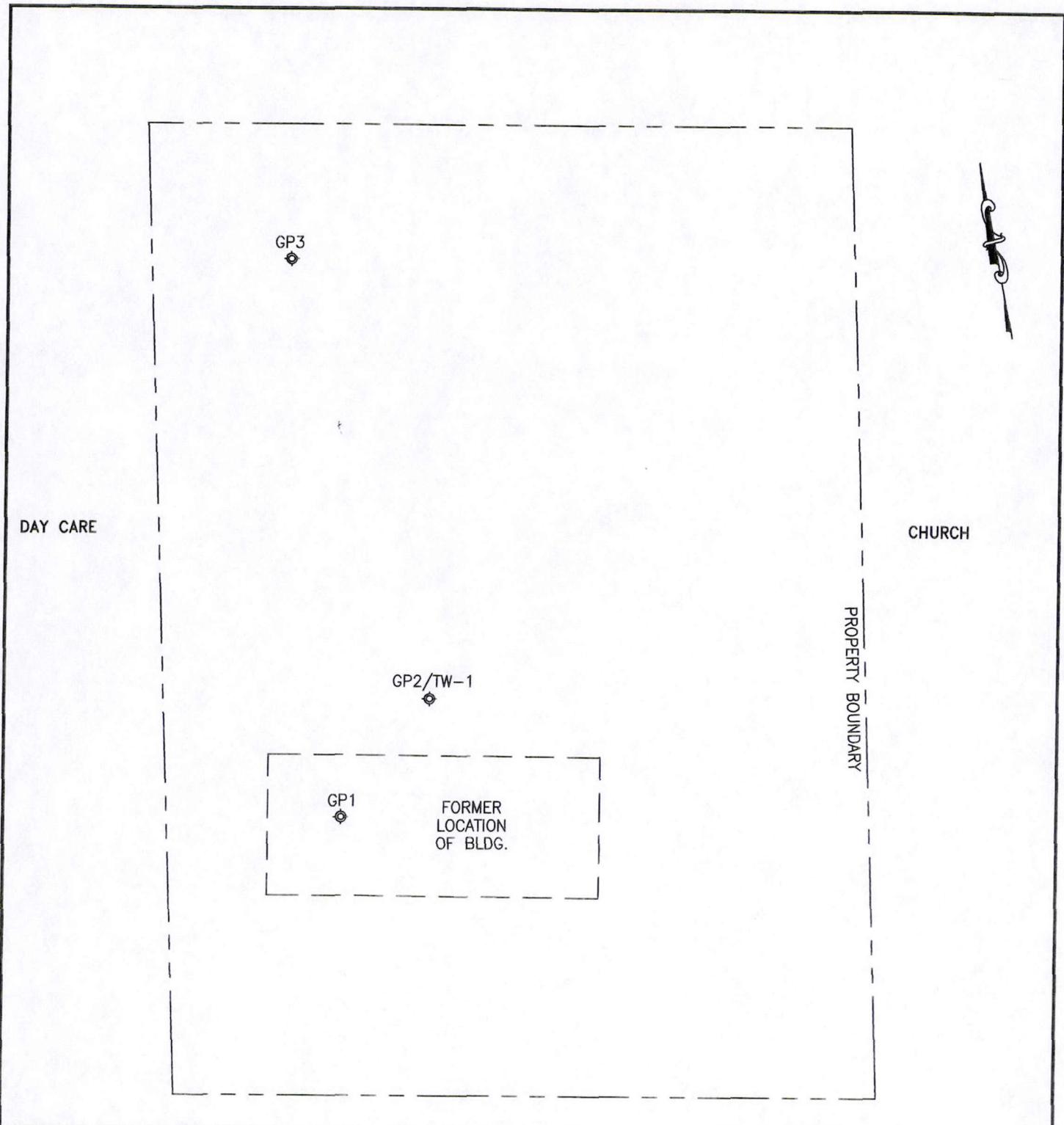
COUNTY: **GUILFORD**
APPROXIMATE SITE LOCATION



CLIENT: **HAROLD JOHNSON**
PROPERTY NAME: **1903 E. GREEN DR.**
SITE: **HIGH POINT** STATE: **NORTH CAROLINA**
TITLE: **TOPOGRAPHIC MAP**

SCALE: **1"=2000'**
DATE: **11/13/07**
DRAWN BY: **KAM**
CHECK BY: **BSH**
JOB NO.: **2007-232**
TYPE PHASE: **II**
DRAWING NAME: **USGSTOPO**
FIGURE NUMBER: **1**

NOTES
TOPOGRAPHIC MAP USED IN THIS GRAPHIC IS MAPPED, EDITED, AND PUBLISHED BY THE UNITED STATES GEOLOGIC SURVEY, DEPARTMENT OF THE INTERIOR, RESTON VIRGINIA.
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.



DAY CARE

CHURCH

PROPERTY BOUNDARY

GP2/TW-1

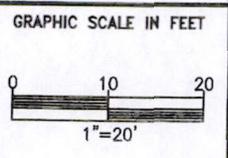
GP1

FORMER
LOCATION
OF BLDG.

EAST GREEN DR.



CLIENT	HAROLD JOHNSON		DATE	11/5/07	DRAWN	KAM
SITE	1903 E. GREEN DR.		LAY		CHECKED	BSH
CITY	HIGH POINT	STATE	NORTH CAROLINA	DWG	SITE PLAN	
TITLE	SITE PLAN		J-NO.	2007-232	FRAME	2





North Carolina Department of Environment and Natural Resources

Dexter R. Matthews, Director

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary

January 31, 2008

Mr. Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762

Re: **NOTICE OF REGULATORY REQUIREMENTS FOR CONTAMINANT ASSESSMENT
AND CLEANUP**

Patches Body Shop, 1903 E. Green Drive, High Point
Guilford County, North Carolina
Incident Number: 8881

Dear Mr. Johnson:

We received your Limited Phase II Environmental Site Assessment report on November 26, 2007, which reports that your site has been contaminated by one or more hazardous substances. Depending on the contaminants involved and whether the contaminants have impacted or may impact groundwater quality, you will be required to assess and cleanup the contamination under one or more cleanup authorities. Regulatory oversight for the assessment and cleanup under all applicable authorities will be provided by the Division of Waste Management through its Superfund Section, Inactive Hazardous Sites Branch ("Branch").

Based on information provided to date, the Inactive Hazardous Sites Response Act ("IHSRA"), codified under N.C. Gen. Stat. § 130A-310, *et seq.*, applies to your site. In addition, initial immediate actions may be required under 15A NCAC 2L, Groundwater Classifications and Standards.

I. ACTIONS REQUIRED AT THIS TIME:

Complete the Site Cleanup Questionnaire.

To comply with the requirements of State law, a Site Cleanup Questionnaire, available on the website noted at the end of this letter, must be completed and returned to this office. The information you provide will be reviewed along with other information to prioritize the site, so please make certain that the information you provide is complete and accurate. Please note that your failure to inform the Branch of any nearby potable wells or other high risk conditions may adversely affect the Branch's ability to identify this site as a higher-risk site.

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If you have not already done so, you must take the initial abatement actions required under 15A NCAC 2L. Pursuant to 15A NCAC 2L .0106(b), any person conducting or controlling an activity which results in the discharge of a waste or hazardous substance to the groundwaters of the State, or in proximity thereto, shall take immediate action to terminate and control the discharge, and mitigate any hazards resulting from exposure to the pollutants. Pursuant to 15A NCAC 2L .0106(c), if groundwater standards have been exceeded, you must take immediate action to eliminate the source or sources of contamination. Beyond initial abatement actions, all assessment and remediation will be done through the IHSRA.

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Submit completed questionnaire to: Gene Mao
Guilford County Environmental Health Division
1203 Maple Street
Greensboro, NC 27405

If you have additional questions about the requirements that apply to your site, please contact Gene Mao at (336) 641-3589.

Sincerely,



John W. Watch
Eastern Unit Supervisor
Inactive Hazardous Sites Branch
Superfund Section



November 21, 2007

Mr. Harold Johnson
The Johnson Family Bravo, L.P.
615 North Hamilton Street
High Point, North Carolina 27262



**RE: Limited Phase II Environmental Site Assessment
Former Patches Body Shop
1903 E. Green Drive, High Point, NC
Pyramid Project #2007-232**

Dear Mr. Johnson:

Pyramid Environmental and Engineering, P.C., has completed a Limited Phase II Environmental Site Assessment (ESA) for the referenced site. Enclosed please find one copy of the report. As required, a copy of the report was mailed to Ms. Sue Robbins at the North Carolina Department of Environmental and Natural Resources, Inactive Hazardous Sites Branch (IHSB) in Raleigh, North Carolina.

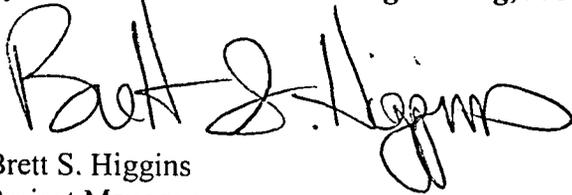
On October 17, 2007, Pyramid mobilized to the site to collect the required soil and groundwater samples to complete the Limited Phase II Assessment. Three (3) soil borings (GP1, GP2/TW-1, & GP3) were installed using a truck mounted direct-push sampling machine to assess the areas of concern at the subject property. Two soil samples were collected from the former building area and analyzed however, none of the detected concentrations exceeded the IHSB Soil Remediation Goals (SRGs) or the UST Section soil-to-groundwater or residential MSCCs. The only metal detected at concentrations that exceed the IHSB SRGs is manganese, which was detected at 580 mg/kg in GP2-4-6'. This concentration is above the SRGs, but below the background concentration of 710 mg/kg in sample (GP3-2-4'). The detected concentrations of manganese in GP-2 and the background sample represent naturally occurring levels of manganese in the soils.

Boring GP2 was converted into a temporary monitoring well (TW-1) using 1-inch diameter PVC well pipe. The groundwater samples collected from TW-1 were analyzed and concentrations of tetrachloroethene (48 µg/L) and trichloroethene (4.3 µg/L) were detected that exceed their respective NCAC 2L groundwater standards. The detected concentrations of tetrachloroethene and trichloroethene do not exceed the UST Section Gross Contaminant Levels (GCLs).

Based on these findings and the fact that the site is classified as low risk, we recommended that the DENR consider site closure using deed recordation with land use restrictions. The groundwater concentrations detected represent a minor historical release of solvents from the former operations at the site. There are no continuing sources of contamination, and the soils concentrations detected do not represent a secondary source. The institutional control (Deed Restriction) would provide assurance that no water supply wells would be installed on the property. It is possible that the site may still be added to the Inactive Hazardous Waste Sites list since chlorinated solvents were detected in the groundwater at concentrations that exceed the 2L drinking water standards. We feel that this is unreasonable given the low concentrations detected and the low risk commercial classification of the property; however, the IHSB may not agree with this opinion. You will receive a letter from the IHSB with an explanation of their ruling after the report has been reviewed. If you have any questions or if you need additional information, please contact us at 335-3174.

Sincerely,

Pyramid Environmental & Engineering, P.C.

A handwritten signature in black ink, appearing to read "Brett S. Higgins". The signature is fluid and cursive, with the first name "Brett" being the most prominent.

Brett S. Higgins
Project Manager



COPY

North Carolina Department of Environment and Natural Resources

Dexter R. Matthews, Director

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary

October 8, 2007

Mr. Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point NC 27762

RE: Work Plan Approval
Patches Body Shop
High Point, Guilford County, NC

Dear Mr. Johnson:

The Inactive Hazardous Sites Branch (IHSB) appreciates your cooperation with the investigation activities taking place for the above referenced project. I have reviewed the draft Work Plan, which I received on September 24, 2007 prepared by Pyramid Environmental & Engineering, PC for the site. The plan has been approved. We anticipate to receive the investigation report by the first of December 2007.

If you have any questions please contact me at (919) 508-8472.

Sincerely,

Sue Robbins
Inactive Hazardous Sites Branch
Superfund Section

cc: Mike Jones, Pyramid



North Carolina Department of Environment and Natural Resources

Dexter R. Matthews, Director

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary

TELEPHONE MEMO TO THE FILE

Call To: Sue Robbins Call From: Mike Jones
Date of Call: 9/21/07 File No.: _____
Phone No.: 336-335-3174 Subject: Patches Body Shop

- formerly ran 625, wanted to run 8210
told him to run 8260/8270 on GW sample

Signed: S. Robbins



September 21, 2007

Ms. Sue Robbins, Hydrogeologist
Inactive Hazardous Sites Branch – Superfund Section
1646 Mail Service Center
Raleigh, North Carolina 27699-1646



**RE: Inactive Hazardous Sites Branch (IHSB) Assessment for the
Patches Body Shop Property at 1903, East Green St., High Point, NC
Pyramid Project # 2007-232**

Dear Ms. Robbins:

As requested by Johnson Family Bravo LP, Pyramid Environmental & Engineering, P.C., (Pyramid) has reviewed the information relating to the DENR letter dated August 2, 2007. The DENR letter is presented as *Attachment A*. A summary of the site information and the recommended work plan to respond to the DENR request are presented in this letter.

Site History

In June 2007, the NC DENR State Lead contractor performed a Phase I Limited Site Assessment (LSA I) for the referenced site. The LSA report listed the site as Former Patches Body Shop, Groundwater Incident # 8881. The focus of the LSA was the former petroleum underground storage tank (UST) system located on the east side of the former gasoline station. The gas station reportedly operated both gasoline and diesel USTs that were removed in 1989. The location of the former gasoline station building is shown on the property survey from 1972, and the aerial photograph from 1970. The location of the former USTs is shown on the LSA Site Map from the LSA I. These maps are presented in *Attachment B*.

To obtain the most recent report from the IHSB files, Pyramid visited Raleigh and copied the LSA I report. The report was prepared for the State Lead Program and was originally targeted to detect petroleum hydrocarbons. The work completed in the LSA I is summarized below.

- The property use in the area is residential and commercial.
- City water is provided to all residents and businesses and no supply wells were located within 1500 feet of the site.

work plan okay
need date to expect
report

- The nearest surface water is Richland Creek which is located approximately 200 feet south of the site.
- The subject property is vacant at this time, and the former gasoline station has been removed.
- The reported lithology is silty clay with some quartz (Saprolite) to 20 feet where there was auger refusal.
- One groundwater monitoring well (MW-1) was installed in the former petroleum underground storage tank (UST) pit.
- Soil samples were collected from MW-1 and analyzed for VOCs, SVOCs, and VPH & EPH using the MADEP methods.
- The depth to groundwater measured in MW-1 was 6.04 feet BLS.
- For soil, the LSA reported tetrachloroethene and vinyl chloride concentrations in soil above the MSCCs for petroleum sites. However, concentrations detected in soil were below the IHSB Soil Remediation Goals (August 2006).
- For groundwater, the LSA reported C5-C8 Aliphatics above 2L Standards in MW-1. The LSA I also recommended sampling MW-1 in December 2007.
- The LSA Recommendations were that the detected compounds indicate a possible chlorinated solvent release. Based on the presence of chlorinated compounds in soil, the IHSB required additional assessment at the Patches Body Shop Site.

Selected data and maps from the LSA I are presented in *Attachment C* for your reference.

Current Regulatory Requirements

Based on the detections of chlorinated compounds in the soil at the site, the IHSB requested that the property owner (Johnson Family Bravo LP) perform additional assessment to provide data concerning possible chlorinated compounds. The data provided in the LSA I performed by the State Lead Contractor showed minor concentrations of chlorinated compounds PCE and Vinyl Chloride below the IHSB Soil Remediation Goals (RGs).

In order to address these minor soil concentrations, the IHSB requested additional assessment of soil and groundwater. The work is being completed to check in the former auto maintenance area to see if there is a source area of chlorinated solvents associated with the former operations. If the assessment does not show concentrations of chlorinated solvents, then the IHSB would be willing to forego placing the site on the IHSB Sites List

Soil & Groundwater Assessment Work Plan

Pyramid prepared a proposed work plan and called Ms. Sue Robbins to discuss the requirements of the IHSB Program for this site. Pyramid consulted with Ms. Sue Robbins to verify that the assessment was required, and that the work plan would provide enough information for the IHSB to make decisions on the site status. The proposed work plan involves collection of both soil and groundwater samples in the area of the former service station building.

The LSA I was copied from the State files, and the laboratory analyses were reviewed in detail to assure that concentrations detected were not Tentatively Identified Compounds (TICs) or at levels below the method detection limits. The lab report and QA/QC report showed that relatively low concentrations of PCE, TCE, 1,2-DCE, and Vinyl Chloride detected in soil were above method detection limits. The chlorinated compounds detected in the soil samples in the former UST basin were detected at low levels, below the August 2006 update to the Health Risk-Based Soil RGs for the IHSB Program. The IHSB requested additional soil and groundwater analyses in the operational area of the site, in and around the former body shop and service station building.

The proposed soil boring locations are shown on the attached aerial map. One soil boring will be completed in the former service bay of the station where oils, degreasers, and solvents may have been used. The second boring will be completed behind the station building where operations may also have been conducted. Re-sampling of soil and groundwater in the former UST area (MW-1) is not required because soil and groundwater concentrations detected in June 2007 are below applicable IHSB RGs.

For soil, the proposed soil borings will be completed using a Geoprobe, and the soil samples will be collected above the water table. In June 2007, the water level in MW-1 was measured at 6 feet below land surface (BLS). The soils will be screened in the field at 2 foot intervals using field instruments to detect organic vapors. The sample with the highest field screening response from each boring will be selected for laboratory analysis. Standard QA/QC Procedures will be used in the collection and preservation of the environmental samples, and are summarized in *Attachment D*. The samples will be immediately preserved on ice in a cooler for shipment to the analytical laboratory. Standard field and laboratory QA/QC procedures will be employed in the project to assure that the data generated are of acceptable quality. The soil samples collected will be analyzed at Prism Laboratories in Charlotte, NC using :

EPA Method 8260 B for Volatile Organic Compounds,
EPA Method 8270 C for Semi-Volatile Organic Compounds, & for
14 Hazardous Metals (Sb, As, Be, Cd, Cr, Cu, Pb, Hg, Mg, Ni, Se, Ag, Tl, Zn)

The laboratory data for metals in soil will be compared to a background soil sample collected near the northern border of the property. The background sample will be analyzed for the 14 Hazardous Metals only.

For groundwater sampling, one temporary PVC monitoring well will be installed in the area that shows the most contamination during the field screening. The temporary well will be installed in the Geoprobe soil boring and developed. The groundwater will be collected using a new polyethylene bailer and the samples will be collected in laboratory provided containers. Standard QA/QC Procedures will be used in the collection of the environmental samples, and these are summarized in *Attachment D*. The samples will be

immediately preserved on ice in a cooler for shipment to the analytical laboratory. Standard field and laboratory QA/QC procedures will be employed in the project to assure that the data generated are of acceptable quality. The laboratory will employ MS/MSD procedures for the analyses on these groundwater samples, and a Trip Blank will also be used for the sample set. The groundwater samples collected will be analyzed at Prism Laboratories in Charlotte, NC using :

EPA Method 8260 B for Volatile Organic Compounds,
EPA Method 8270 C for Semi-Volatile Organic Compounds, & for
14 Hazardous Metals (Sb, As, Be, Cd, Cr, Cu, Pb, Hg, Mg, Ni, Se, Ag, Tl, Zn)

The proposed groundwater assessment will provide additional groundwater data from TW-1 to meet the requirements of the IHSB Program.

IHSB Reporting

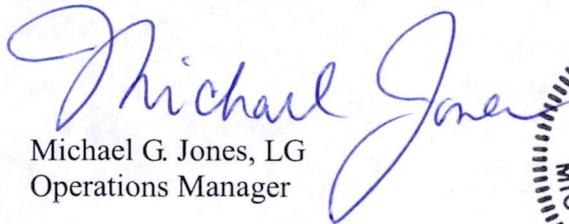
After receipt of the analytical data from the laboratory, Pyramid will prepare a report that discusses the newly acquired data in comparison to the IHSB Remediation Goals (RGs) for soil and groundwater. The report will be submitted to the IHSB project manager for review. Pyramid will make recommendations based on the findings, and propose site closure or additional assessment as appropriate.

Closing

Please review this work plan and provide your comments or approval to Pyramid or Mr. Harold Johnson. To approve the work plan, a letter or an E-mail response to mike@pyramidenvironmental.com would be sufficient. If you have any questions or if you need additional information, please call me 336-335-3174.

Sincerely,

Pyramid Environmental & Engineering, P.C.



Michael G. Jones, LG
Operations Manager



Copy : Harold Johnson

Attachment A



North Carolina Department of Environment and Natural Resources

100 North Salisbury Street

Division of Waste Management

100 North Salisbury Street
Raleigh, NC 27601-1200

August 2, 2007

Mr. Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762

RE: Referral to Inactive Hazardous Sites Branch
Patches Body Shop
High Point, Guilford County, NC

Dear Mr. Johnson:

The Underground Storage Tank (UST) Section recently referred the subject site to the Inactive Hazardous Sites Branch (Branch) of the Division of Waste Management because hazardous substances were detected during recent assessment activities at the Site. Specifically, information provided by the UST Section indicates that tetrachloroethene and vinyl chloride were detected in soil samples and C5-C8 Aliphatic compounds were detected in groundwater. Because soil and groundwater analyses are incomplete, the Branch will allow a short delay before the addition of this Site to the Branch's inventory of sites if you agree to perform the additional sampling necessary to determine current Site conditions.

Based on my review, the collection of additional soil and groundwater samples from the areas formerly used by the automotive repair shop are needed. The number and locations of the soil and groundwater samples can be determined with the aid of an environmental consultant (the use of a geoprobe to collect soil and groundwater samples is acceptable). The sample analyses should include the 14 hazardous list metals, volatile and semi-volatile organic compounds, and any other compounds containing hazardous substances stored or used at the site. If the additional sampling determines that no contamination is present and/or if it fully defines the contamination and indicates that concentrations in the soils are below remedial action levels, it will not be necessary to add this site to the inventory and no further action will be necessary. If you are interested in moving forward with the additional sampling, please provide me with a brief workplan by August 31, 2007. Results of the sampling must be provided within 90 days of our approval of your workplan. If the results do show further cleanup is necessary, the site will be added to the Branch's inventory of sites requiring further action.

If you do not wish to proceed with additional sampling at this time, the site will be added to the inventory and then addressed in order of priority. At the time the site becomes a priority for action, the IHSB will require those responsible to conduct an assessment and cleanup (if necessary).

Mr. Johnson
Page 2 of 2

You may find information on the Inactive Hazardous Site Branch at our web site at <http://wastenotnc.org/>. If you have any questions, please feel free to contact me at (919) 508-8472.

Sincerely,

A handwritten signature in cursive script that reads "Sue Robbins".

Sue Robbins, Hydrogeologist
Inactive Hazardous Sites Branch
Superfund Section

Attachment B

Guilford County, NC



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 57 feet

2007 Aerial

170
12-12
1-50



E. (1300-5)

Attachment C

**Limited Site Assessment Report – Phase I
Incident No. 8881**

Former Patches Body Shop

**1903 East Green Drive
High Point, North Carolina
Guilford County**

**Latitude: 35.95349° N
Longitude: 79.98368° W**

Prepared For:

North Carolina Department of Environment and Natural Resources
1637 Mail Service Center
Raleigh, North Carolina 27699-1637

Prepared By:

Terraine, Inc.
600 Towne Centre Blvd. Suite 103
Pineville, North Carolina 28134
www.terrainec.com

NCDENR Contract No. N05015-5C
Terraine Project No. 05-NCSL-133

RECEIVED / DENR
DWM UST SECTION
07 JUL -2 PM 1:34

June 29, 2007

II. General Site Information

A. Facility Information

Facility Name: Former Patches Body Shop
UST Incident #: 8881
Facility address and county:
1903 East Green Drive
High Point, NC 27260
Guilford County

B. Current Property Owner

Harold Johnson
The Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762
(336) 884-4555

C. Contacts

- Name, address, telephone number and job title of primary contact person:*
Harold Johnson, property owner
The Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762
(336) 884-4555
- Name, address, telephone number of primary consultant:*
Terraine, Inc. (Terraine)
600 Towne Centre Blvd., Suite 103
Pineville, NC 28134
(800) 531-1242
- Name, address, telephone number, and State certification number of laboratory:*
TestAmerica, Inc. - North Carolina State Certification #387
2960 Foster Creighton Drive
Nashville, TN 37204
(615) 726-0177

D. Release and UST Information

The former Patches Body Shop property is located at 1903 East Green Drive, High Point in Guilford County, North Carolina (**Figures 1 and 2, Appendix B**). The property is currently vacant. An underground storage tank (UST) system comprised of three 1,000-gallon USTs and one 550-gallon UST formerly operated at the site. The USTs, which reportedly contained gasoline and diesel fuel, were taken out of service in 1972. The USTs were removed from the site in February 1989. Total petroleum hydrocarbons (115 milligrams per kilogram [mg/kg]) were detected in excess of the North Carolina State Action Level (10 mg/kg) in the soil sample collected beneath one of the 1,000 gallon USTs during tank closure activities. No further documentation of the tank closure was included in the historical file. No further investigative activities since February 1989 have been reported.

Table 2
Summary of Soil Analytical Results

Former Patches Body Shop
1903 East Green Drive
High Point, NC
Guilford County
Incident No.: 8881

Sample ID:	SB-1	SB-1	MSCC (soil to groundwater)	Residential Soil Cleanup Levels
Depth (feet):	5	10		
Sample Date:	6/1/07	6/1/07		
Sample Time:	13:25	13:40		
MADEP EPH/VPH:				
C5-C8 Aliphatic Hydrocarbons	ND	ND	72	939
C9-C18 Aliphatic Hydrocarbons	ND	ND	3,300	9,386
EPA 8260B:				
Acetone	0.298	ND	2.8	1,564
Benzene	ND	ND	0.0056	18
Toluene	ND	ND	7.3	3,200
Ethylbenzene	ND	ND	4.6	1,560
Xylenes (total)	ND	ND	5	3,129
Methyl tert-Butyl Ether	ND	ND	0.92	213
Naphthalene	ND	ND	0.58	313
Tetrachloroethene	0.106	ND	0.0074	12
Trichloroethene	0.0128	ND	0.018	1.6
cis-1,2-Dichloroethene	ND	0.109	0.35	156
trans-1,2-Dichloroethene	ND	0.0449	0.54	320
Vinyl Chloride	ND	0.00590	0.000094	0.46
1,2-Dichloroethene	ND	0.154	NE	NE
EPA 8270C:				
Benzo (a) anthracene	ND	ND	0.34	0.88

IHSB
Soil Rem. Goals

2800

0.48
0.053
8.6
13.8
0.079
8.6

0.62

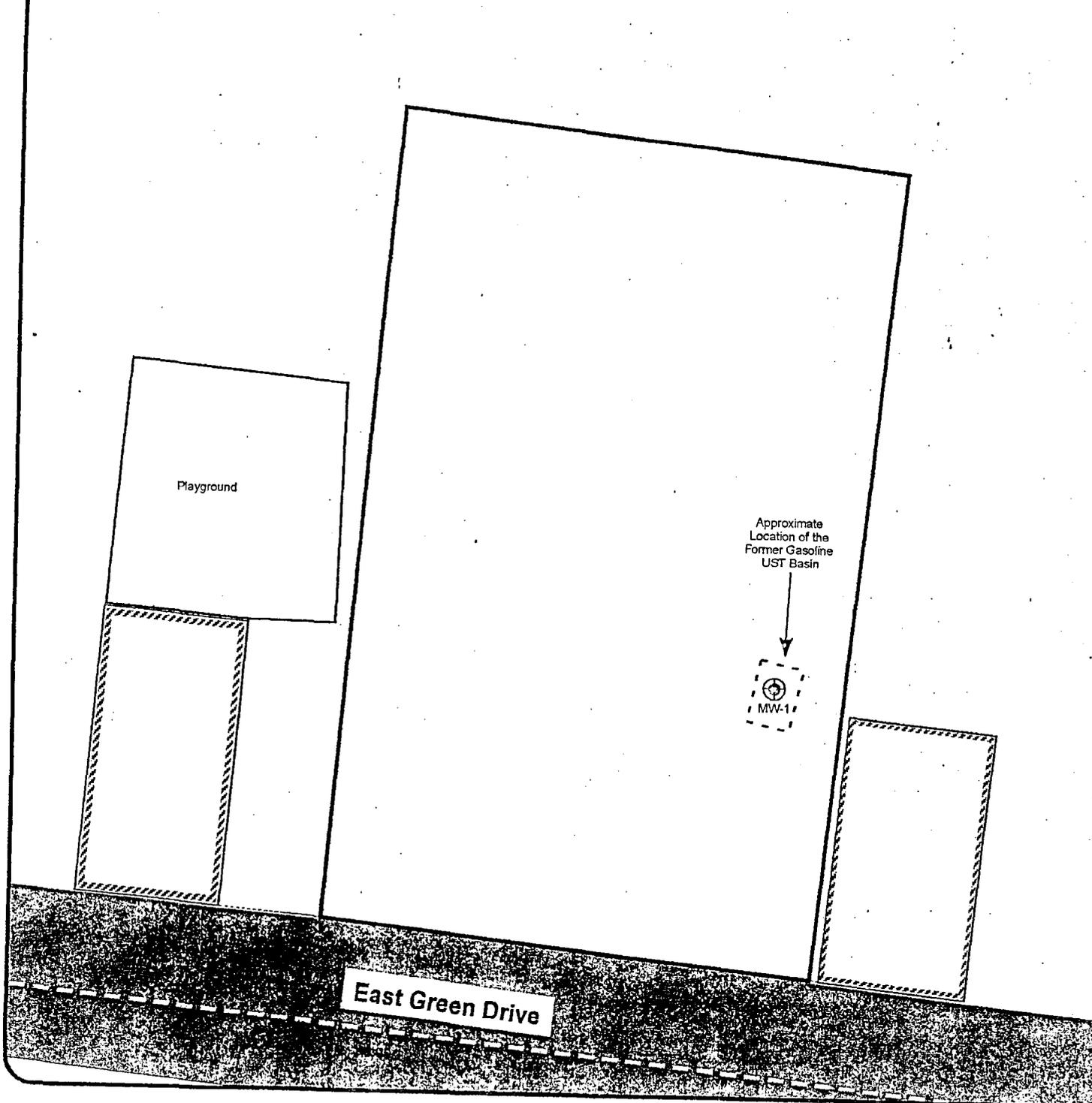
Data expressed in parts per million (mg/kg)
Data highlighted in bold italicized font indicates levels above Soil-to-Water Maximum Contaminant Concentrations
A complete list of target compound is included with laboratory report in Appendix E
EPA - Environmental Protection Agency
MADEP - Massachusetts Department of Environmental Protection
MSCC - Maximum Soil Contaminant Concentration
ND - None Detected (below method reporting limits)
VPH - Volatile Petroleum Hydrocarbons
NE - No Standard Established
EPH - Extractable Petroleum Hydrocarbons

RECEIVED / DENK
DWM JUST SECTION
07 JUL 2007

Table 3
Summary of Groundwater Analytical Results

Former Patches Body Shop
1903 East Green Drive
High Point, NC
Guilford County
Incident No.: 8881

Well ID:	MW-1	2L Standards	GCL
Sample Date:	6/6/07		
Sample Time:	15:00		
MADEP EPH/VPH			
C5-C8 Aliphatics	878	420	420,00
Standard Method 6210D + MTBE, IPE, EDB			
Benzene	ND	1	5,000
Toluene	ND	1,000	257,500
Ethylbenzene	ND	550	29,000
Xylene	ND	530	87,500
Naphthalene	ND	21	15,500
Methyl tert-butyl ether (MTBE)	3.51	200	200,000
Diisopropyl ether (IPE)	2.61	70	70,000
EPA 625 Acid and Base/Neutral Extractables			
Anthracene	ND	2,100	2,100,000
EPA 3030C			
Lead	ND	15	15,000
Data expressed in parts per billion (ppb) (µg/L)			
Highlighted data in bold italicized font indicates level above established NCAC 2L limits			
A complete list of target compounds is included with laboratory report Appendix E			
EPA - Environmental Protection Agency			
MADEP - Massachusetts Department of Environmental Protection			
NCAC - North Carolina Administrative Code			
NA - Not Applicable			
ND - None Detected (below method reporting limits)			
VPH - Volatile Petroleum Hydrocarbons			
EPH - Extractable Petroleum Hydrocarbons			



NOTES

LEGEND

-  Subject Property Boundary
 -  Parcel Lines
 -  Soil Boring/Monitoring Well
 -  Building
- 0 15 30 60
(SCALE IN FEET)



Figure 3 Site Map	
Former Patches Body Shop 1903 East Green Street High Point, NC Guilford County	
Incident # 8881	
Prepared For NCDENR	
DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCSL-133



NOTES

LEGEND

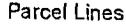
-  Subject Property Boundary
-  Parcel Lines
-  Soil Boring/Monitoring Well
-  Building



Figure 5
Soil Boring Location
& Analytical Data Map
Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County

Incident # 8881

Prepared For
 NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCSL-133

SB-1 (5 ft bsg)	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	ND
Naphthalene	ND
Tetrachloroethene	0.106

SB-1 (10 ft bsg)	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	ND
Naphthalene	ND
Vinyl Chloride	0.00590
1,2-Dichloroethene	0.154



East Green Drive

Data expressed in parts per million (mg/kg)
 Data highlighted in bold italicized font indicates levels above Soil-to-Water Maximum Contaminant Concentrations
 ND - None detected (below method reporting limits)



NOTES

LEGEND

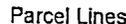
-  Subject Property Boundary
 -  Parcel Lines
 -  Soil Boring/Monitoring Well
 -  Building
- 0 15 30 60
(SCALE IN FEET)



Figure 6
Monitoring Well Location
& Analytical Data Map
Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County

Incident # 8881

Prepared For
 NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCSL-133

MW-1	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	3.51
Naphthalene	ND
C5-C8 Aliphatics	878



East Green Drive

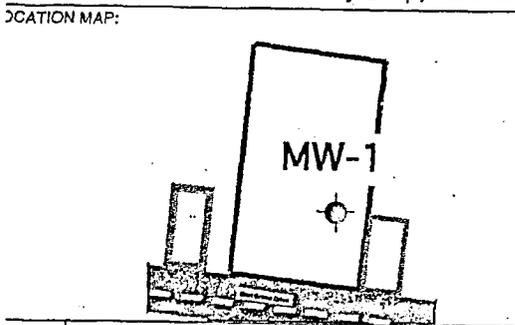
Data expressed in parts per billion (ppb)(µg/L)
 Highlighted data in bold italicized font indicates level above established NCAC 2L limits
 ND - None detected (below method reporting limits)

Facility Name: Former Patches Body Shop, 1903 E. Green Drive, High Point, Guilford County, NC

Incident #: 8881

BORING# SB-1
WELL# MW-1

PG 1
OF 1



START DATE & TIME: 6-1-07 @ 13:15
 COMP. DATE & TIME: 6-1-07 @ 15:00
 LOGGED BY: Daniel Hockett - Terraine, Inc.
 DRILLER: Danny Summers - Geologic Exploration, Inc.
 DRILLING METHOD: Diedrich D-120 with 4.25" ID HSA
 ELEV (MSL): T.D. (MSL): 20 feet



Standard Boring Log

COMMENTS: Borehole converted to monitoring well after collection of soil samples. Soil samples collected from the 5' and 10' intervals and submitted for laboratory analysis.

MSL	COMPLETION DIAGRAM	WATER LEVEL	PENETRATION RATE	DEPTH / TIME	GRAPHIC LITHOLOGY	PID	SAMPLES & CORES		DESCRIPTION (Color, Texture, Structure, etc.)
							TYPE	REC.	
	BOREHOLE DIAMETER: 4.25" OD 0 1 2 3 4 5 6 7 8 Concrete Pad Locking Cap Bentonite Seal 2" PVC Casing 2" PVC Screen (10-slot) #2 Filter Sand End Plug	6.04 6/6/07							
				0		ND	Hand auger	8260 8270 VPH EPH	SILTY CLAY. TAN WITH YELLOW VEINS, QUARTZ PEBBLES.
				10		ND	SS	8260 8270 VPH EPH	MICACEOUS CLAY. TAN, MOIST. NO PETROLEUM ODOR.
									CLAY. FINE, GRAY. SATURATED.
				20					CLAY. SAPROLITE. AUGER REFUSAL AT 20 FEET
				30					
				40					
				50					
				60					

Attachment D

Standard Field Procedures

Pyramid Environmental & Engineering, P.C.

1.0 Equipment Decontamination

Equipment decontamination is essential to assure representative environmental samples are collected, and to eliminate the potential for cross contamination between sample points. Pyramid strives to clean all field equipment prior to leaving the office; however, field decontamination is still required on most projects. The procedures for decontamination of water level probes, hand augers, sampling trowels, and other field equipment is listed below.

1.1 EPA Region IV Decontamination Procedures:

All drilling and soil sampling equipment is decontaminated using a steam cleaner. Reusable groundwater and surface water sampling equipment and split spoon samplers are decontaminated using the procedure described below.

1. Wash with non-phosphate detergent and water, brush to remove particulate matter.
2. Rinse with tap water.
3. Rinse with 10 percent nitric acid solution (only if sampling for metals)
4. Rinse with deionized water.
5. Rinse with pesticide-grade isopropyl alcohol.
6. Rinse with deionized water.
7. Air-dry as long as possible.

This procedure is used on sampling all parameters. If metals are not being sampled, then the 10 % nitric acid solution is not used for decontamination. Equipment that is not used immediately after decontamination is wrapped in aluminum foil prior to storage.

2.0 Soil Boring Installation & Sampling:

Soil borings are used by Pyramid to characterize the subsurface at many sites. The borings provide information concerning soil types, depth to refusal, organic vapors that may be present, and can be used to obtain samples for laboratory analysis. Pyramid conducts borings in many different ways, using hand augers, Direct Push equipment (Geoprobe), split-spoon samplers (ASTM D 1586-84), and Virbo-Core. The following procedures are used by Pyramid Environmental when performing soil borings :

1. Soil boring locations are chosen, and the utility locating service is called to mark all utilities. If private utilities at the site need to be located in addition to the public utility locating service, then these utilities are located and marked by a private utility locator service.
2. All-down hole drilling equipment is steam cleaned prior to use and between borings using the standard decontamination procedures. Additional decontamination procedures are used for quality assurance for sampling tools such as split spoons or Direct-Push Points.
3. Soil borings are advanced using direct-push, drilling rigs, hand augers, or other appropriate means.
4. Soil samples are normally collected at a minimum of 5-foot intervals. Each sample is divided into two parts. Soil samples for laboratory analyses are jarred from the initial sample volume. The remaining soil is stored in a sealed container for headspace analysis with an organic vapor analyzer (OVA). After screening the soil with the field instruments, each soil sample is described by the field geologist and a geologic description is recorded in the field notes.
5. Soil samples selected for laboratory analysis are placed in properly prepared, laboratory supplied containers and immediately packed in a cooler on ice. Sample custody is maintained using standard chain-of-custody procedures through delivery to the analytical laboratory.
6. Soil borings, which are not completed as monitor wells are grouted using a Portland cement, bentonite, or backfilled with soil cuttings.
7. Soils are typically described in the field by the project geologist or soil scientist and are classified according to the Unified Soil Classification System (ASTM D 2488-84).

2.1 Headspace Screening:

Soil samples are routinely screened for volatile organic compounds (VOCs) which may be an indication of organic or petroleum hydrocarbon contamination. The typical screening procedure includes immediately transferring the soil from the sampling devices to a sealed container (eg., glass jar or sealed plastic bag). The soil container is filled approximately halfway with soil and sealed. This creates headspace above the soil in which VOCs may accumulate. The container is allowed to stand for 10 to 15 minutes for the VOCs to equilibrate in the headspace of the container. The headspace of the container is then screened using a calibrated organic vapor analyzer (PID or FID). The screening is conducted by cracking the seal only enough to allow insertion of the probe into the headspace so as not to dilute the sample. In most cases where the contaminant of concern includes volatile organics, the soil samples showing the highest OVA readings from each boring are selected for laboratory analysis.

2.2 Soil Sample Collection for Laboratory Analysis:

After the soil sampling depth has been reached, soil samples are collected using a variety of sampling devices. The soil sample methods include sampling from split-spoons, stainless steel hand augers, stainless steel sampling scoops, and directly from the center of the excavator bucket. The sample technician uses appropriate disposable sampling gloves, which are changed between samples to avoid cross-contamination of samples. Each sampling device is decontaminated prior to use. Only laboratory provided containers are used for sample collection. Samples are collected in accordance with the preservation methods required by the requested analytical method. Samples are handled as little as possible and preserved in the field as specified for the analytical method. The samples are stored and transported to the laboratory in an insulated cooler chilled to approximately 4 degrees C. The samples are labeled with a minimum of the

following information : project name or number, sampler name, date collected, sample number, and analysis requested. Sample custody is maintained using standard chain-of-custody procedures through delivery to the analytical laboratory. Notes of the sampling events are recorded in bound field notebooks.

3.0 Direct Push Sampling Procedures

Direct Push sampling techniques has been used at many sites to collect soil and groundwater samples rapidly and inexpensively. Track mounted direct push rigs can access hard to reach areas and allow borings and small diameter monitoring wells to be installed. Pyramid has used this technology to the benefit of our clients at many sites.

For soil sampling, typically, the direct push steel drive tube is decontaminated using a steam cleaner, and a new plastic liner is inserted in the steel drive tube to collect the sample. If necessary, the steel sampling tube is decontaminated using Region IV decontamination procedures. The soil samples are collected in new polyethylene liner tubes within the steel drive tube. The soil sample is then extracted from the polyethylene liner and preserved as required for the appropriate laboratory analysis. The direct-push equipment is decontaminated using steam cleaning prior to each use.

For groundwater sampling, the direct-push steel tubing is decontaminated prior to each use using a steam cleaner. If necessary, the steel tubing is decontaminated using Region IV decontamination procedures. The steel tubing and screen are driven to depth and the screened section is opened to allow groundwater to enter the tubing. The water samples are withdrawn using new polyethylene tubing with either a decontaminated stainless-steel check ball, or peristaltic pump. The groundwater sample is placed directly into the appropriate laboratory containers and sealed immediately. To prevent cross contamination of samples, new disposable tubing is used for each groundwater sample point. Disposable nitrile gloves are worn by field personnel during sampling, and gloves are changed between samples. Groundwater sampling procedures are detailed more in section 5.0., and are changed as appropriate for each analytical method.

4.0 Monitoring Well Installation

Monitoring wells are installed in many subsurface environments; sedimentary, Piedmont saprolite, and mountain terrains to list a few. Formations encountered include unconsolidated and consolidated sediments, saprolitic formations, weathered bedrock, and bedrock. Groundwater monitoring wells provide a stable sampling point at discrete intervals within the confined or unconfined aquifers. Monitoring wells are installed for a number of reasons, and are typically installed as 1-inch, 2-inch, 4-inch, or 6-inch diameter wells. Construction may be of PVC or other appropriate materials. The following procedures are used by Pyramid when performing borings and monitoring well installations :

1. If required, monitoring well permits are obtained from the State, County, or City agency.
2. Boring and monitoring well locations are chosen, and utilities are marked by the public utility locating company. In some cases the drill locations are also checked using a private utility locator.
3. In selecting a drill site, care is given to avoid overhead power lines, and subsurface utilities whenever possible.
4. All-down hole drilling equipment is steam cleaned prior to use and between borings using the decontamination procedure discussed in Section 1.0. Additional decontamination procedures are used for quality assurance for sampling tools such as split spoons or direct-push equipment.
5. Borings are advanced using direct-push, drilling rigs, hand augers, or other appropriate means. Monitor well drilling usually includes using hand auger, solid-stem augers, hollow-stem augers, air rotary drilling, or air hammer drilling.
6. Soil samples are normally collected at a minimum of 5-foot intervals. Each sample is divided into two parts. Soil samples for laboratory analyses are jarred from the initial sample volume. The remaining soil is stored in a sealed container for headspace analysis with an organic vapor analyzer (OVA). After screening the soil with the field instruments, each soil sample is described by the field geologist and a geologic description is recorded in the field notes.
7. Type II monitoring wells are usually installed using 2-inch diameter schedule 40 PVC riser and 2-inch, 0.010-inch slotted well screen. The screened interval varies with the purpose, and well details are presented with the boring logs.
8. Type III wells are usually installed as double cased wells to monitor the deeper portions of the aquifer. The first casing is usually a 6-inch diameter casing drilled to bedrock or an appropriate depth within the saprolite. The 6-inch diameter casing is then set and grouted in the borehole. After the cement grout has set for 24-hours, the borehole is completed to the desired depth using air rotary drilling or an air hammer. The Type III monitor well is usually constructed of 2-inch diameter sch 40 PVC casing and 2-inch diameter 0.010-inch slotted well screen.
9. In most applications, a sand filter pack of #2 well sand (or appropriate well sand) is typically installed to a level of 2 feet above the top of the screen in each well. A minimum 2-foot thick bentonite seal is usually placed on top of the filter pack and hydrated with deionized or distilled water. The remaining annular space of a typical well is backfilled to grade with a Portland cement/bentonite grout. In monitoring wells where the water table is close to surface, the amount of sand above the screen and bentonite will be reduced to allow for a minimum of 2 –3 feet of cement grout.
10. At the surface, each well is usually secured with a locking cap and a steel well protector set in a 2 by 2 foot concrete pad. In some cases, stick-up well protectors are used to secure the well and allow the well to more easily be located in wooded or open areas.
11. Each monitoring well is developed by surging, pumping, or bailing to obtain clear water samples. All water removed during development was managed according to State specific standards.

5.0 Water Sampling Procedures

Pyramid relies on water sampling as a primary method for assessment of subsurface conditions. Water sampling typically includes sampling groundwater from monitoring wells, supply wells, surface water bodies, waste pits, sumps, etc... The following provides typical sampling procedures for the major sample types.

5.1 Monitoring Wells

1. Prior to sampling each monitor well, depth to product/groundwater and total well depth are measured using a properly decontaminated electric interface probe. This information is recorded in the field record and the volume of the water in the well casing is calculated.
2. To purge stagnant water from each monitor well, five well casing volumes of water are removed from each well, or until the field parameters pH, Conductivity, D.O., and Temperature have stabilized. If the water in the monitoring well is removed until the well is dry, then the well is sampled thereafter. Water removed from wells during purging is managed according to the DENR Guidelines.
3. Depending on project requirements, temperature, pH, specific conductance, dissolved oxygen, and other parameters may be measured prior to sampling.
4. Groundwater samples are typically collected using a disposable polyethylene or Teflon bailer and a new length of nylon cord. To prevent cross contamination of samples between wells, a new disposable bailer is used for each well, or decontamination of the Teflon bailers is completed according to EPA Region IV standards. A new pair of disposable gloves is worn by field personnel during purging and sampling, and is changed between wells. If a Teflon bailer is used, then an equipment blank is analyzed for quality assurance purposes.
5. In the case of small diameter monitoring well or direct-push water samples, water samples may be collected using a peristaltic pump and new polyethylene tubing. Another method is to use a segment of new polyethylene tubing and a stainless-steel check ball to create a "Tube Bailer".
6. Groundwater samples selected for laboratory analysis are placed in properly prepared, laboratory supplied containers and immediately packed in a cooler on ice. Samples are maintained under strict control using standard chain-of-custody procedures through laboratory analysis.

5.2 Water Supply Well Sampling Procedures

1. Prior to sampling each water supply well, the well owner is contacted to provide access to the well. The well owner is interviewed to find the faucet closest to the well for sampling. If there are no faucets located on the well, then an outside faucet is used. If there are no outside faucets available, then an inside tap is used. The information regarding the location of the faucet is recorded in the field book.

2. The owner is interviewed to see if there is a chlorination system on the well, or if the well has been recently chlorinated. Recent chlorination could affect the laboratory detection limits. In most cases, the samples are preserved using sodium thiasulfate or ascorbic acid to remove the interactions of chlorine, which may be present in the samples.
3. To purge stagnant water from the water supply well system, the faucet is allowed to run on full stream for a minimum of 15 minutes. The aerator is removed from the tap if one is present. Water removed from wells during purging is managed according to State Standards.
4. Supply well samples are collected using appropriate laboratory prepared containers for each analysis. The analytical methods selected will vary with the contaminant of interest.
5. To prevent cross contamination of samples between wells, disposable latex gloves are worn by field personnel during purging and sampling and are changed between wells.
6. It is possible that samples may be required at several places within the water supply system. The samples will be collected accordingly and labeled to show the source and location sampled.
7. Supply well samples selected for laboratory analysis are placed in properly prepared, laboratory supplied containers and immediately packed in a cooler on wet ice, and chilled to approximately 4 degrees Celsius. Samples are maintained under strict control using standard chain-of-custody procedures through laboratory analysis.

5.3 Surface Water Sampling

Surface water samples are obtained using several techniques including use of sample bailers, scoops, from boats, bridges, or actually wading into a stream. Caution should always be used when sampling surface water to insure that the water collected is representative of the conditions. Since stream or open water sampling is transient, careful documentation of the conditions is required. In many studies, additional samples from upstream and downstream of the desired sample point are required. Surface water sampling must be planned to reflect the desired conditions during sampling. The general procedures are similar to the supply well sampling procedures detailed above.

1. Prepare the appropriate laboratory prepared containers for each analysis. The analytical methods selected will vary with the contaminant of interest.
2. To prevent cross contamination of samples between samples, disposable latex gloves are worn by field personnel during purging and sampling and are changed between wells.
3. It is possible that samples may be required at several places along the stream to check for influences of up-stream facilities. The samples will be collected accordingly and labeled to show the source and location sampled.
4. Sample will always be collected upstream of the area disturbed by the sampler.
5. Surface water samples selected for laboratory analysis are placed in properly prepared, laboratory supplied containers and immediately packed in a cooler on ice. Samples are maintained under strict control using standard chain-of-custody procedures through laboratory analysis.

6.0 Quality Assurance/Quality Control

The decontamination procedures listed above have been implemented on many sites with excellent results. The procedures are often verified by an appropriate use of the following environmental sample "Blanks".

Trip Blanks are used to verify that the sample containers are not impacted during shipping, and verify that the source of the glassware is not the source of contamination. The Trip Blanks are preserved de-ionized water, collected in the laboratory, and shipped with the sample containers to the site. The trip blank remains in the cooler and is shipped back to the laboratory with the environmental samples. The Trip Blank is usually analyzed for volatile organics, which correspond to the target analyses.

Field Blanks are quality assurance samples which are collected in the field to represent the conditions present at the time the samples are collected. For water samples, the laboratory containers are opened and filled in the field using de-ionized (or distilled) water from a known source. The samples then travel to the laboratory with the other samples for analysis.

Equipment Blanks are used to verify whether the decontamination procedures used were effective in removing the contaminants from the sampling device. If a non-disposable sampling device is used (such as a sampling treir, scoop, hand auger, Teflon bailer, etc., then the decontamination of the sampling device is usually verified using an equipment blank. The equipment blank is collected using de-ionized (or distilled) water from a known source. The equipment is cleaned, and allowed to dry, the water is poured over or through the equipment, and collected in the appropriate sample containers. The equipment blank samples are preserved with the other environmental samples, and shipped for analyses for the target parameters.

Duplicate Samples are used to verify the sampling procedures and laboratory analysis variability. The duplicate samples are collected and sent to the laboratory as a blind sample to have maximum effectiveness. Samples are generally analyzed for all analytical methods for comparison with the actual environmental sample.



STATE FILE

North Carolina Department of Environment and Natural Resources

Dexter R. Matthews, Director

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary

August 2, 2007

Mr. Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762

RE: Referral to Inactive Hazardous Sites Branch
Patches Body Shop
High Point, Guilford County, NC

Dear Mr. Johnson:

The Underground Storage Tank (UST) Section recently referred the subject site to the Inactive Hazardous Sites Branch (Branch) of the Division of Waste Management because hazardous substances were detected during recent assessment activities at the Site. Specifically, information provided by the UST Section indicates that tetrachloroethene and vinyl chloride were detected in soil samples and C5-C8 Aliphatic compounds were detected in groundwater. Because soil and groundwater analyses are incomplete, the Branch will allow a short delay before the addition of this Site to the Branch's inventory of sites if you agree to perform the additional sampling necessary to determine current Site conditions.

Based on my review, the collection of additional soil and groundwater samples from the areas formerly used by the automotive repair shop are needed. The number and locations of the soil and groundwater samples can be determined with the aid of an environmental consultant (the use of a geoprobe to collect soil and groundwater samples is acceptable). The sample analyses should include the 14 hazardous list metals, volatile and semi-volatile organic compounds, and any other compounds containing hazardous substances stored or used at the site. If the additional sampling determines that no contamination is present and/or if it fully defines the contamination and indicates that concentrations in the soils are below remedial action levels, it will not be necessary to add this site to the inventory and no further action will be necessary. If you are interested in moving forward with the additional sampling, please provide me with a brief workplan by August 31, 2007. Results of the sampling must be provided within 90 days of our approval of your workplan. If the results do show further cleanup is necessary, the site will be added to the Branch's inventory of sites requiring further action.

If you do not wish to proceed with additional sampling at this time, the site will be added to the inventory and then addressed in order of priority. At the time the site becomes a priority for action, the IHSB will require those responsible to conduct an assessment and cleanup (if necessary).

Mr. Johnson
Page 2 of 2

You may find information on the Inactive Hazardous Site Branch at our web site at <http://wastenotnc.org/>. If you have any questions, please feel free to contact me at (919) 508-8472.

Sincerely,

A handwritten signature in cursive script that reads "Sue Robbins".

Sue Robbins, Hydrogeologist
Inactive Hazardous Sites Branch
Superfund Section

North Carolina
Department of Environment and Natural Resources

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary
Dexter R. Matthews, Director



July 3, 2007

CERTIFIED MAIL 7006 2150 0005 7207 8538
RETURN RECEIPT REQUESTED

Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762

Re: Notice of No Further Action
15A NCAC 2L .0407
Risk-based Assessment and Corrective Action for Petroleum Underground Storage Tanks
Former Patches Body Shop
1903 E. Green Drive
High Point, Guilford County, NC (WSRO)
Incident Number 8881
Low Risk Classification

Dear Mr. Johnson:

On July 2, 2007, the Underground Storage Tank (UST) Section of the Division of Waste Management Raleigh Central Office received a Phase I Limited Site Assessment report for the above-referenced site. A review of the report shows no petroleum-related soil contamination exceeding the residential or soil-to-groundwater maximum soil contaminant concentrations (MSCC) established in 15A NCAC 2L .0411. The report also shows that no petroleum contaminated groundwater was detected above the level of the standards or interim standards established in 15A NCAC 2L .0202.

However, low levels of chlorinated solvents were detected in the soil samples, and the concentrations of two of them exceeded the soil-to-groundwater MSCC: 0.106 mg/kg (parts per million) tetrachloroethene and 0.00590 mg/kg vinyl chloride. These compounds are generally associated with metal degreasers or dry cleaning products, and the site's past use as an automotive repair shop is a potential source. While no targeted petroleum compounds were identified in the groundwater sample collected from the recently installed monitor well, 878 µg/L (parts per billion) C5-C8 Aliphatic compounds were identified. Based on the lack of detectable petroleum compounds in the water sample with the presence of chlorinated solvents and their breakdown products (i.e., Trichloroethene, vinyl chloride, and cis-1,2-Dichloroethene) in the soil, it is reasonable to assume that the C5-C8 aliphatic carbons identified in the water sample are related to residual chlorinated solvents, not the former USTs.

Division of Waste Management/UST Section
1637 Mail Service Center, Raleigh, North Carolina 27699-1637
Phone: 919-733-8486 \ FAX: 919-733-9413
Internet: <http://www.wastenot.enr.state.nc.us/>

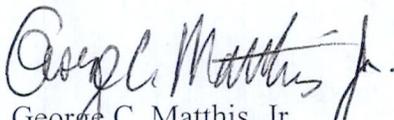
Mr. Johnson
NFA - Incident #8881
July 3, 2007
Page 2

Based on information provided to date, the UST Section finds it appropriate to classify the risk of the discharge or release as low due to the lack of any detectable petroleum contaminants. Furthermore, the UST Section determines that no further action related to the former UST release is warranted for this incident. This determination shall apply unless the UST Section later determines that the discharge or release poses an unacceptable risk or a potentially unacceptable risk to human health or the environment or additional information is provided to warrant re-assessment of the site. Pursuant to 15A NCAC 2L .0407, you have a continuing obligation to notify the UST Section of any changes that you know of or should know of, that might affect the level of risk assigned to the discharge or release.

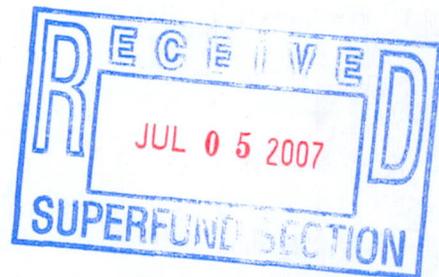
Please be advised that the monitoring well used to investigate this incident will be closed in accordance with 15A NCAC 2C .0113 and .0214, respectively by a State-Lead Contractor. You will be notified by the State-Lead Contractor prior to their arrival on site.

A copy of this letter is being sent to the Superfund Inactive Hazardous Sites Branch regarding the residual chlorinated solvents identified at the site. If you have any questions, please contact Sharon Ghiold at (919) 733-1320.

Sincerely,


George C. Matthis, Jr.
Trust Fund Branch Head

cc: Charlotte Jesneck, Branch Head, SFIHS, DWM



North Carolina
Department of Environment and Natural Resources

Division of Waste Management

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July 3, 2007

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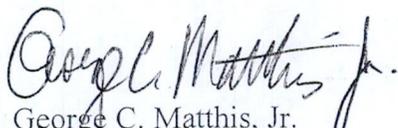
Mr. Johnson
NFA - Incident #8881
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Please be advised that the monitoring well used to investigate this incident will be closed in accordance with 15A NCAC 2C .0113 and .0214, respectively by a State-Lead Contractor. You will be notified by the State-Lead Contractor prior to their arrival on site.

A copy of this letter is being sent to the Superfund Inactive Hazardous Sites Branch regarding the residual chlorinated solvents identified at the site. If you have any questions, please contact Sharon Ghiold at (919) 733-1320.

Sincerely,


George C. Matthis, Jr.
Trust Fund Branch Head



cc: Charlotte Jesneck, Branch Head, SFIHS, DWM

MEMORANDUM



To: Sue Robbins
Superfund Inactive Hazardous Sites Branch

From: Sharon Ghiold
UST Section – Central Office

Date: July 24, 2007

Subject: Site Transfer
Patches Body Shop site (STF #8881)
File Copy

Hi Sue,

I have closed out the former Patches Body Shop as a UST Incident, and I'm turning the site over to your Branch for follow-up related to residual chlorinated solvents at the site. Here is a copy of the Phase I LSA performed at the site in June, and a brief site summary follows. If you need any further information, please don't hesitate to ask.

Site is located at 1903 E. Green Street in High Point. PIRF dated 7/29/92. Site sent up for state lead since the RP was deceased.

2/9-10/89 - Larry Hill removed 1-550-gal and 3-1,000-gal USTs. Soil contamination was confirmed beneath one 1,000-gal tank, which had 115 ppm TPH. The other soil samples were <5, <5, and 4.6. The tanks had been out of service since 1972.

5/09/07 - Received signed access agreement. I spoke to Mr. Johnson, and the lot is currently vacant. He can be reached at (336) 884-4555.

6/29/07 - Phase I LSA submitted by Terraine. There are no SWs within 1500' of the site, and the area is served by municipal water. The nearest surface water body is an unnamed tributary to the Richland Creek located ~ 200' south of the source area. The site is not in a wellhead protection area or the Coastal Plain Physiographic Region. The site is currently a vacant grass and gravel lot zoned B-1 for limited business. Land usage in the area is primarily single-family residential with a few commercial businesses. The nearest residence is located 90' east of the site, with Mary's Christian Learning Center daycare located ~ 90' west of the site, and Oak Grove Baptist Church located 250' SW of the site.

MW-1 was installed on June 1, 2007, screened from 5-20' bls where they met auger refusal. The soil sample collected at 5' bls identified 0.106 mg/kg Tetrachloroethene above soil to GW MSCC of 0.0074. The soil sample collected at 10' bls identified 0.00590 mg/kg vinyl chloride which exceeds the soil-to-GW MSCC of 0.000094. No contaminants identified exceeded residential standards. A GW sample was collected on 6/6/07, and the only exceedance of 2L standards was for the C5-C8 aliphatic hydrocarbon fraction. No target contaminants exceeded the GCL. Based on this information, the site would be classified as low risk. The constituents detected in the soil samples are indicative of a possible chlorinated solvent release and are not generally associated with a petroleum release.

The compounds identified in the soil samples are chlorinated solvents often associated with degreasers, and their break-down products. The only GW exceedence of 2L standards was for C5-C8 aliphatics. The solvents identified in the soil are also aliphatics, e.g. PCE (C2Cl4); vinyl chloride (CH2CHCl); TCE (C2HCl3). Therefore, the contaminants identified exceeding standards are not from a LUST, so we will close the site and refer the information to the Superfund Inactive sites section.

7/3/07 - Prepared NFA letter, cc'ing Charlotte Jesnick (Superfund).

Guilford County, NC



Parcel Number	180000480001000017	Total Building Value	\$0
Owner Name	JOHNSON FAMILY BRAVO LIMITED	Total Out Building Value	\$0
Mailing Address 1	1207 YORKSHIRE DR	Total Land Value	\$64,000
Mailing Address 2		Total Deferred Value	\$0
Mailing Address 3		Building Count	0
Mailing Address City	HIGH POINT	Building Number	
Mailing Address State	NC	Year Built	
Property Address	1903 E GREEN DR	Heated Area	
Legal Desc 1	23,24 PB25-43 PT18 BE PB4	Bedrooms	
Legal Desc 2	-49 1903 W GR	Full Bathrooms	
Deed Date	Friday, October 10, 1997	Use Code	
Deed Document Type	WD	Appraisal Model Code	
Total Assessed Value	\$64,000		

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 45 feet

North Carolina
Department of Environment and Natural Resources

Division of Waste Management

Michael F. Easley, Governor
William G. Ross Jr., Secretary
Dexter R. Matthews, Director



July 3, 2007

CERTIFIED MAIL 7006 2150 0005 7207 8538
RETURN RECEIPT REQUESTED

Harold Johnson
Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762

Re: Notice of No Further Action
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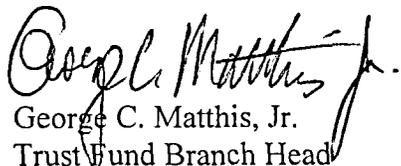
Mr. Johnson
NFA - Incident #8881
July 3, 2007
Page 2

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A copy of this letter is being sent to the Superfund Inactive Hazardous Sites Branch regarding the residual chlorinated solvents identified at the site. If you have any questions, please contact Sharon Ghiold at (919) 733-1320.

Sincerely,


George C. Matthis, Jr.
Trust Fund Branch Head

cc: Charlotte Jesneck, Branch Head, SFIHS, DWM

**Limited Site Assessment Report – Phase I
Incident No. 8881**

Former Patches Body Shop

**1903 East Green Drive
High Point, North Carolina
Guilford County**

**Latitude: 35.95349° N
Longitude: 79.98368° W**

Prepared For:

North Carolina Department of Environment and Natural Resources
1637 Mail Service Center
Raleigh, North Carolina 27699-1637

Prepared By:

Terraine, Inc.
600 Towne Centre Blvd. Suite 103
Pineville, North Carolina 28134
www.terrine.com

NCDENR Contract No. N05015-5C
Terraine Project No. 05-NCSL-133

RECEIVED/DENR
DWM/UST SECTION
07 JUL -2 PM 1:34

June 29, 2007

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Appendix D	Boring Log Key Soil Boring Log Well Construction Record
Appendix E	Soil Sample Chain of Custody Form Soil Sample Certificates of Analyses Groundwater Sample Chain of Custody Form Groundwater Sample Certificates of Analyses

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DWM UST SECTION

Acronyms

bsg	Below surface grade
EDB	1,2-dibromoethane
EPA	Environmental Protection Agency
EPH	Extractable petroleum hydrocarbons
GCL	Gross Contamination Level
IPE	Diisopropyl ether
MADEP	Massachusetts Department of Environmental Protection
mg/kg	Milligrams per kilogram
MRL	Method reporting limit
MSCC	Maximum Soil Contaminant Concentration
MTBE	Methyl tert-butyl ether
ND	None detected (below method reporting limits)
NE	No standard established
ppb	Parts per billion
SVOCs	Semi-volatile organic compounds
Terraine	Terraine, Inc.
TPH	Total petroleum hydrocarbons
UST	Underground storage tank
VOCs	Volatile organic compounds
VPH	Volatile petroleum hydrocarbons
2L	15A NCAC 2L .0202

I. Signature Page

We, the undersigned, do hereby affirm that the information contained in this report is accurate and correct to the best of our knowledge and belief.

Channa Pickett

Channa Pickett
Environmental Scientist
Terraine, Inc.

6/29/2007

Date

Daniel M. Hockett

Daniel Hockett
Project Manager
Terraine, Inc.

6/29/2007

Date

Kimberly S. Caudill

Kimberly S. Caudill, P.G.
North Carolina Registered Geologist # 2074
Senior Geologist
Terraine, Inc

6/29/2007

Date



II. General Site Information

A. Facility Information

Facility Name: Former Patches Body Shop
UST Incident #: 8881
Facility address and county:
1903 East Green Drive
High Point, NC 27260
Guilford County

B. Current Property Owner

Harold Johnson
The Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762
(336) 884-4555

C. Contacts

- Name, address, telephone number and job title of primary contact person:*
Harold Johnson, property owner
The Johnson Family Bravo LP
1207 Yorkshire Drive
High Point, NC 27762
(336) 884-4555
- Name, address, telephone number of primary consultant:*
Terraine, Inc. (Terraine)
600 Towne Centre Blvd., Suite 103
Pineville, NC 28134
(800) 531-1242
- Name, address, telephone number, and State certification number of laboratory:*
TestAmerica, Inc. - North Carolina State Certification #387
2960 Foster Creighton Drive
Nashville, TN 37204
(615) 726-0177

D. Release and UST Information

The former Patches Body Shop property is located at 1903 East Green Drive, High Point in Guilford County, North Carolina (**Figures 1 and 2, Appendix B**). The property is currently vacant. An underground storage tank (UST) system comprised of three 1,000-gallon USTs and one 550-gallon UST formerly operated at the site. The USTs, which reportedly contained gasoline and diesel fuel, were taken out of service in 1972. The USTs were removed from the site in February 1989. Total petroleum hydrocarbons (115 milligrams per kilogram [mg/kg]) were detected in excess of the North Carolina State Action Level (10 mg/kg) in the soil sample collected beneath one of the 1,000 gallon USTs during tank closure activities. No further documentation of the tank closure was included in the historical file. No further investigative activities since February 1989 have been reported.

III. Risk Characterization

A. Groundwater / Surface water / Vapor Impacts

High Risk

1. *Has the discharge or release contaminated any water supply wells including any used for non-drinking purposes?*

No water supply wells were identified within 1,500 feet of the source area. Municipal water supplied by the City of High Point is available to and utilized by the surrounding area. No water supply wells have been reported as impacted by the release.

2. *Is a water supply well used for drinking water located within 1,000 feet of the source area of the discharge or release?*

No. The site is located within the city limits of High Point and city water is provided to the surrounding area.

3. *Is a water supply well used for any purpose (e.g. irrigation, washing cars, industrial cooling water, filling swimming pools) located within 250 feet of the source area of the release or discharge?*

No. No water supply wells were identified within 250 feet of the property.

4. *Does groundwater within 500 feet of the source area of the discharge or release have the potential for future use in that there is no other source of water supply other than the groundwater?*

No. Public water supplied by the City of High Point is available to the properties within 500 feet of the source area.

5. *Do vapors from the discharge or release pose a threat of explosion because of accumulation of the vapors in a confined space or pose any other serious threat to public health, public safety, or the environment?*

No. The source area is currently capped by soil and grass. Vapors do not pose a significant threat at the subject site.

6. *Are there any other factors that would cause the discharge or release to pose an imminent danger to public health, public safety, or the environment?*

No. There are no other factors that would cause the discharge or release to pose imminent danger to public health, public safety, or the environment.

Intermediate Risk

7. *Is a surface water body located within 500 feet of the source area of the discharge or release? If YES, does the maximum groundwater contaminant concentration exceed the surface water quality standards and criteria found in 15A NCAC 2B .0200 by a factor of 10?*

Yes. The nearest surficial body of water is an unnamed tributary to the Richland Creek located approximately 200 feet south of the source area. The maximum groundwater contaminant concentration does not exceed the surface quality standards by a factor of 10.

8. *Is the source area of the discharge or release located within a designated wellhead protection area as defined in 42 USC 300h-7(e)?*

No. The source area of the release is not located in a designated wellhead protection area. (http://wse20.deh.ehnr.state.nc.us/swap_app/viewer.htm).

9. *Is the discharge or release located in the Coastal Plain Physiographic Region as designated on a map entitled "Geology of North Carolina" published by the department in 1985? If YES, is the source area of the release located in an area in which there is recharge to an unconfined or semi-confined deep aquifer that is being used or may be used as a source of drinking water?*

No. The site is not located within the Coastal Plain Physiographic Region.

10. *Do the levels of groundwater contamination for any contaminant exceed the gross contamination levels (GCLs) established by the Department?*

No. Levels of groundwater contamination do not exceed the GCLs.

B. Property Containing Source area of Release Land Use

1. *Does the property contain one or more primary or secondary residences (permanent or temporary)?*

No. The site is currently vacant. The nearest primary residence is located at 1907 East Green Street approximately 90 feet east of the subject site (**Figure 2**).

2. *Does the property contain a school, daycare center, hospital, playground, park, recreation area, church, nursing home, or other place of public assembly?*

No. The site is currently vacant. However, Mary's Christian Learning Center daycare is located at 1805 East Green Street approximately 90 feet west of the site, and Oak Grove Baptist Church is located at 1710 East Green Street approximately 250 feet southwest of the subject property (**Figure 2**).

3. *Does the property contain a commercial (e.g. retail, warehouse, office/building space, etc.) or industrial (e.g. manufacturing, utilities, industrial research and development, chemical/petroleum bulk storage, etc.) enterprise, an inactive commercial or industrial enterprise, or is the land undeveloped?*

The property is currently a vacant grass and gravel lot. An auto body repair shop formerly operated at the site.

4. *Do children visit the property?*

The property is currently vacant, and access to the property is unrestricted. The site is located in a residential area and next to a daycare; therefore, children may visit the site when accompanied by an adult.

5. *Is access to the property reliably restricted consistent with its use (e.g. by fences, security personnel, or both)?*

No. Access to the property is not restricted.

6. *Do pavement, buildings, or other structures cap the contaminated soil? If YES, what mechanisms are in place or can be put into place to ensure that the contaminated soil will remain capped in the foreseeable future?*

No. The former tank pit is covered by soil and grass.

7. *What is the zoning status of the property?*

The parcel is zoned for B-1 for limited business.

8. *Is the use of the property likely to change in the next 20 years?*

Terraine is unaware of any future plans at the site.

C. Property Surrounding Source Area of Discharge or Release

1. *What is the distance from the source area of the discharge or release to the nearest primary or secondary residence (permanent or temporary)?*

The nearest primary residence is located at 1907 East Green Street approximately 90 feet east of the subject site (**Figure 2**).

2. *What is the distance from the source area of the release to the nearest school, daycare center, hospital, playground, park, recreation area, church, nursing home, or other place of public assembly?*

The nearest place of public assembly is Mary's Christian Learning Center daycare, which is located at 1805 East Green Street approximately 90 feet west of the site. Oak Grove Baptist Church is located at 1710 East Green Street approximately 250 feet southwest of the subject property.

3. *What is the zoning status of the properties in the surrounding area?*

Properties in the immediately surrounding area are zoned for limited business. Beyond the immediate vicinity, properties are zoned for single-family residences.

4. *Briefly characterize the use and activities of the land in the surrounding area.*

Land usage in the surrounding area is primarily single-family residential with a few commercial businesses.

IV. Receptor Information

A. Water Supply Wells

Well survey forms were mailed to all 93 property owners within a 500-foot radius of the site in June 2007. Forms that were completed and returned are included in **Appendix C**. A site reconnaissance for water supply wells and other receptors within 1,500 feet of the site was conducted on June 6, 2007.

No active water supply wells were identified within a 1,500-foot radius of the site (**Figure 4**). Municipal water supplied by the City of High Point is available to the area.

B. Municipal Water Supply

Are public water supplies available within 1,500 feet of the source area of the release?

Yes. Municipal water supplied by the City of High Point is available to and utilized in the surrounding area.

C. Surface Water

Identify all surface water bodies (eg. ditch, pond, stream, lake, river) within 1,500 feet of the source area of the release.

The nearest surficial body of water is an unnamed tributary to the Richland Creek located approximately 200 feet south of the source area.

D. Wellhead Protection Areas

Identify all planned or approved wellhead protection areas (eg. Ditch, pond, stream, lake, river) within 1,500 feet of the source area of the release. This information must be shown on the USGS topographic map. Wellhead protection areas are defined in 42 USC 300h-7(e).

No wellhead protection areas, as defined by 42 USC 300h-7(e), exist within 1,500 feet of the source area of the release (http://wse20.deh.ehnr.state.nc.us/swap_app/viewer.htm).

E. Physiographic Province

The site is located in the Charlotte Slate Belt and is locally characterized by gabbro and diorite present in foliated to massive formations.

F. Subsurface Structures

No subsurface structures were identified in the surrounding area during site reconnaissance on June 6, 2007.

G. Property Owners and Occupants

The subject property is currently a vacant grass and gravel lot. A vacant building exists on the east adjacent property. Mary's Christian Learning Center daycare operates on the west adjacent parcel. The property north of the site is vacant. Single family residences occupy the land north of the site. South of the site, across East Green Drive, a seafood restaurant, convenience store, and Baptist church operate. Further south, beyond the commercial properties on East Green Drive, more single-family residences exist. A summary of contiguous property owners is listed in **Table 1**. **Figure 2** is an aerial photograph showing the surrounding properties.

V. Geology and Hydrology

During well installation activities performed on June 1, 2007, soil boring SB-1 was observed to be predominantly clay. Lithology was determined using three 2 foot split-spoons taken from 4 to 6 feet below surface grade (bsg), 9 to 11 feet bsg, and 14 to 16 feet bsg. From 4 to 6 feet bsg, tan silty clay with yellow veins and quartz pebbles was observed. From 9 to 11 feet bsg, moist, tan micaceous clay was noted. From 14 to 16 feet bsg, fine, wet, gray clay was noted. Since the split spoon from 14 to 16 feet bsg was saturated, the soil sample was not submitted for laboratory analysis. Auger refusal occurred at approximately 20 feet bsg. A soil boring log is included in **Appendix D**. Based on topography, groundwater flow at the site is anticipated to be toward the east. A soil boring lithologic log is included in **Appendix D**.

VI. Investigative Procedures

A. Soil Sampling

Terraine personnel mobilized to the site on June 1, 2007 to install a soil boring for the collection of soil samples. Based on available historical information, soil boring SB-1 was placed in the former UST basin. The boring was advanced with a Dedrich D-120 turning 4¼ inch hollow stem augers. Soil samples were collected using 5-foot split-spoons at 2 foot intervals. Soil boring SB-1 was advanced to a total depth of 20 feet bsg. Auger refusal occurred at 20 feet. Saturated conditions were observed at a depth of 16 feet bsg. Upon retrieval of the soil core, the soil samples were logged for physical characteristics, and portions were sealed in re-sealable plastic bags. The bagged portions were allowed to volatilize for a minimum of five minutes, after which the headspace within the bags was field-screened for the presence of volatile organic vapors with a calibrated flame-ionization detector. Soil samples were submitted for laboratory analysis from 5 feet bsg and 10 feet bsg under proper chain of custody controls to the TestAmerica, Inc. laboratory in Nashville, Tennessee for analysis by:

- Environmental Protection Agency (EPA) Method 8260B for volatile organic compounds (VOCs), modified to include diisopropyl ether (IPE) and methyl tert-butyl ether (MTBE)
- EPA Method 8270 for semi-volatile organic compounds (SVOCs)
- Massachusetts Department of Environmental Protection (MADEP) Method for volatile petroleum hydrocarbons (VPH) and extractable petroleum hydrocarbons (EPH).

B. Groundwater Sampling

Soil boring SB-1 was converted to a Type II groundwater monitoring well, MW-1, on June 1, 2007. **Figure 3** illustrates the location of the monitoring well. The total depth of monitoring well MW-1 was 20 feet bsg, with the screen set between 5 feet and 20 feet bsg. The well was of standard Type II construction, which included 15 feet of 2-inch diameter, 0.010-inch slotted PVC screen and 5 feet of 2-inch diameter PVC riser. A #2 sand filter was placed around the annulus of the well up to 3 feet bsg. High-yield bentonite chips were placed above the sand pack from a depth of 3 feet bsg to a depth of 1 foot bsg. A neat cement grout annular sealant was placed above the bentonite seal from a depth of 1 foot bsg to near surface grade. The well was capped with a locking expansion plug and protected with a flush-mount, bolt-down, 8-inch diameter manhole cover. The well was finished with a sloping concrete apron around the manhole cover to reduce water infiltration during rainfall events. A well construction diagram is included in **Appendix D**.

On June 6, 2007, after obtaining the depth-to-water measurement, monitoring well MW-1 was developed by hand until drill cuttings were removed to the extent possible. The initial depth to groundwater was measured as 6.04 feet below top of casing. A total of 10 gallons was removed during the development process. A groundwater sample was then collected with a new disposable bailer. The groundwater sample was transferred to laboratory-prepared containers and submitted under proper chain of custody controls to the TestAmerica, Inc. laboratory in Nashville, Tennessee for the following analyses:

- EPA Method 6210D for VOCs, modified to include IPE, MTBE, and 1,2-dibromoethane
- MADEP VPH / EPH
- EPA Method 3030C for lead
- EPA Method 625 Acid and Base/Neutral Extractables for SVOCs

VII. Sampling Results

A. Soil Sampling Results

The concentration of tetrachloroethene exceeded the Maximum Soil Contaminant Concentration (MSCC) soil-to-groundwater standard in the soil sample collected from soil boring SB-1 (5 feet bsg) on June 1, 2007. Vinyl chloride exceeded the MSCC standards in the soil sample collected from soil boring SB-1 (10 feet bsg). No target contaminants exceeded the Residential Commercial Cleanup Levels in the soil samples collected from soil boring SB-1. A summary of the analytical results of soil boring SB-1 is presented in **Table 2**. **Figure 5** depicts the soil analytical results and soil boring location. The soil boring log is included in **Appendix D**. Laboratory certificates of analyses and the chain of custody form are included in **Appendix E**.

B. Groundwater Sampling Results

The concentration of the C5-C8 aliphatic hydrocarbon fraction chain exceeded the 2L standard in the sample collected from monitoring well MW-1 on June 6, 2007. No target contaminants were identified in excess of the GCLs. A summary of the laboratory analytical results for the groundwater sample is presented in **Table 3**. **Figure 6** illustrates the groundwater analytical results and the monitoring well location. The monitoring well construction record is included in **Appendix D**. Laboratory certificates of analyses and the chain of custody form are included in **Appendix E**.

VIII. Conclusions and Recommendations

A. Conclusions

According to laboratory analysis tetrachloroethene and vinyl chloride exceeded Soil-to-Groundwater MSCCs in the soil samples collected from soil boring SB-1 on June 1, 2007 (Table 2). No target contaminants exceeded the Residential Cleanup Levels.

Laboratory analysis indicated the C5-C8 aliphatic hydrocarbon fraction exceeded the 2L groundwater standard in the groundwater sample collected from monitoring well MW-1 on June 6, 2007 (Table 3). No target contaminants exceeded the GCL.

The site is located in an area of mixed residential and commercial retail within the city limits of High Point, North Carolina. Based on current zoning and use of the site, a residential land use classification should be assigned. According to regulations established in 15A NCAC 2L .0115, the subject site should be classified as low risk because it does not meet any criteria for classification under high or intermediate risk.

B. Recommendations

The constituents detected in the soil samples are indicative of a possible chlorinated solvent release and are not generally associated with a petroleum release. However, because the C5-C8 aliphatic hydrocarbon fraction exceeded the 2L standard in the groundwater sampled from monitoring well MW-1, Terraine recommends that semi-annual groundwater sampling be conducted at the site. The next sampling event is proposed for December 2007.

IX. References

Guilford County Department of Public Health – Division of Environmental Health. *UST Closure Letter*.
April 20, 1989.

Appendix A

Table 1	Contiguous Property Owners
Table 2	Summary of Soil Analytical Results
Table 3	Summary of Groundwater Analytical Results

Table 1
Contiguous Property Owners

Former Patches Body Shop
1903 East Green Drive
High Point, NC
Guilford County
Incident No.: 8881

PARCEL ID	PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS
18-00-0048-0-0010-00-016	Johnson Family Bravo Limited	1207 Yorkshire Drive	High Point	NC	27262	1905 East Green Street
18-00-0048-0-0010-00-021	Johnson Family Bravo Limited	1207 Yorkshire Drive	High Point	NC	27262	1903R-1 East Green Street
18-00-0048-0-0010-00-019	Joey Taro	PO Box 663	Jamestown	NC	27282	1805 East Green Street

Table 2
Summary of Soil Analytical Results

Former Patches Body Shop
1903 East Green Drive
High Point, NC
Guilford County
Incident No.: 8881

Sample ID: Depth (feet): Sample Date: Sample Time:	SB-1 5 6/1/07 13:25	SB-1 10 6/1/07 13:40	MSCC (soil to groundwater)	Residential Soil Cleanup Levels
MADEP EPH/VPH:				
C5-C8 Aliphatic Hydrocarbons	ND	ND	72	939
C9-C18 Aliphatic Hydrocarbons	ND	ND	3,300	9,386
EPA 8260B:				
Acetone	0.298	ND	2.8	1,564
Benzene	ND	ND	0.0056	18
Toluene	ND	ND	7.3	3,200
Ethylbenzene	ND	ND	4.6	1,560
Xylenes (total)	ND	ND	5	3,129
Methyl tert-Butyl Ether	ND	ND	0.92	213
Naphthalene	ND	ND	0.58	313
Tetrachloroethene	0.106	ND	0.0074	12
Trichloroethene	0.0128	ND	0.018	1.6
cis-1,2-Dichloroethene	ND	0.109	0.35	156
trans-1,2-Dichloroethene	ND	0.0449	0.54	320
Vinyl Chloride	ND	0.00590	0.000094	0.46
1,2-Dichloroethene	ND	0.154	NE	NE
EPA 8270C:				
Benzo (a) anthracene	ND	ND	0.34	0.88
Data expressed in parts per million (mg/kg)				
Data highlighted in bold italicized font indicates levels above Soil-to-Water Maximum Contaminant Concentrations				
A complete list of target compound is included with laboratory report in Appendix E				
EPA - Environmental Protection Agency				
MADEP - Massachusetts Department of Environmental Protection				
MSCC - Maximum Soil Contaminant Concentration				
ND - None Detected (below method reporting limits)				
VPH - Volatile Petroleum Hydrocarbons				
NE - No Standard Established				
EPH - Extractable Petroleum Hydrocarbons				

IHSB
Soil Rem. Goals

2800

0.48
0.053
8.6
13.8
0.079
8.6

0.62

RECEIVED / DENR
DWM JUST SECTION
07 JUN 09 AM 10:00

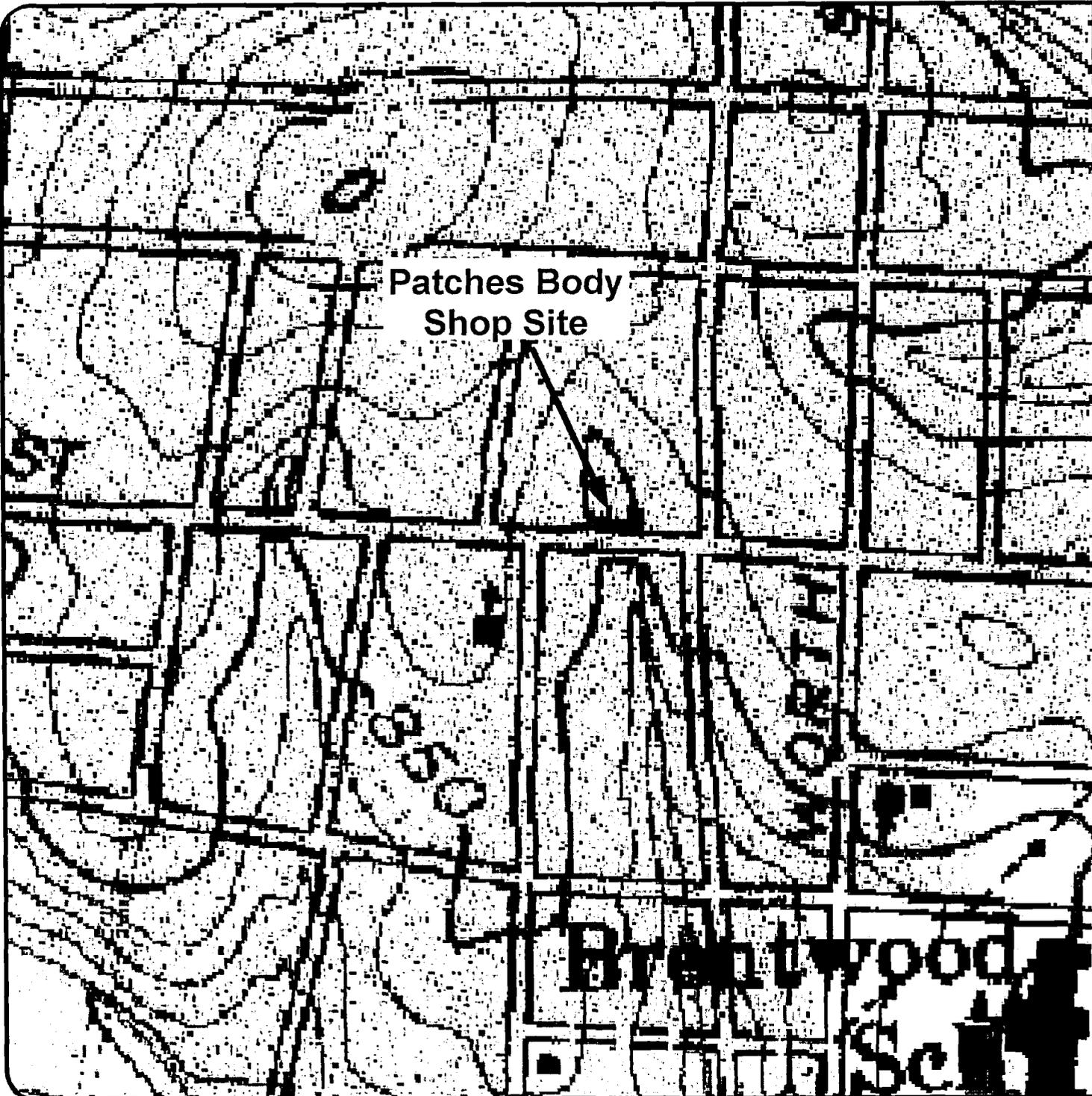
Table 3
Summary of Groundwater Analytical Results

Former Patches Body Shop
1903 East Green Drive
High Point, NC
Guilford County
Incident No.: 8881

Well ID: Sample Date: Sample Time:	MW-1 6/6/07 15:00	2L Standards	GCL
MADEP EPH/VPH			
C5-C8 Aliphatics	878	420	420,00
Standard Method 6210D + MTBE, IPE, EDB			
Benzene	ND	1	5,000
Toluene	ND	1,000	257,500
Ethylbenzene	ND	550	29,000
Xylene	ND	530	87,500
Naphthalene	ND	21	15,500
Methyl tert-butyl ether (MTBE)	3.51	200	200,000
Diisopropyl ether (IPE)	2.61	70	70,000
EPA 625 Acid and Base/Neutral Extractables			
Anthracene	ND	2,100	2,100,000
EPA 3030C			
Lead	ND	15	15,000
Data expressed in parts per billion (ppb)(g/L)			
Highlighted data in bold italicized font indicates level above established NCAC 2L limits			
A complete list of target compounds is included with laboratory report Appendix E			
EPA - Environmental Protection Agency			
MADEP - Massachusetts Department of Environmental Protection			
NCAC - North Carolina Administrative Code			
NA - Not Applicable			
ND - None Detected (below method reporting limits)			
VPH - Volatile Petroleum Hydrocarbons			
EPH - Extractable Petroleum Hydrocarbons			

Appendix B

- Figure 1** Topographic Map
- Figure 2** Aerial Site Photograph
- Figure 3** Site Map
- Figure 4** Water Supply Wells Within 1,500 Feet of Source
- Figure 5** Soil Boring Location & Analytical Data Map
- Figure 6** Monitoring Well Location & Analytical Data Map



NOTES

SOURCE:
TerraServer
<http://terraserver.microsoft.com>

LEGEND

 Soil Boring/Monitoring Well

0 250 500 800
(SCALE IN FEET)



**Figure 1
Topographic Map**

**Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County**

Incident # 8881

Prepared For
NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCSL-133



NOTES

SOURCE:
Guilford County GIS
<http://gisweb02.co.guilford.nc.us/guilford/default.htm>
2002 Aerial Photograph

LEGEND



Subject Property Boundary



**Figure 2
Aerial Site Photograph**

**Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County**

Incident # 8881

**Prepared For
NCDENR**

DWN BY: AMB

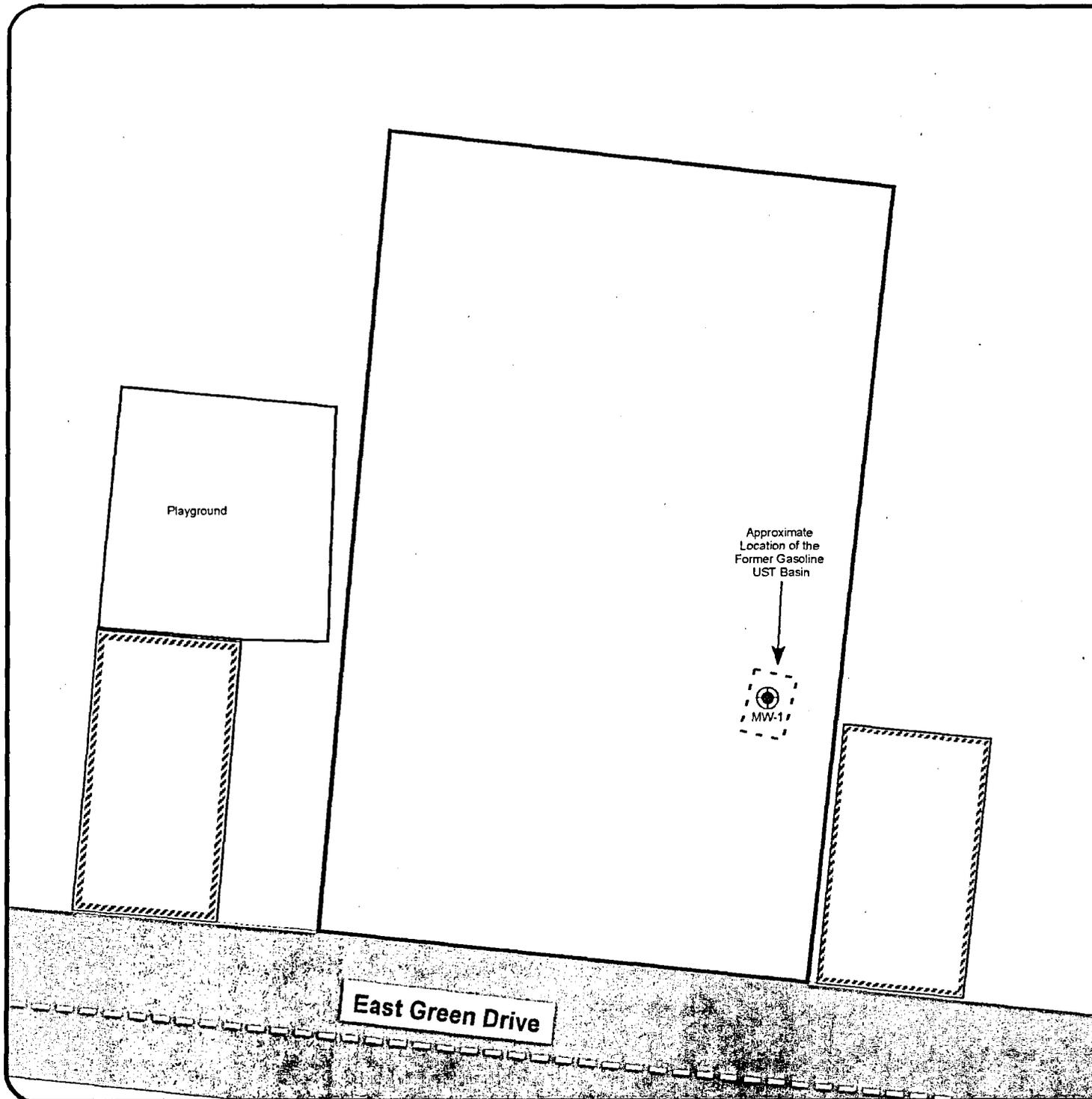
CHK BY: DNH

SCALE: AS NOTED

APR BY: KSC

DATE: 6/14/07

FILE: 05-NCSL-133



NOTES

LEGEND

-  Subject Property Boundary
-  Parcel Lines
-  Soil Boring/Monitoring Well
-  Building



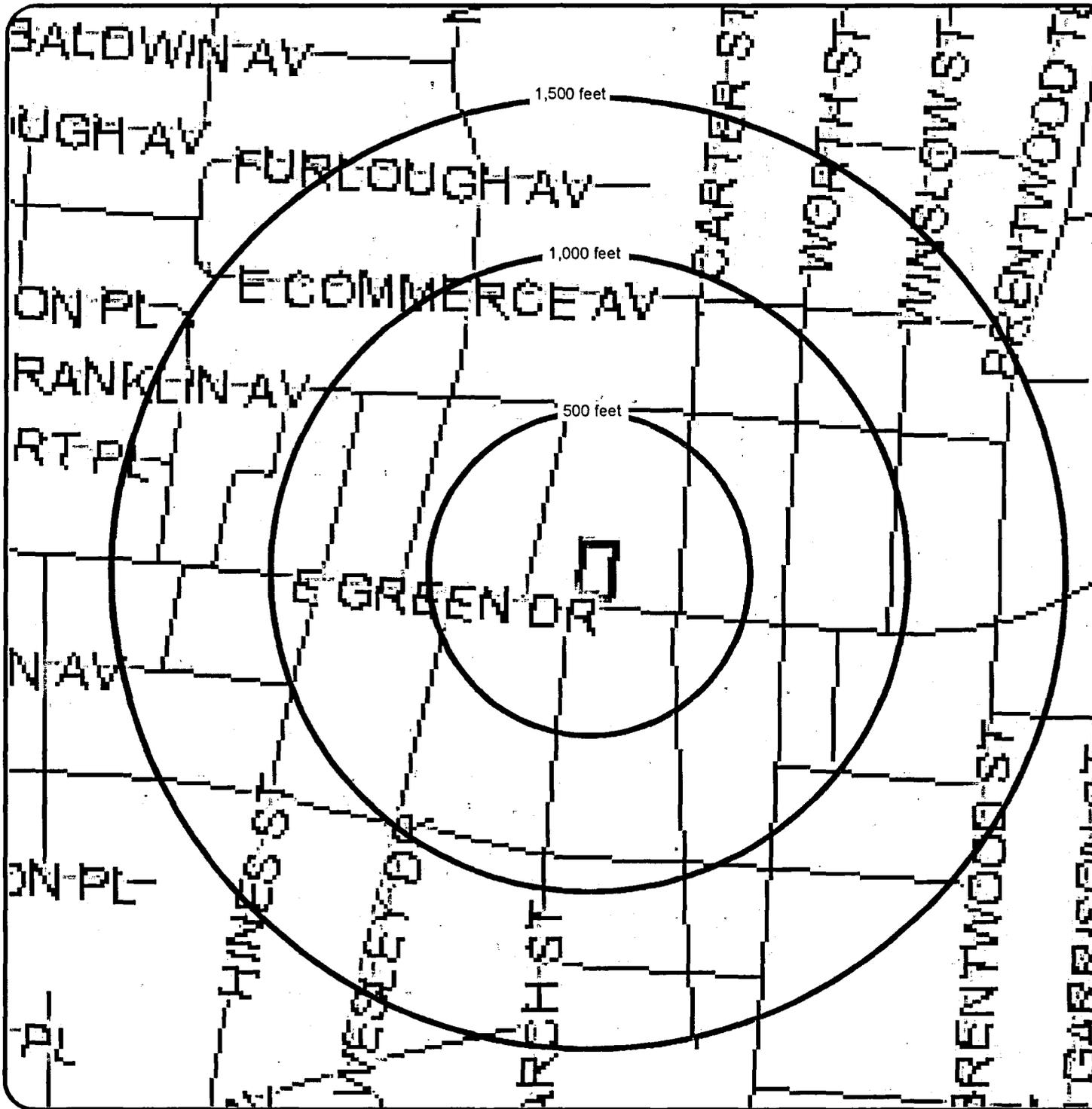
**Figure 3
Site Map**

**Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County**

Incident # 8881

**Prepared For
NCDENR**

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCNSL-133



NOTES

SOURCE:
 Guilford County GIS
<http://gioweb02.co.guilford.nc.us/guilford/default.htm>
 No water supply wells were identified within 1,500 feet of the site.

LEGEND

 Subject Property Boundary

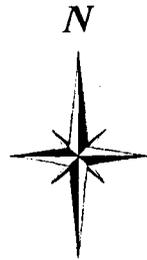


Figure 4
Water Supply Wells Within
1,500 Feet of Source
Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County

Incident # 8881

Prepared For
 NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCNSL-133



NOTES

LEGEND

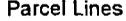
-  Subject Property Boundary
-  Parcel Lines
-  Soil Boring/Monitoring Well
-  Building



Figure 5
Soil Boring Location
& Analytical Data Map
Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County

Incident # 8881

Prepared For
 NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCNSL-133

SB-1 (5 ft bsg)	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	ND
Naphthalene	ND
Tetrachloroethene	0.106

SB-1 (10 ft bsg)	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	ND
Naphthalene	ND
Vinyl Chloride	0.00590
1,2-Dichloroethene	0.154



East Green Drive

Data expressed in parts per million (mg/kg)
 Data highlighted in bold italicized font indicates levels above Soil-to-Water Maximum Contaminant Concentrations
 ND - None detected (below method reporting limits)



NOTES

LEGEND

-  Subject Property Boundary
 -  Parcel Lines
 -  Soil Boring/Monitoring Well
 -  Building
- 0 15 30 60
(SCALE IN FEET)



Figure 6
Monitoring Well Location
& Analytical Data Map
Former Patches Body Shop
1903 East Green Street
High Point, NC
Guilford County

Incident # 8881

Prepared For
 NCDENR

DWN BY: AMB	CHK BY: DNH
SCALE: AS NOTED	APR BY: KSC
DATE: 6/14/07	FILE: 05-NCNSL-133

MW-1	
Compound	Concentration
Benzene	ND
Toluene	ND
Ethylbenzene	ND
Xylenes	ND
MTBE	3.51
Naphthalene	ND
C5-C8 Aliphatics	<i>878</i>



East Green Drive

Data expressed in parts per billion (ppb)(µg/L)
 Highlighted data in bold italicized font indicates level above established NCAC 2L limits
 ND - None detected (below method reporting limits)

Appendix D

Boring Log Key
Soil Boring Log
Well Construction Record

SYMBOLS AND ABBREVIATIONS USED IN BORING LOGS

SOIL AND ROCK LITHOLOGY SYMBOLS

	CLAY		LIMESTONE		COAL
	SILT		DOLOMITE		CONCRETE
	SHALE		CHERT		ASPHALT
	SAND		METAMORPHIC BEDROCK		ORGANIC SOIL
	GRAVEL		IGNEOUS		FILL

MODIFYING COMPONENTS, CEMENTS, ETC.

	FOSSILS		CHERT		SILT
	OOLITES, PISOLITES CONCRETIONS, ETC.		SAND		FRACTURES
	BEDDING PLANES		CLAY, SHALE		VISIBLE POROSITY
	CALCITE, LIMESTONE		DOLOMITE		HYDROCARBON ODOR, STAINING, FREE PRODUCT

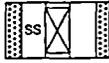
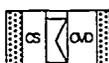
COMPLETION DIAGRAM SYMBOLS

	SOLID PIPE WITH NO PACKING		SOLID PIPE PACKED IN SAND
	GROUT SEAL AROUND SOLID PIPE		SLOTTED PIPE PACKED IN SAND
	BENTONITE SEAL AROUND SOLID PIPE		END CAP ON SLOTTED PIPE PACKED IN SAND

 WATER LEVEL
FIRST ENCOUNTERED

 WATER LEVEL
UPON COMPLETION

SAMPLE SYMBOLS

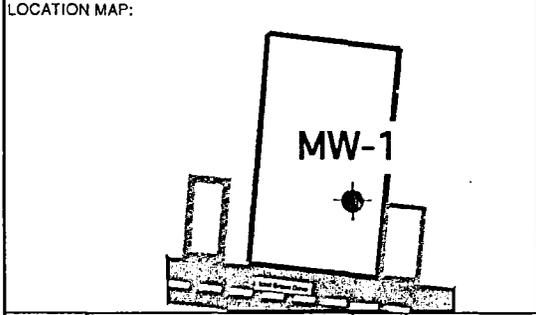
	SPLIT SPOON SAMPLE 75-100% RECOVERY
	SHELBY TUBE SAMPLE 50-75% RECOVERY
	CONTINUOUS SAMPLE 25-50% RECOVERY ANALYZED WITH OVD

SS - SPLIT SPOON
ST - SHELBY TUBE
CS - CONTINUOUS SAMPLE
OVD - ORGANIC VAPOR DETECTOR
K - PERMEABILITY

X - 75-100% RECOVERY
> - 50-75% RECOVERY
< - 25-50% RECOVERY
I - 0-25% RECOVERY

FACILITY NAME: Former Patches Body Shop, 1903 E. Green Drive, High Point, Guilford County, NC

Incident #: 8881 BORING# SB-1
WELL# MW-1 PG 1 OF 1



START DATE & TIME: 6-1-07 @ 13:15
 COMP. DATE & TIME: 6-1-07 @ 15:00
 LOGGED BY: Daniel Hockett - Terraine, Inc.
 DRILLER: Danny Summers - Geologic Exploration, Inc.
 DRILLING METHOD: Diedrich D-120 with 4.25" ID HSA
 ELEV (MSL): T.D. (MSL): 20 feet

Standard Boring Log

COMMENTS:
 Borehole converted to monitoring well after collection of soil samples. Soil samples collected from the 5' and 10' intervals and submitted for laboratory analysis.

MSL	COMPLETION DIAGRAM BOREHOLE DIAMETER: 4.25" OD	WATER LEVEL	PENETRATION RATE	DEPTH / TIME	GRAPHIC LITHOLOGY	PID	SAMPLES & CORES		DESCRIPTION (Color, Texture, Structure, etc.)
							TYPE	REC.	
		6.04 6/6/07							
				0					
				5		ND	SS	8260 8270 VPH EPH	SILTY CLAY. TAN WITH YELLOW VEINS, QUARTZ PEBBLES.
				10		ND	SS	8260 8270 VPH EPH	MICACEOUS CLAY. TAN, MOIST. NO PETROLEUM ODOR.
				15					CLAY. FINE, GRAY. SATURATED.
				20					CLAY. SAPROLITE.
				20					AUGER REFUSAL AT 20 FEET
				30					
				40					
				50					
				60					

