



Southeast Technical Services, P.C.
Engineering • Construction • Environmental Services

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February 18, 2016

Superfund Section

Ms. Sue Murphy, Engineer
North Carolina Department of Environmental Quality
Division of Waste Management
Inactive Hazardous Sites Program
21646 Mail Service Center
Raleigh, NC 27699-1646

**Re: Former Cornell-Dubilier Electronics, Inc. & Bob Barker Company, Inc. Warehouse Facility
118 E. Jones Street
Fuquay-Varina, Wake County, North Carolina 27526
Identification Number Pending**

Dear Ms. Murphy :

Attached are the "Site Conditions Questionnaire" and "Notification of An Inactive Hazardous Substance or Waste Disposal Site" forms and notarized signature pages for your review. The information forms are provided per your February 12, 2016 Notice of Regulatory Requirements (NORR).

The NORR also requested that we indicate whether or not our client would be willing to conduct a voluntary site assessment and/or cleanup. As discussed with you today, our client, the Fuquay-Varina Arts Foundations has contracted with a local attorney to make contact with the former facility owner, Cornell-Dubilier Electronics, Inc. (CDE) regarding the results of the Initial Site Assessment. Accordingly, we cannot confirm at this time whether or not the Fuquay-Varina Arts Foundation will be conducting future assessment and/or cleanup activities required by the Division of Waste Management under the Inactive Hazardous Sites Voluntary Program. Questions regarding Fuquay-Varina Arts Foundation participation in the program should be directed to Mr. Don Hunt, Akins, Hunt, Atkins, P.C. at 919-552-2020.

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Please contact the undersigned if you have any questions or require additional information.

Sincerely,

Southeast Technical Services, P.C.

A handwritten signature in black ink, appearing to read "James A. Wallace", with a long horizontal flourish extending to the right.

James A. Wallace
Senior Consultant

cc: Mr. Don Hunt, Akins, Hunt, Atkins, P.C.
Mr. Robert J. Barker, Sr., Fuquay-Varina Arts Foundation

Site Conditions Questionnaire

This form should be completed by owners and other parties with information to identify potential contaminant exposure concerns, regardless of whether planning a voluntary contaminant assessment or cleanup action at the site. Parties with information or interested in volunteering for Branch-approved remedial actions should prepare this form with the assistance of an environmental consultant and complete the certifications attached to this form. Please answer all questions, based on current information, and provide written descriptions where needed.

Former Cornell-Dubilier Electronics, Inc. & Bob Barker Company Warehouse Facility, Fuquay-Varina, Wake County, NC

NCDENR Site Name, City and County _____

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 daycare center? Please attach a map showing the site and nearest residence, school or day-care center. Approximately 65 feet

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 drinking water well or other potable well (for example, irrigation wells and industrial process wells)? Unknown

9. What is the distance to the nearest down-gradient drinking water well or other potable well (for example, irrigation wells and industrial process wells)? Unknown

10. What is the distance to the nearest downstream surface water intake used as a water source? Unknown

11. Are hazardous vapors, air emissions or contaminated dust suspected to be migrating into residential, commercial or industrial areas? Y N
If yes, or unknown, please explain on a separate page.

12. 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.

13. Has the local community expressed concerns about contamination at the site? Y N
If yes, or unknown, please explain on a separate page.

Site Conditions Questionnaire (Cont.)

14. Based on current information, are there any sensitive environments located on the property (potential sensitive environments are listed in the Remedial Investigation Work Plan section of the IHSB "Guidelines for Assessment and Cleanup" which can be found on the IHSB web page under the Guidance link)? Y N

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

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

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

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

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

Certification Statement

After first being duly sworn or affirmed, I, Robert J. Barker, Sr, hereby state that: I am over the age of eighteen, I am competent to make this certification based upon my own personal knowledge and belief, and, to the best of my knowledge and belief, after thorough investigation, the information contained herein is accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

Robert J. Barker Sr (Signature) 2/17/2016 (Date)

Robert J. Barker, Sr Chairman & president
(Printed Name and Title)

Fugody-Vorind Arts Foundation
(Printed Name of Company)

STATE OF NC
COUNTY OF Wake

I, Pamala Williams, a Notary Public of said County and State, do hereby certify that Robert J. Barker Sr personally appeared before me this day, produced proper identification in the form of drivers license was duly sworn and/or affirmed, and declared that he or she is the owner of the property referenced above or is a duly authorized agent of said owner and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is accurate and complete, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal the 17th day of February, 2016.

Pamala Williams
Notary Public (signature)

(OFFICIAL SEAL)

My commission expires: 01-27-18

Environmental Consultant Certification Statement

After first being duly sworn or affirmed, I, JAMES A. WALLACE III, hereby state that: I am over the age of eighteen, I am competent to make this certification based upon my own personal knowledge and belief, and, to the best of my knowledge and belief, after thorough investigation, the information contained herein is accurate and complete. I am aware that there are significant penalties for willfully submitting false, inaccurate or incomplete information.

JAMES A. WALLACE III
(Signature)

2-17-2016
(Date)

JAMES A. WALLACE III
(Printed Name)

SOUTHEAST TECHNICAL SERVICES, P.C.
(Printed Name of Environmental Consultant)

STATE OF NC

COUNTY OF Wake

I, Pamala Williams, a Notary Public of said County and State, do hereby certify that James A. Wallace III personally appeared before me this day, produced proper identification in the form of drivers license, was duly sworn and/or affirmed, and declared that he or she is an environmental consultant for the property referenced above and that, to the best of his or her knowledge and belief, after thorough investigation, the information contained in the above certification is accurate and complete, and he or she then signed this Certification in my presence.

WITNESS my hand and official seal the 17th day of February 2006

Pamala Williams
Notary Public (signature)

(OFFICIAL SEAL)

My commission expires: 01-27-18

**Site Conditions Questionnaire
Supplemental Information**

1. The warehouse facility is located at the corner of East Jones Street and North Fuquay Avenue in the commercial business district of Fuquay-Varina, NC. Adjacent properties are zoned for commercial and residential use. Residential properties are located approximately 65 feet east and hydraulically and topographically downgradient of the warehouse facility. A church rents space at the north end of the original warehouse. Properties located immediately west and south of the facility are developed for commercial use.
2. The nearest residence is located approximately 65 feet east and hydraulically and topographically downgradient of the warehouse facility and Fuquay Avenue.
3. The warehouse is not surrounded by a security fence. Access is controlled by locked overhead and man doors located on all side of the facility. An at-grade overhead door, double loading dock and man-door are located on the east side of the facility. A single loading dock is located on the south side of the facility. Man-doors are located on the west (2) and north (3) sides of the facility. All doors are locked at all times, except the loading dock doors during business hours.
4. Total chromium was detected in soil samples collected in all soil borings, except MW-5 above the analytical test method MDL. Soil samples collected for laboratory total metals analysis by Method 200.7 were collected from the shallow permeable zone (top of subgrade to 10 feet BFG). Total chromium was detected above its MSCC at SB-1 (6.11 mg/kg), MW-1 (9.35 mg/kg) and MW-2 (7.31 mg/kg) in the original warehouse and SB-3 (7.08 mg/kg) and MW-4 (8.26 mg/kg) in the warehouse addition. Total chromium was detected in the range of 1.66 mg/kg to 9.35 mg/kg or slightly above the regulatory MSCC of 5.4 mg/kg at all soil boring locations except MW-5 in the original warehouse and warehouse addition. The soil analytical data suggest that total chromium may be present in the soil at natural background levels in the facility structural fill and not present as a residual contaminant from past manufacturing operations at the facility. Total chromium was not detected in the groundwater quality samples collected from the shallow and deeper permeable zones.

Acetone, cis 1,2-DCE and/or trans 1,2-DCE were detected by Method 8260 analysis in the soil samples collected at HA-2, SB-3, MW-1, MW-2 and MW-3 below their respective regulatory soil-to-groundwater MSCCs. Acetone is a common solvent and is likely present in the soil samples as a laboratory artifact. Solvents were not used to clean the sampling equipment during the ISA. Cis 1,2-DCE and trans 1,2-DCE appear to be present as residual products of the CDE manufacturing operations conducted at the facility in the past.

Chlorinated hydrocarbons, including PCE, TCE, cis and trans 1,2-DCE, 1,1-dichloroethene (1,1-DCE) were detected in the water quality samples collected on October 5 and 6, 2015 by Method 8260 analysis. TCE was detected in MW-3 at 25.5 µg/L, which exceeds its GWQS of 3 µg/L. Cis 1,2-DCE was detected in MW-1 at 170 µg/L which exceeds its GWQS of 70 µg/L.

5. Chlorinated hydrocarbons, including PCE, TCE, cis and trans 1,2-DCE, 1,1-dichloroethene (1,1-DCE) were detected in the water quality samples collected on October 5 and 6, 2015 by Method

**Site Conditions Questionnaire
Supplemental Information**

8260 analysis. TCE was detected in MW-3 at 25.5 µg/L which exceeds its GWQS of 3 µg/L. Cis 1,2-DCE was detected in MW-1 at 170 µg/L which exceeds its GWQS of 70 µg/L.

6. According to USGS map, Fuquay Varina, NC Quadrangle (USGS, 1981), surface topography in the site area varies from about 400 feet national geodetic vertical datum (NGVD) at the intersection of East Jones Street and Main Street northwest of the facility to approximately 375 feet NGVD along North Fuquay Avenue east of the facility. A tributary creek is located approximately 600 feet east of the site and collects storm water runoff from institutional, commercial and publically owned properties located northwest, west, southwest and south of the site as well as residential properties located northeast and east of the site. The headwater of the creek is located about 2,000 feet north-northeast of the site and flows to the south-southeast. The creek is a tributary of Kenneth Creek and is located in the Cape Fear River Watershed. An ephemeral drainage ditch is located approximately 65 feet east of the site on residential property and collects storm water discharge from municipal storm water utilities located below the warehouse and commercial properties located west of the warehouse. Water quality and/or sediment samples were not collected from the drainage ditch or creek during the Initial Site Assessment (ISA).
7. Private water supply wells and/or designated wellhead protection areas as defined by 42 USC 300h-7(e) are not located within a 1,500 feet radius of the facility.
8. According to the City of Raleigh and Wake County GIS Maps, the nearest possible private water supply well is located approximately 0.9 miles (4,750 feet) west and hydraulically upgradient of the site on Tampa Drive off Coley-Farm Road.
9. The nearest private water supply well located hydraulically downgradient is approximately 1.2 mile (6,300 feet) off Holland Road.
10. The Town of Fuquay-Varina, NC is obtained from Falls Lake in Raleigh, NC and the Cape Fear River in Harnett County, NC.
11. Hazardous vapor monitoring and sampling was not performed during the ISA.
12. Soil, sediment, groundwater and surface water assessment was not performed during the ISA.
13. The local community has not expressed concerns regarding any contamination at the site.
14. There are no known sensitive environments as listed in the HIS Program "Guidelines for Assessment and Cleanup" other than Section 404 wetlands associated with Kenneth Creek and the drainage ditch located east of the site.
15. Soil, sediment, groundwater and surface water assessment was not performed during the ISA.

**Site Conditions Questionnaire
Supplemental Information**

16. Radioactive active and/or mixed radioactive soil and water sampling was not performed during the ISA and is not considered a potential environmental liability due to current or past manufacturing operations conducted at the facility.