LASERFICHE FILE TRANSMITTAL FORM
DIVISION OF WASTE MANAGEMENT
HAZARDOUS WASTE SECTION

Your Name:	Andrea Stermer
Document Category:	Facility
Document Group:	Inspection/Investigation (I)
Document Type:	Compliance Evaluation Inspection (CEI)
EPA ID:	NCD070430178
Facility Name/Subject:	Coastal Warehouse LLC
Document Date: (or Inspection Date)	12/18/2019
Description:	TSDF. No violations.
Author:	Andrea Stermer
Branch/Unit:	Compliance Branch-Eastern Region
Facility/Site Address:	162 Old Hertford Road
Facility/Site City:	Edenton
Facility/Site State:	North Carolina
Facility/Site Zipcode:	27932
Facility/Site County:	Chowan

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Date Received by File Room			
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STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WASTE MANAGEMENT
HAZARDOUS WASTE SECTION

TREATMENT STORAGE DISPOSAL PERMITTED FACILITY (TSDF) COMPLIANCE EVALUATION INSPECTION (CEI) REPORT

1. **FACILITY INFORMATION:**

Name:	Coastal Warehouse LLC
EPA ID Number:	NCD070430178
Type of Facility:	TSD – Land Use Restriction
Facility Location:	162 Old Hertford Road, Edenton, NC 27932
Property Owner:	Coastal Warehouse LLC
Mailing Address:	5723 Shore Frive, Creswell, NC 27932
County:	Chowan

2. **AUTHOR OF REPORT:** Andrea L. Stermer, Environmental Specialist II, NCDEQ
Cell: 919-270-3871, Andrea.Stermer@ncdenr.gov
PO Box 1788, Winterville, NC 28590-9748
Date of Report: January 16, 2020

3. **SITE CONTACT:** Fred Suter, Property Owner, Coastal Warehouse LLC
252-796-7295, ncboweevil@yahoo.com

4. **PARTICIPANTS:** Fred Suter, Property Owner, Coastal Warehouse LLC

5. **INSPECTORS:** Andrea L. Stermer, Environmental Specialist II, NCDEQ

6. **DATE AND TIME OF INSPECTION:** December 18, 2019; 12:35 pm to 1:43 pm

7. **PURPOSE OF INSPECTION:** A scheduled evaluation was conducted to determine compliance with the hazardous waste management requirements set forth in North Carolina Solid Waste Management Act, N.C.G.S. Chapter 130A, Article 9, the North Carolina Hazardous Waste Management Rules, 15A NCAC Subchapter 13A, and the facility's permit. The last compliance evaluation inspection was on November 19, 2018.

8. **PPE AND SAFETY REQUIREMENTS:** Steel-toed shoes.

9. **DESCRIPTION OF FACILITY:**
The Coastal Warehouse LLC property is located on the site of the former Pelikan, Inc. manufacturing plant. Pelikan was a producer of carbon paper, typewriter and computer ribbons. The facility historically generated liquid and solid F005 and F003 waste in the form of waste ink, spent solvents, and associated absorbents and rags. The facility was a permitted TSD facility for post closure. The facility is currently RCRA closed and a "No Further Action" determination was granted for the levels of arsenic in the groundwater.

A Land Use Restriction (LUR) has been placed on the facility's deed to prevent the use of ground water at the site. The requirement is specified in a letter from the NC Division of Waste Management's Hazardous Waste Section dated August 4, 2004, approving a Class 3 permit modification to shorten the post-closure care period and terminate the facility's permit. The restriction states the following: "*Any use of groundwater located at or*

under the property is prohibited. This includes the use of groundwater for drinking, bathing, irrigation or for any other purpose which would cause/use groundwater to come into contact, either directly or indirectly with people." In addition, the owner of the property is required to certify annually that the land use restriction has not been violated. The certification of compliance with the LUR is to be submitted by March 1st of each successive year to the following:

Ms. Julie Woosley, Section Chief
North Carolina Hazardous Waste Section
1646 Mail Service Center
Raleigh, NC 27699-1646

10. AREAS OF REVIEW AND INSPECTION:

Records Review:
The most recent LUR certification letter from the property owner was dated March 8, 2019 (see attached).

Physical Inspection/Walk Through:
The LUR was applied only to a portion of the parcel on the north side, which included two metal buildings with tenants (see attachment and Photo 1). The property was walked to verify the LUR were being adhered to. There was not any land disturbance or wells observed (Photo 2). Mr. Suter approached the inspector while the property inspection was being conducted. He was advised of the purpose of the visit.

It was later confirmed through a phone call to the Town of Edenton that the tenants are on municipal water.

11. SITE DEFICIENCIES:

No site deficiencies were observed.

12. COMMENTS AND RECOMMENDATIONS:

- For RCRA Notifications (Biennial Reports, 8700-12 facility information updates, and Electronic Manifest) visit https://rcrainfo.epa.gov/rcrainfoprod/action/secured/login.
- The facility should refer to the NCDEQ Hazardous Waste Section Technical Assistance Guidance page located at https://deq.nc.gov/about/divisions/waste-management/hw/technical-assistance-education-guidance for more guidance documents, specifically, the Generator Compliance Manual. This document provides examples that will assist as a reference for compliance.
- The cooperation and assistance of Mr. Suter was greatly appreciated during the site visit. If you have any questions about this report or maintaining compliance with the (RCRA) hazardous waste management regulations, please contact me at andrea.stermer@ncdenr.gov or by telephone at 919-270-3871.

Andrea L. Stermer
INSPECTOR

By Email
FACILITY CONTACT

cc: Fred Suter, Property Owner, Coastal Warehouse LLC ncboweevil@yahoo.com
Heather Goldman, Eastern Regional Compliance Supervisor, NCDEQ
Kathleen O'Neal, Engineer II, NCDEQ
Central Office Files

Appendix A – Site Photos

Photo 1. One of the buildings on the parcel with the LUR.

Photo 2. Eastern corner of parcel with LUR.

COASTAL WAREHOUSE, LLC
FRED SUTER
5723 SHORE DR
CRESWELL NC 27928

RECEIVED

March 8, 2019

Ms. Julie Woosley
North Carolina Hazardous Waste Section
1646 Mail Service Center
Raleigh NC 27699-1646

RE: Land Use Restriction Certification
Coastal Warehouse LLC
Edenton NC
NCD 070 430 178

Dear Ms. Woosley:

There is no change in the land use at Coastal Warehouse LLC located at NC Highway 32 South and Old Hertford Road, Edenton NC. No wells have been put down, nor will I do that in the future, in accordance with our agreement.

Please accept this letter, as Certification for the year 2019.

Sincerely,

Fred Suter
Coastal Warehouse

PIN 7815-12-10-4726 Plat Cabinet 2, Slide 9-F

Filed for Record in the office of the Register of deeds, Chowan County, N. Carolina at 9:50 o'clock A M., on the 2nd day of October, 20 03 and RECORDED in Plat Cabinet Book No. 2 Page Slide 9-F

Susan S. Rountree – Register of Deeds
By Betty W. Leary
Asst/Deputy

NOTICE OF CONTAMINATED SITE

COASTAL WAREHOUSE, L.L.C.

FIRST TOWNSHIP
CHOWAN COUNTY, NORTH CAROLINA

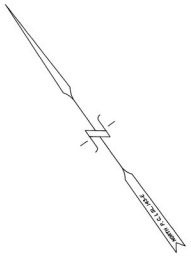
SCALE : 1" = 100' MAY 20, 2003

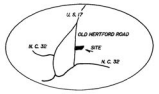
0 50 100 200 300 400

REFERENCES : PLAT BOOK 4, PAGE 98
PLAT CABINET I, SLIDE 143-E

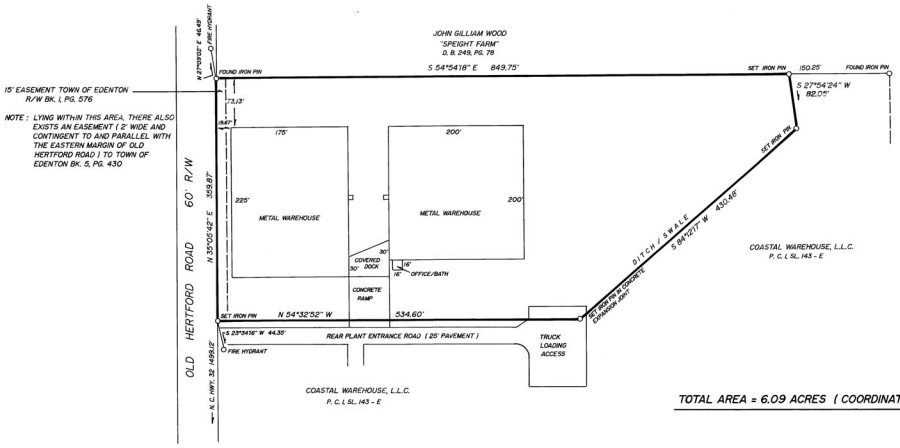
THIS SURVEY IS NOT FOR PURPOSES OF CONVEYANCE AND IS THEREFORE AN EXCEPTION TO THE CHOWAN COUNTY AND/OR TOWN OF EDENTON DEFINITION OF SUBDIVISION.

JOSIAH A. WEBB, III





VICINITY SKETCH



TOTAL AREA = 6.09 ACRES (COORDINATE METHOD)

LEGAL DESCRIPTION :

BEGINNING AT A FOUND IRON PIN MARKING A SOUTHWEST CORNER OF JOHN GILLIAM WOOD AND A NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED IN THE SOUTHEASTERN EDGE OF THE RIGHT-OF-WAY OF OLD HERTFORD ROAD, SAID POINT OF BEGINNING BEING LOCATED N 35°05'42" E 1,858.99' FROM THE INTERSECTION OF THE SOUTHEASTERN EDGE OF THE RIGHT-OF-WAY OF OLD HERTFORD ROAD AND THE NORTHERN EDGE OF THE RIGHT-OF-WAY OF N. C. HIGHWAY 32 ; AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG A SOUTHWESTERN LINE OF JOHN GILLIAM WOOD S 54°54'19" E 849.75' TO A SET IRON PIN, THENCE ALONG AND WITH A DITCH/SWALE AND WITH OTHER LANDS OF COASTAL WAREHOUSE, L.L.C. S 27°54'24" W 82.05' TO A SET IRON PIN, THENCE CONTINUING ALONG AND WITH SAID DITCH/SWALE AND WITH OTHER LANDS OF COASTAL WAREHOUSE, L.L.C. S 84°10'17" W 430.48' TO AN IRON PIN SET IN A CONCRETE EXPANSION JOINT, THENCE ALONG AND WITH OTHER LANDS OF COASTAL WAREHOUSE, L.L.C. N 54°32'52" W 534.60' TO A SET IRON PIN IN THE SOUTHEASTERN EDGE OF THE RIGHT-OF-WAY OF OLD HERTFORD ROAD, AND THENCE ALONG AND WITH THE SOUTHEASTERN EDGE OF SAID RIGHT-OF-WAY N 35°05'42" E 359.87' TO THE POINT OF BEGINNING, CONTAINING 6.09 ACRES MORE OR LESS.

NORTH CAROLINA
CHOWAN COUNTY

I, JOSIAH A. WEBB III, CERTIFY THAT THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY CONDUCTED BY ME, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1 : 10,000+ AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF MAY, 2003.

JOSIAH A. WEBB, III

JOSIAH A. WEBB III L-2989 EDENTON, N. C.

NORTH CAROLINA PROFESSIONAL SEAL L-2989 LAND SURVEYOR JOSIAH A. WEBB III

" THIS PROPERTY WAS SUBJECT TO A HAZARDOUS WASTE MANAGEMENT PERMIT ISSUED BY THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES ("DENR") ON JUNE 25, 1992, UNDER THE AUTHORITY OF NCGS 130A-290, ET SEQ., AND THE FEDERAL RESOURCE CONSERVATION AND RECOVERY ACT, 42 USC 6901 ET SEQ. THE ONLY KNOWN REMAINING AREA OF ENVIRONMENTAL CONCERN IS THE GROUNDWATER BENEATH THE PROPERTY. ARSENIC HAS BEEN DETECTED IN THE GROUNDWATER AT THREE MONITORING WELLS ON THE PROPERTY AT CONCENTRATIONS ABOVE CURRENTLY APPLICABLE NORTH CAROLINA GROUNDWATER PROTECTION STANDARDS. THE MAXIMUM ARSENIC CONCENTRATION DETECTED AT ANY MONITORING WELL ON THE PROPERTY WAS 190 MICROGRAMS PER LITER (PARTS PER BILLION). NO OTHER SUBSTANCE OR CONTAMINANT OF CONCERN HAS BEEN DETECTED IN THE GROUNDWATER SINCE 1997. WHILE WASTE MANAGEMENT PRACTICES AT FORMER DISPOSAL AREAS AT THE SITE CANNOT BE RULED OUT AS A POTENTIAL SOURCE FOR THE ARSENIC FOUND IN THE GROUNDWATER BENEATH THE PROPERTY, THE AGRICULTURAL USE OF ARSENIC IS ANOTHER POTENTIAL SOURCE OF THE ARSENIC FOUND IN THE GROUNDWATER. FOR MANY YEARS HERBICIDES CONTAINING ARSENIC HAVE BEEN USED IN CHOWAN COUNTY FOR AGRICULTURAL PURPOSES AND HAVE BEEN SPRAYED ON THE SUBJECT PROPERTY AND SURROUNDING PROPERTIES."

ANY USE OF GROUNDWATER LOCATED AT OR UNDER THE PROPERTY IS PROHIBITED. THIS INCLUDES "THE USE OF GROUNDWATER FOR DRINKING, BATHING, IRRIGATION, OR FOR ANY OTHER PURPOSE WHICH WOULD CAUSE GROUNDWATER TO COME INTO CONTACT, EITHER DIRECTLY OR INDIRECTLY, WITH PEOPLE.

NO WATER SUPPLY WELL MAY BE INSTALLED OR MAINTAINED ON THE PROPERTY. NO GROUNDWATER MONITORING WELLS MAY BE INSTALLED OR MAINTAINED ON THE PROPERTY, EXCEPT UPON WRITTEN PERMISSION OF DENR (OR ITS SUCCESSOR IN FUCTION). ANY AND ALL EXISTING WELLS MUST BE ABANDONED, AND MUST BE ABANDONED IN COMPLIANCE WITH ALL APPLICABLE STATE REGULATIONS.

STATE OF NORTH CAROLINA
COUNTY OF CHOWAN

I, GAIL M. FOREHAND, REVIEW OFFICER OF CHOWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

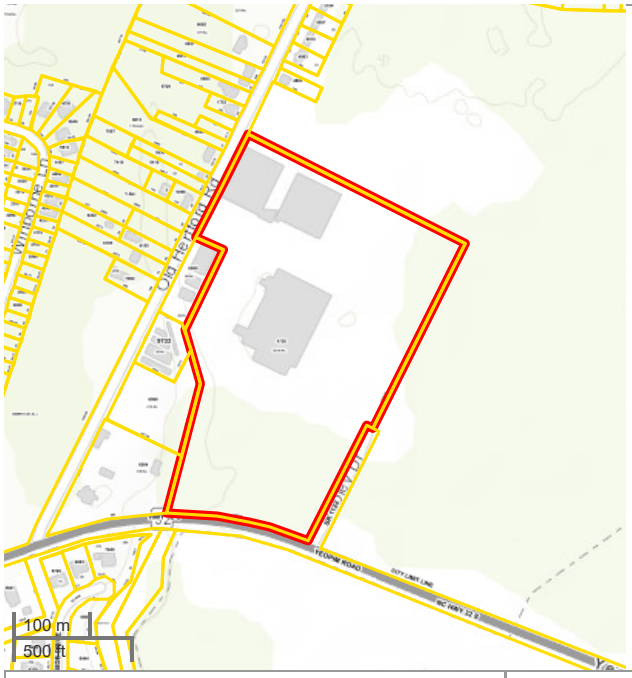
10-02-03 Gail M. Forehand
DATE GAIL M. FOREHAND, REVIEW OFFICER

WEBB LAND AND TIMBER SERVICES, INC. POST OFFICE BOX 381 EDENTON, NORTH CAROLINA 27932-0381

DRAWN BY BARBARA W. LOWE

Coastal Warehouse (NCD070430178) – Route 32 South/Old Hertford Rd.

162 Old Herford Rd, Edenton, NC 27932



Chowan County, NC

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Melissa Radke
Tax Administrator
252-482-8486 (ext 837)

PIN:	781517104726
OWNER1:	COASTAL WAREHOUSE LLC
OWNER2:	
SITUS_ADDR:	111 HUBLEY DR
ACRES:	28.19
LAND_VAL:	220960
BLDG_VAL:	1029850
TOT_VAL:	1462400
SALE_PRICE:	0
SALE_DT:	19970327
DEED_BK_PG:	230/280
PROP_DESC:	OLD CARTERS INK PLANT
TWP_NAME:	EDENTON
TAXCDE:	G01|C01|
DEED_BK_PG:	230/280
TOT_VAL:	1462400
ZONING_CDE:	IW