

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**LIBERTY MEGA SITE
HIGHWAY 421**

LIBERTY, RANDOLPH COUNTY, NORTH CAROLINA

ECS PROJECT NO. 09-24982

FOR

RANDOLPH CO. EDC

JANUARY 23, 2015



ECS CAROLINAS, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

NC Registered Engineering Firm P-1075

January 23, 2015

Ms. Bonnie Renfro
Randolph Co. EDC
PO Box 2001
Asheboro, North Carolina 27204-2001

ECS Project No. 09-24982

Reference: Phase I Environmental Site Assessment Report, Liberty Mega Site, Highway
421, Liberty, Randolph County, North Carolina

Dear Ms. Renfro:

ECS Carolinas, LLP, (ECS) is pleased to provide Randolph County EDC with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS services were provided in general accordance with ECS Proposal No. 09.22506-P authorized on November 25, 2014 and generally meet the requirements of ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and EPA Standards and Practices for All Appropriate Inquiry contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned at 336-856-7150

ECS CAROLINAS, LLP


Ryan Abrahamson
Environmental Scientist

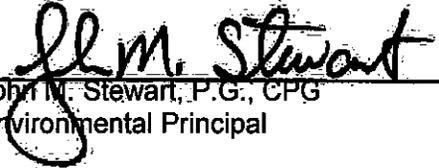

John M. Stewart, P.G., CPG
Environmental Principal

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Ryan Abramson
Environmental Scientist



John M. Stewart, P.G., CPG
Environmental Principal

Phase I Environmental Site Assessment Report
Liberty Mega Site
Highway 421
Liberty, Randolph County, North Carolina

CLIENT

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SUBMITTED BY

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PROJECT

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<u>SECTION</u>	<u>PAGE</u>
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION.....	4
2.1 Purpose and Reason for Performing Phase I ESA.....	4
2.2 Scope of Services.....	4
2.3 Limitations	5
2.4 Data Gaps	6
3.0 SITE DESCRIPTION.....	7
3.1 Site Location and Legal Description	7
3.2 Physical Setting and Hydrogeology.....	7
3.3 Current Use and Description of the Site.....	7
4.0 USER PROVIDED INFORMATION	8
4.1 Title Information.....	8
4.2 Environmental Liens or Activity and Use Limitations.....	8
4.3 Specialized Knowledge	8
4.4 Commonly Known or Reasonably Ascertainable Information	8
4.5 Valuation Reduction for Environmental Issues.....	8
4.6 Owner, Property Manager, and Occupant Information.....	8
4.7 Degree of Obviousness	9
5.0 RECORDS REVIEW	10
5.1 Federal Databases	11
5.2 State Databases.....	13
5.3 Additional Environmental Record Sources	15
5.4 Historical Use Information	16
6.0 SITE AND AREA RECONNAISSANCE	19
6.1 Methodology and Limiting Conditions.....	19
6.2 On-Site Features	19
6.3 Adjoining and Nearby Properties.....	23
6.4 Summary of On-Site and Off-Site RECs	24
7.0 ADDITIONAL SERVICES	25
7.1 Non-Scope Issues	25
7.2 Previous Reports Review	25
8.0 INTERVIEWS.....	26
9.0 FINDINGS AND OPINIONS.....	27
10.0 REFERENCES.....	30

APPENDICES

- I Figures
- II Correspondence and User Questionnaire
- III Regulatory Records Documentation
- IV Historical Research Documentation
- V Site Photographs
- VI Statement of Qualifications

1.0 EXECUTIVE SUMMARY

ECS Carolinas, LLP, (ECS) was contracted by Randolph County EDC to perform a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Standard E 1527-13, of the approximate 1,496 acre site located east of Highway 421, south of Old 421 Road, and west of Troy Smith Road in Liberty, Randolph County, North Carolina (i.e. the "site" or "subject site"). Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report. This Executive Summary is an integral part of the Phase I Environmental Site Assessment report. ECS recommends that the report be read in its entirety.

The subject site consists of 57 parcels totalling approximately 1,496 acres located near Liberty, Randolph County, North Carolina.

The site contains undeveloped land, agricultural fields, single family residences, agricultural structures in various degrees of disrepair, asphalt roadways and gravel roadways. Two commercial businesses, Yates American Machine Co. (Parcel 2) and Crutchfields Automotive Repair (Parcel 56), are located on the site. The structures located on the site utilize water supply wells and septic systems. The majority of the structures on the site are heated with electric heat pumps, propane or wood burning stoves. A power line easement was observed bisecting the central portion of the site.

A storage structure was observed on Parcel 6, north of the power line easement. Various machine parts were observed in and around the structure. Several unlabeled 55-gallon drums were observed in the vicinity of the structure. One empty above ground storage tank (AST) was observed west of the structure. Stained soil was not observed beneath or adjacent to the AST. Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure. This staining represents a recognized environmental condition (REC) of the site. A compressor was observed north of the structure. Stained soil was not observed beneath or adjacent to the compressor.

Yates American Machine Co. is located on Parcel 4. According to the owner of the parcel, Mr. Dexter Blakely, the business primarily acquires and distributes logging and wood-working parts. Some machining is performed at the facility. Various-sized containers of gasoline, diesel, hydraulic oil and cutting oil were observed in the building. A self-contained parts cleaner was observed in the building. Mr. Blakely indicated that Safety Kleen maintains the parts cleaner. Mr. Blakely indicated that used fluids are transported off-site for disposal. *De minimus* staining was observed on the concrete floor. Floor drains were not observed. Two compressors were observed east of the building. Staining was not observed in the vicinity of the compressors. A propane AST was observed east of the building. The property utilizes a septic system. The septic system represents a REC of the site.

Three storage sheds were observed on the northeastern portion of Parcel 30. A heating oil AST was observed east of the eastern storage shed. An additional AST was observed inside of the shed. Several five-gallon containers with used motor oil were observed in the shed. Several unlabeled 55-gallon drums with unknown contents were observed. Stained soil was observed surrounding the five-gallon containers and drums. This staining represents a REC of the site.

An apparent automobile repair business (Crutchfields) is located on Parcel 56. We were unable to enter the facility. Various automobile parts, including apparent gasoline tanks, were observed adjacent to the building. Several 55-gallon drums containing antifreeze and motor oil were observed in the vicinity of the building. An apparent heating oil AST was observed north of the building. A compressor was observed east of the building. Staining was not observed in the vicinity of the drums, AST or compressor. A drainpipe was observed on the eastern wall of the building. Sanitary sewer services are not available in the vicinity of the site. It is likely the business utilizes a septic system. The septic system represents a REC of the site.

Additional site information is discussed in Section 6.2 of this report.

The site is located in a rural area of Liberty. The site is bound on the north by single family residences, wooded land, Old 421 Road, railroad tracks, Orange Blossom Drive and Macedonia Loop Road; on the east by Troy Smith Road, agricultural fields and wooded land; on the south by U.S. Highway 421, Starmount Road, wooded land and agricultural land; on the west by single family residences, Julian Airport Road and wooded land.

According to historical research, the site contained undeveloped land, agricultural fields, single family residences and agricultural structures since at least 1937. The building occupied by Yates American Machine Co. (Parcel 2) was reportedly constructed in 1980. The building currently occupied by Crutchfields Automotive Repair (Parcel 56) has been located on the site since at least 1993.

A regulatory database search report was provided by Environmental Data Resources, Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances of the site. The EDR report does not identify the subject site on the databases researched. The EDR report identified two properties in the vicinity of the site. However, based on the regulatory status, the distance and/or the groundwater flow direction inferred from the surface topography, releases from these properties are not expected to impact the site. More detailed information pertaining to these off-site releases are reported in Section 5.2.

ASTM E-1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." ECS only reports data gaps that affect the ability to identify conditions indicative of releases or threatened releases of hazardous substances.

ECS was contracted by Randolph County EDC to perform a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-13, of the approximate 1,496 acre site located east of Highway 421, south of Old 421 Road and west of Troy Smith Road near Liberty, Randolph County, North Carolina. As documented and qualified by this report, this assessment has revealed no evidence of RECs in connection with the site; except for the following:

- Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure located on Parcel 6;
- The septic system associated with Yates American Machine Co. on Parcel 4;
- Stained soil in the vicinity of the storage sheds located on Parcel 30; and,
- The septic system associated with Crutchfields automobile repair facility on Parcel 56.

Additional Considerations

Numerous 55-gallon drums and containers of various sizes containing a variety of chemicals and paint were observed on the site. These drums and containers should be disposed of in accordance with applicable regulations.

Several debris piles and dilapidated structures were observed on the site. Hazardous materials were not observed on the surfaces of the debris piles or in the vicinity of the structures. If hazardous materials or petroleum products are encountered during the removal of the debris piles or structures, these materials should be disposed of in accordance with applicable regulations.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject site and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the site;
- conduct all appropriate inquiry as defined by ASTM Standard E 1527-13 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within ASTM E 1527-13 standard.

The reason for conducting this ESA is to conduct all appropriate inquiries into the uses and prior ownership of the subject site.

2.2 Scope of Services

The environmental assessment was conducted in accordance with ASTM E 1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Randolph County EDC to perform an ASTM Standard E 1527-13, Phase I Environmental Site Assessment (ESA) of the the approximate 1,496 acre site located east of Highway 421, south of Old 421 Road and west of Troy Smith Road in Liberty, Randolph County, North Carolina. ECS was not contracted to address non-scope considerations.

2.3 Limitations

The ESA involved a reconnaissance of the site and contiguous properties and a review of regulatory and historical information in accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 7.0 of this report.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the site; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the site. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the site. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this site. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

ASTM E1527-13 defines a "recognized environmental condition (REC)" as "the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: 1) due to release to the environment, 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment." For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form including solid and liquid at the surface or subsurface and vapor in the subsurface. Note: vapor migration in the subsurface is described in Guide E2600 published by ASTM. ECS has not conducted a Vapor Encroachment Screen in accordance with the E2600 guide.

A "*de minimus* condition" is a condition that generally does not represent a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. *De minimus* conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

ASTM E1527-13 defines a "controlled recognized environmental condition (CREC)" as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition identified as a controlled recognized environmental condition does not imply that the Environmental Professional has evaluated or confirmed the adequacy, implementation or continued effectiveness of the required control that has been, or is intended to be, implemented.

ASTM E1527-13 defines a "historic recognized environmental condition (HREC)" as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the Environmental Professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria).

ASTM E1527-13 defines a "business environmental risk" as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice". Client-imposed limitations and site condition limitations, if encountered, are detailed in Section 6.1 Methodology and Limiting Conditions.

This report is provided for the exclusive use of Randolph County EDC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

2.4 Data Gaps

Minor data failures (historical data gaps) were identified during the historical research of this site. Use of the site was generally documented back to 1937. Historical information, including Sanborn Maps, aerial photographs and city directories, was missing for various time periods. However, due to the information reviewed, the historical data gaps are not considered significant.

3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The assessed area referred to as "site" or "subject site" is located near Liberty, Randolph County, North Carolina. The parcel and ownership information associated with the site shown on Figure 3 and summarized in Table 1, Appendix II.

3.2 Physical Setting and Hydrogeology

As determined from the USGS Topographic Map, Climax, Kimesville, Grey Chapel and Liberty, North Carolina Quadrangles, the elevations of the site range from approximately 760 feet above mean sea level on the northern portion of the site to approximately 600 feet above mean sea level at the southern portion of the site (Appendix I, Figure 1). Dodsons Lake is located on the southern portion of the site. Several ponds and unnamed tributaries to Sandy Creek are depicted throughout the site. Surface drainage appears to generally flow to the south towards Sandy Creek. Old 421 Road (north of the site) and Troy Smith Road (east of the site) are located on ridges and act as surface water divides. Limited areas to the north and east appear to be upgradient of the parcel group based on the groundwater flow direction inferred from the surface topography.

The subject site is located within the Piedmont Physiographic Province. The soils encountered in this area are the residual product of in-place chemical weathering of rock presently underlying the site and/or historic depositional events. In general, shallow unconfined groundwater movement within the overlying soils is controlled largely by topographic gradients. However, as the groundwater percolates downward, it becomes controlled by the subsurface geologic conditions. Thus, the direction of groundwater movement in the deeper aquifers may not be consistent with the reflecting topography.

Surface waters primarily recharge shallow aquifers by infiltration along higher elevations. Once in the shallow aquifer, the groundwater typically discharges into streams or other surface water bodies at lower elevations. The depth of the shallow water table is transient and can vary greatly with seasonal fluctuations in precipitation. Groundwater movement in the shallow aquifer is generally from higher to lower elevations. The actual groundwater flow direction will vary greatly on a site of this size and cannot be determined without site-specific information obtained through the installation of groundwater monitoring wells.

3.3 Current Use and Description of the Site

The subject site consists of an approximate 1,496 acre tract which contains agricultural land, wooded land, single family residences, agricultural buildings, Yates American Machine Co., Crutchfields Automotive Repair, and associated asphalt and gravel roadways. The site is located in a rural area of Liberty, North Carolina.

4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the site. A User Questionnaire was submitted to Ms. Bonnie Renfro, with Randolph County EDC. The ASTM E 1527-13 User Questionnaire was completed by Ms. Renfro. Section 4.0 is based on the completed user questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

4.1 Title Information

ECS was not provided with title information by the User. If title information is provided, we will review it for evidence of environmental concerns and issue an addendum to this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations; nor have we been provided with information on environmental liens or activity and use limitations for our review. If this information is provided at a later date, it will be reviewed for evidence of environmental issues and an addendum to this report will be forwarded if the review indicates a material difference in our findings. It should be noted by the User of this report that if the User does not provide activity and use limitation information for evaluation by ECS, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may waive these rights to qualify under CERCLA. If the activity use information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.3 Specialized Knowledge

The User did not provide specialized knowledge of the subject site.

4.4 Commonly Known or Reasonably Ascertainable Information

Ms. Renfro indicated that the site contains agricultural land, wooded land, and residential properties.

4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject site reasonably reflects its fair market value.

4.6 Owner, Property Manager, and Occupant Information

The parcel and ownership information associated with the site is located on Figure 3 and summarized in Table 1, Appendix II.

4.7 Degree of Obviousness

The User did not provide information related to obvious indicators that point to the presence or likely presence of contamination at the subject site.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the site and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject site. The ASTM standard specifies an approximate minimum search distance from the subject site for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)
Federal NPL	1.0
Federal Delisted NPL	0.5
Federal CERCLIS	0.5
Federal CERCLIS NFRAP	0.5
Federal RCRA CORRACTS	1.0
Federal RCRA non-CORRACTS TSD	0.5
Federal RCRA Generators	Subject Site and Adjoining Properties
Federal IC/EC	Subject Site Only
Federal ERNS	Subject Site Only
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5
State and Tribal Landfill and/or solid waste disposal sites	0.5
State and Tribal LUST	0.5
State and Tribal Registered UST	Subject Site and Adjoining Properties
State and Tribal IC/EC	Subject Site Only
State and Tribal Voluntary Cleanup (VCP) Sites	0.5
State and Tribal Brownfield Sites	0.5

Based on our knowledge of the subject site and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). Mapped and unmapped sites identified in the regulatory report(s) that are not subsequently addressed below were field verified and are not believed to be within the approximate minimum search distance and are excluded from this ESA report. ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory record search was performed by Environmental Data Resources, Inc. (EDR). The search distances were not altered from the ASTM standard search distances. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

5.1 Federal Databases

Federal National Priorities List (NPL)

The NPL is a subset of Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and identifies "superfund" sites that have had documented contamination incidents.

The site was not identified on the NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the NPL.

Federal Delisted NPL

The Delisted NPL identifies sites previously listed on the NPL where no further response is appropriate.

The site was not identified on the Delisted NPL.

No off-site properties within the minimum search distance of inquiry were reported as being on the Delisted NPL.

Federal CERCLIS

CERCLIS contains data on potential hazardous waste sites that have been reported to the United States Environmental Protection Agency (USEPA). CERCLIS contains sites that are either proposed to or on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The site was not identified on the CERCLIS database.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS database.

Federal CERCLIS No Further Remedial Action Planned (NFRAP)

CERCLIS sites designated as NFRAP have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or

NPL consideration.

The site was not identified on the CERCLIS NFRAP.

No off-site properties within the minimum search distance of inquiry were reported as being on the CERCLIS NFRAP.

Federal Corrective Action Report (CORRACTS)

CORRACTS identifies hazardous waste handlers that have been subject to corrective action under Resource Conservation and Recovery Act (RCRA).

The site was not identified by CORRACTS.

No off-site properties within the minimum search distance of inquiry were reported as being on CORRACTS.

Federal Resource Conservation and Recovery Information System (RCRIS) – Treatment, Storage and Disposal (TSD) Facilities

RCRIS identifies facilities that treat, store or dispose of hazardous wastes as defined by the RCRA. TSDs treat, store or dispose of hazardous waste.

The site was not identified as a hazardous waste TSD facility.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste TSD facility.

Federal RCRIS - Generators

RCRIS identifies facilities that generate hazardous wastes as defined by the RCRA. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste, per month. Small quantity generators (SQGs) generate between 100 and 1,000 kilograms of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kilograms of hazardous waste or more than 1 kilogram of acutely hazardous waste per month.

The site was not identified as a hazardous waste generator.

No off-site properties within the minimum search distance of inquiry were reported as being a hazardous waste generator.

Federal Engineering Controls (EC) List

The Federal EC list identifies engineering controls including various forms of caps, building foundations, liners, and treatment methods used to eliminate pathways for regulated substances to enter environmental media or affect human health.

The site was not identified on the EC list.

Federal Institutional Controls (IC) List

The Federal IC list identifies institutional controls including administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants.

The site was not identified on the IC list.

Federal Emergency Response Notification System (ERNS)

The ERNS list is a national database that stores and records information on reported releases of hazardous substances, including petroleum products.

The site was not identified on the ERNS list.

5.2 State Databases

State Brownfield Projects Inventory

The State Brownfield Projects Inventory identifies brownfield projects inventoried with the North Carolina Department of Environment and Natural Resources (NCDENR). The properties in the inventory are working toward a brownfield agreement for cleanup and liability control.

The site was not identified on the State Brownfield Projects Inventory.

No off-site properties within the minimum search distance of inquiry were reported as being on the State Brownfield Projects Inventory.

NC LAST

The LAST list, maintained by the NCDENR-Division of Waste Management (DWM) is a record of reported leaking aboveground storage tank incidents.

The site was not identified on the LAST list.

No off-site properties within the minimum search distance of inquiry were reported on the LAST list.

Old Landfill Inventory (OLI)

The OLI is maintained by the NCDENR. The inventory does not include no further action sites and other agency lead sites.

The site was not identified on the OLI.

No off-site properties within the minimum search distance of inquiry were reported as being on the OLI.

State Hazardous Substance Disposal Site (HSDS)

The State HSDS records are locations of uncontrolled and unregulated hazardous waste sites. The records include sites on the NPL as well as those on the state priority list.

The site was not identified on the HSDS list.

No off-site properties within the minimum search distance of inquiry were reported as being on the HSDS.

Leaking Underground Storage Tank (LUST) List

The LUST list, maintained by NCDENR-Department of Waste Management (DWM), is a record of reported leaking underground storage tank incidents. The LUST list may also

identify properties that have had soil and/or groundwater contamination associated with documented releases from aboveground storage tanks, surface spills and other sources.

The site was not identified on the LUST list.

No off-site properties within the minimum search distance of inquiry were reported as being on the LUST database.

Registered Underground Storage Tank (UST) List

The Registered UST List inventories underground storage tanks registered with the NCDENR, Department of Waste Management (DWM). This list does not identify USTs that have not been registered with the NCDENR, such as home heating oil tanks and other unregulated tanks.

The site was not identified on the Registered UST list.

No off-site properties within the minimum search distance of inquiry were reported as being on the Registered UST list.

State Responsible Party Voluntary Action (VCP) Sites

The VCP Sites is a listing of sites that parties wish to remediate voluntarily. The program is administered by the NCDENR.

The site was not identified on the VCP Sites list.

No off-site properties within the minimum search distance of inquiry were reported as being on the VCP Sites list.

State Hazardous Waste Sites (SHWS) Inventory

State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not be already listed on the federal CERCLIS database.

The site was not identified on the SHWS Inventory.

No off-site properties within the minimum search distance of inquiry were reported as being on the SHWS Inventory.

Incident Management Database (IMD)

The IMD, maintained by NCDENR-DWM, is a record of groundwater and soil contamination incidents.

The site was not identified on the IMD.

No off-site properties within the minimum search distance of inquiry were reported as being on the IMD.

Solid Waste Facilities/Historic Landfill List (HIST LF)

State Historic Solid Waste Facility site records are maintained by the North Carolina Department of Environment and Natural Resource.

The site was not identified on the HIST LF listing in the search report.

No off-site properties within the minimum search distance of inquiry were reported as being on the HIST LF listing in the search report.

Leaking Underground Storage Tanks (LUST TRUST)

The LUST TRUST, maintained by NCDENR-DWM, contains information about claims against the State Trust Funds for reimbursements for expenses incurred while remediating Leaking USTs.

The site was not identified on the Leaking Underground Storage Tank (LUST TRUST) list.

No off-site properties within the minimum search distance of inquiry were reported as being on the LUST TRUST database.

Aboveground Storage Tank (AST) Database

The AST Database is a list maintained by the NCDENR facilities with ASTs that have a capacity greater than 21,000-gallons.

The site was not identified on the AST Database.

No off-site properties within the minimum search distance of inquiry were reported as being on the AST database.

Solid Waste Facilities/Landfill(SWL) List

The North Carolina Solid Waste Section maintains a list of permitted solid waste facilities. These facilities may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

The site was not identified on the North Carolina SWL.

No off-site properties within the minimum search distance of inquiry were reported as being on the North Carolina SWL.

5.3 Additional Environmental Record Sources

NC Unmapped (Orphan) Facilities and Sites

Several properties were identified on the Orphan Summary List prepared by EDR. These facilities are considered by EDR as unmappable because the facility information in the database is insufficient and does not report accurate facility location information.

The site was not identified on the Unmapped (Orphan) Facilities and Sites.

No off-site properties within the minimum search distance of inquiry were reported as being on the Unmapped (Orphan) Facilities and Sites.

Twenty-one orphan facilities were identified by EDR. ECS did not identify these facilities within 1,000 feet of the site.

US Brownfields

The US Brownfields identifies brownfields properties inventoried with the USEPA. The properties in the listing are addressed by Cooperative Agreement Recipients and

Targeted Brownfields Assessments.

The site was not identified on the US Brownfields List.

No off-site properties within the minimum search distance of inquiry were reported as being on the US Brownfields List.

Drycleaners

The Drycleaners database identifies potential and known drycleaning sites, active and abandoned.

The site was not identified on the Drycleaners database.

No off-site properties within the minimum search distance of inquiry were reported as being on the Drycleaners database.

EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

The Site was not identified on the EDR Historical Auto Stations database.

One or more off-site properties within the minimum search distance of inquiry were reported as being on the EDR Historical Auto Stations database.

Smith Truck & Auto Repair, 4387 Shooting Star Drive - located approximately 1,340 feet west of the site. Based on the distance and the groundwater flow direction inferred from the surface topography, a release from this facility is not expected to impact the site. Therefore, this facility does not represent a REC of the site.

5.4 Historical Use Information

Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historic Sanborn™ Fire Insurance Maps (Sanborn) for the site and surrounding area. Sanborn maps were reportedly not available for this area. A copy of the "Unmapped Property" report EDR is included in the Appendix IV. The absence of such maps generally indicates that the site is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not consider the lack of Sanborn maps to be a data gap given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories and other historical records obtained.

Aerial Photograph Review

ECS reviewed aerial photographs of the site and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from the Randolph County Natural Resource Conservation Service (NRCS) and Google Earth. The aerial photographs reviewed were dated 1937, 1957, 1966, 1993, 2005 and 2014 (Appendix I, Figure 2). Aerial photographs dated prior to 1937 were not available for review. The ECS review is dependent on the quality and scale of the photographs.

1937 through 1966 Aerial Photographs

The site contains agricultural fields and undeveloped land with scattered single family residences and agricultural structures. Areas in the vicinity of the site contain agricultural fields and undeveloped land with scattered single family residences and agricultural structures.

1993 through 2014 Aerial Photographs

The site contains agricultural fields and undeveloped land with scattered single family residences and agricultural structures. A power line easement is located on the central portion of the site. Buildings consistent with Yates American Machine Co. (Parcel 2, Figure 3) and Crutchfields automotive repair (Parcel 56, Figure 3) are located on the north-central portion of the site and the southwest portion of the site, respectively. Areas in the vicinity of the site contain agricultural fields and undeveloped land with scattered single family residences and agricultural structures.

City Directory Review

One of the ASTM standard historic sources to be reviewed for previous site use are local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the site, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS contacted the Randolph County Public Library to determine if historical city directories were available for the site area. Library personnel stated they have no available resources for historical city directory information. The lack of city directory information is considered a data failure (historical data gap) for the assessment. Due to the known historical development, the historical data gap is not considered significant.

Other Standard Historical Sources

In accordance with the ASTM Standard, other historical sources should be reviewed, if necessary and if the information is likely to be useful, to obtain historical site use information. Other Standard Historical Sources may include property tax files, recorded land title records, historic USGS topographic maps, building department records, and zoning or land use records.

We attempted to contact the Randolph County Fire Marshall's Office. As of the issuance of this report, we have not received a response.

ECS reviewed the on-line GIS information to obtain information regarding the site. The GIS information is summarized in Appendix II.



Other Local Historical Sources

Other credible historical sources may be reviewed to identify past uses of the site. These sources may include internet sites, county or State road maps, historical society documents, or local library information.

Other local historical sources were not utilized as part of this assessment.

Freedom of Information (FOIA) Requests

FOIA requests were not made as part of this assessment.

Historical Summary

According to historical research, the site has contained undeveloped land, agricultural fields, single family residences, and agricultural structures since at least 1937. Buildings consistent with Yates American Machine Co. and Crutchfields automotive repair have been located on the site since at least 1993. The site is located in a rural area of Liberty. No obvious indications of recognized environmental conditions were identified in the historical data review; except for the following:

- Buildings consistent with Yates American Machine Co. (Parcel 2, Figure 3) and Crutchfields automotive repair (Parcel 56, Figure 3) have been located on the site since at least 1993. Releases from these businesses could impact the site.

Minor data failures (historical data gaps) were identified during the historical research of this site. Use of the site was generally documented back to 1937 but historical information was missing for various time periods, including Sanborn maps and city directories. However, due to the available historical information, the historical data gaps are not considered significant.

6.0 SITE AND AREA RECONNAISSANCE

6.1 Methodology and Limiting Conditions

Mr. Ryan Abrahamson of ECS conducted the field reconnaissance on January 21 and 22, 2015. The weather at the time of the reconnaissance was clear and mild. Observations were made from a walking reconnaissance around the buildings, through the buildings, around the perimeter boundary and along several transects across the subject site. We were not allowed access to several buildings located on the site. We were denied access to Parcels 55, 57, 41, 27, 44, and 31. Site photographs are included in Appendix V.

6.2 On-Site Features

The subject site consists of 57 parcels totaling approximately 1,496 acres. The site contains undeveloped land, agricultural fields, single family residences, agricultural structures in various degrees of disrepair (Photographs 1, 2 and 3), and associated asphalt roadways and gravel roadways. Two commercial businesses, Yates American Machine Co. (Parcel 2, Figure 3) and Crutchfields automotive repair (Parcel 56, Figure 3), are located on the site. The structures located on the site utilize water supply wells and septic systems. The majority of the structures on the site are heated with electric heat pumps, propane or wood burning stoves. Numerous pole-mounted and pad-mounted transformers were observed on the site. Staining, indicative of leakage, was not observed on the visible transformers, pads, poles or surrounding ground surfaces. A power line easement was observed bisecting the central portion of the site.

A storage structure was observed on Parcel 6, north of the power line easement (Photograph 4). Various machine parts were observed in and around the structure (Photograph 5). Several unlabeled 55-gallon drums were observed in the vicinity of the structure. One empty AST was observed west of the structure. Stained soil was not observed beneath or adjacent to the AST. Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure. A compressor was observed north of the structure. Stained soil was not observed beneath or adjacent to of the compressor.

A vacant single family residence and three out buildings were observed on the eastern portion of Parcel 20, along Browns Meadow Road. Numerous five-gallon bucket of motor and hydraulic oil were observed in the vicinity of the out buildings. Several unlabeled 55-gallon drums and larger containers were also observed. *De minimus* staining was observed beneath and adjacent to the buckets, drums and containers.

A single family residence and several out buildings were observed on the eastern portion of Parcel 14, north of the power line easement. Numerous empty five-gallon buckets of paint, cleaners and various oils, several unlabeled 55-gallon drums and numerous small containers of motor oil were observed in the vicinity of the structures. An empty, apparent heating oil AST was observed south of an out building. *De minimus* staining was observed beneath and adjacent to the buckets, drums and containers..

Several storage buildings and trailers were observed on the western portion of Parcel 2. Two vent pipes were observed protruding from the side of one of the storage buildings (Photograph 6). According to the owner of the parcel, the vent pipes are associated with two diesel ASTs used to fill agricultural equipment. We were unable to enter the building. Numerous, unlabeled, empty plastic 55-gallon drums were observed in the vicinity of the structures. Staining was not observed in the vicinity of the drums. Three unlabeled 55-gallon drums were also observed on the parcel. The contents of these drums is unknown. Staining was not observed in the vicinity of the drums. Various agricultural machinery and parts were observed in the vicinity of the structures. Numerous gasoline cans and five-gallon oil buckets were observed in a small brick structure located on the parcel. Stained soil was not observed beneath or adjacent to the gasoline cans or buckets.

Yates American Machine Co. is located on Parcel 4 (Photograph 7). According to the owner of the parcel, Mr. Dexter Blakely, the business primarily acquires and distributes logging and wood-working parts. Some machining is performed at the facility. Various-sized containers of gasoline, diesel, hydraulic oil and cutting oil were observed in the building (Photograph 8). A self-contained parts cleaner was observed in the building. Mr. Blakely indicated that Safety Kleen maintains the parts cleaner. Mr. Blakely indicated that used fluids are transported off-site for disposal. *De minimus* staining was observed on the concrete floor. Floor drains were not observed. Two compressors were observed east of the building. Staining was not observed in the vicinity of the compressors. A propane AST was observed east of the building. The property utilizes a septic system.

A single family residence and several out-buildings are located on Parcel 12. A diesel AST was observed on the northern portion of the parcel. Stained soil was not observed beneath or adjacent to the AST.

Three storage sheds were observed on the northeastern portion of Parcel 30. A heating oil AST was observed east of the eastern storage shed (Photograph 9). An additional AST was observed inside of the shed. Several five-gallon containers with used motor oil were observed (Photograph 10). Several unlabeled 55-gallon drums with unknown contents were observed. Stained soil was observed on the soil surrounding the five-gallon containers and drums.

An apparent automobile repair business (Crutchfields) is located on Parcel 56 (Photograph 11). We were unable to enter the facility. Various automobile parts, including apparent gasoline tanks (Photograph 12), were observed in the vicinity of the building. Several 55-gallon drums containing antifreeze and motor oil were observed in the vicinity of the building. An apparent heating oil AST was observed north of the building (Photograph 13). A compressor was observed east of the building. Stained soil was not observed in the beneath or adjacent to of the drums, AST or compressor. A drainpipe was observed on the eastern wall of the building (Photograph 14). Sanitary sewer services are not available in the vicinity of the site. It is likely the business utilizes a septic system.

An apparent wood-working studio was observed on Parcel 34. One 55-gallon drum of Anchorseal 2 was observed on the parcel. Stained soil was not observed in the vicinity of the drum. A compressor was observed west of the building. Stained soil was not observed in the vicinity of the compressor.

Underground or aboveground storage tanks

The following observations were made with regard to aboveground storage tanks and/or underground storage tanks at the site:

Several heating oil and diesel ASTs were observed on the site. These ASTs are discussed above. Fill ports and/or vent pipes, indicative of USTs, were not observed.

Strong, pungent or noxious odors

We did not notice strong, pungent or noxious odors at the site.

Surface waters

The following observations were made:

Several streams, ponds and lakes are located on the site. Sheens were not observed on the water surfaces.

Standing pools of liquid likely containing petroleum or hazardous substances

We did not observe standing pools of liquid at the site.

Drums or containers of petroleum or hazardous substances greater than five-gallons

The following observations were made:

Numerous 55-gallon drums were observed on the site and discussed above. The drums located on the site should be disposed of in accordance with applicable regulations.

Drums or containers of petroleum or hazardous substances less than or equal to five-gallons

The following observations were made:

Numerous containers containing a variety of chemicals were observed on the site and are discussed above. These containers should be disposed of in accordance with applicable standards.

Unidentified opened or damaged containers of hazardous substances or petroleum products

The following observations were made:

Several unlabeled 55-gallon drums and smaller containers were observed on the site. These drums and containers should be disposed of in accordance with applicable standards.

Known or suspect PCB-containing equipment (excluding light ballasts)

The following observations were made:

Numerous pole-mounted and pad-mounted transformers were observed on the site. Staining, indicative of leakage, was not observed on the visible transformers, pads, poles or surrounding ground surfaces.

Stains or corrosion to floors, walls or ceilings

The following observations were made:

Staining from fluids from the various machine parts was observed on the dirt floor of the structure located on Parcel 6. *De minimus* staining was observed on the concrete floor of Yates American Machine Co.

Floor drains and sump pumps

We did not observe floor drains or sump pumps at the site.

Pits, ponds or lagoons

We did not observe pits, ponds or lagoons at the site.

Stained soil or pavement

The following observations were made:

Stained soil was observed surrounding the five-gallon containers and drums located on the northeastern portion of Parcel 30.

Stressed vegetation

We did not observe stressed vegetation at the site.

Solid waste mounds or non-natural fill materials

The following observations were made:

Debris piles and dilapidated structures were located throughout the site. Hazardous materials were not observed on the surface of the debris piles or in the vicinity of the structures with the exception of the above.

Wastewater discharges into drains, ditches or streams

We did not observe wastewater discharges at the site.

Groundwater wells including potable, monitoring, dry, irrigation, injection and/or abandoned

The following observations were made:

Several water supply wells were observed on the developed portions of the site.

Septic systems or cesspools

The following observations were made:

Septic systems are utilized on the developed portions of the site.

Elevators

We did not observe elevators on the site.

Dry Cleaning

We did not observe dry-cleaning operations on the site.

Onsite Emergency Electrical Generators

We did not observe emergency generators on the site.

Specialized industrial equipment (paint booths, bag houses, etc.,) on-site

We did not observe specialized industrial equipment at the site.

Hydraulic lifts

We did not observe hydraulic lifts at the site.

Oil-water separators

We did not observe oil-water separators at the site.

Compressors on-site

The following observations were made:

Several compressors were observed on the site. Staining was not observed in the vicinity of the compressors.

Grease traps

We did not observe grease traps at the site.

6.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the site boundary and public places. The site is located in a rural area of Liberty, Randolph County, North Carolina.

The site is bound on the north by single family residences, wooded land, Old 421 Road, railroad tracks, Orange Blossom Drive and Macedonia Loop Road. Wooded land, agricultural fields and single family residences are located farther north.

The site is bound on the east by Troy Smith Road, agricultural fields and wooded land. Wooded land, agricultural fields and single family residences are located farther east.

The site is bound on the south by U.S. Highway 421, Starmount Road, wooded land and agricultural land. Wooded land, agricultural fields and single family residences are located farther south.

The site is bound on the west by single family residences, Julian Airport Road and wooded land. Wooded land, agricultural fields and single family residences are located farther west.

6.4 Summary of On-Site and Off-Site RECs

According to our site observations and a review of adjoining and nearby properties, the site contains undeveloped land, agricultural fields, single family residences, agricultural structures in various degrees of disrepair, and associated asphalt roadways and gravel roadways. Two commercial businesses, Yates American Machine Co. (Parcel 2, Figure 3) and Crutchfields automotive repair (Parcel 56, Figure 3), are located on the site. The site is located in a rural area of Liberty, North Carolina. We did not identify on-site or off-site recognized environmental conditions associated with the site during the reconnaissance; except for the following:

- Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure located on Parcel 6;
- The septic system associated with Yates American Machine Co. on Parcel 4;
- Stained soil in the vicinity of the storage sheds located on Parcel 30; and,
- The septic system associated with Crutchfields automobile repair facility on Parcel 56.

7.0 ADDITIONAL SERVICES

7.1 Non-Scope Issues

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands and mold.

We were authorized to conduct the following non-scope issues for the site:

ECS was contracted to perform a Wetland/Stream Determination, Preliminary Endangered Species Evaluation and Preliminary Cultural Resources Evaluation in conjunction with this Phase I ESA. The results of these additional tasks will be issued in separate reports.

7.2 Previous Reports Review

We have not conducted previous environmental and/or engineering assessment activities at the site.

We have not been provided with environmental or engineering assessment reports for the site completed by others.

8.0 INTERVIEWS

Mr. Ryan Abrahamson spoke with Mr. Dexter Blakely, owner of several parcels on the site, including Yates American Machine Co. (Parcel 4). According to Mr. Blakely, the building located on the parcel was constructed in approximately 1980. Mr. Blakely indicated that the business primarily acquires and distributes logging and wood-working parts. Some machining is performed at the facility. A self-contained parts cleaner was observed in the building. Mr. Blakely indicated that Safety Kleen maintains the parts cleaner. Mr. Blakely indicated that used fluids are transported off-site for disposal. Mr. Blakely indicated that the property utilizes a septic system and water supply well. The building is heated with propane.

Mr. Blakely indicated that the buildings located on Parcels 2 and 6 are used to store materials used in his business and for the maintenance of the properties. Mr. Blakely indicated that two diesel ASTs are located in a storage shed located on Parcel 2. He indicated that the ASTs have been utilized on and off for approximately 10 years. Mr. Blakely indicated that approximately 250 gallons of diesel fuel are used per year.

Mr. Blakely is not aware of 1) environmental concerns associated with the site 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products.

Mr. Ryan Abrahamson spoke with Mr. James Georgevich, owner of Parcel 57. Mr. Georgevich indicated that he has owned the parcel for approximately 10 years. He indicated that the residence utilizes a water supply well and septic system. The residence is heated with an electric heat pump.

Mr. Georgevich is not aware of 1) environmental concerns associated with the site 2) any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the site or 3) any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products .

We attempted to contact the Randolph County Fire Marshall's Office. As of the issuance of this report, we have not received a response.

9.0 FINDINGS AND OPINIONS

The subject site consists of 57 parcels totalling approximately 1,496 acres located near Liberty, Randolph County, North Carolina.

The site contains undeveloped land, agricultural fields, single family residences, agricultural structures in various degrees of disrepair, asphalt roadways and gravel roadways. Two commercial businesses, Yates American Machine Co. (Parcel 2) and Crutchfields Automotive Repair (Parcel 56), are located on the site. The structures located on the site utilize water supply wells and septic systems. The majority of the structures on the site are heated with electric heat pumps, propane or wood burning stoves. A power line easement was observed bisecting the central portion of the site.

A storage structure was observed on Parcel 6, north of the power line easement. Various machine parts were observed in and around the structure. Several unlabeled 55-gallon drums were observed in the vicinity of the structure. One empty AST was observed west of the structure. Stained soil was not observed beneath or adjacent to the AST. Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure. This staining represents a REC of the site. A compressor was observed north of the structure. Stained soil was not observed beneath or adjacent to the compressor.

Yates American Machine Co. is located on Parcel 4. According to the owner of the parcel, Mr. Dexter Blakely, the business primarily acquires and distributes logging and wood-working parts. Some machining is performed at the facility. Various-sized containers of gasoline, diesel, hydraulic oil and cutting oil were observed in the building. A self-contained parts cleaner was observed in the building. Mr. Blakely indicated that Safety Kleen maintains the parts cleaner. Mr. Blakely indicated that used fluids are transported off-site for disposal. *De minimus* staining was observed on the concrete floor. Floor drains were not observed. Two compressors were observed east of the building. Staining was not observed in the vicinity of the compressors. A propane AST was observed east of the building. The property utilizes a septic system. The septic system represents a REC of the site.

Three storage sheds were observed on the northeastern portion of Parcel 30. A heating oil AST was observed east of the eastern storage shed. An additional AST was observed inside of the shed. Several five-gallon containers with used motor oil were observed in the shed. Several unlabeled 55-gallon drums with unknown contents were observed. Stained soil was observed surrounding the five-gallon containers and drums. This staining represents a REC of the site.

An apparent automobile repair business (Crutchfields) is located on Parcel 56. We were unable to enter the facility. Various automobile parts, including apparent gasoline tanks, were observed adjacent to the building. Several 55-gallon drums containing antifreeze and motor oil were observed in the vicinity of the building. An apparent heating oil AST was observed north of the building. A compressor was observed east of the building. Staining was not observed in the vicinity of the drums, AST or compressor. A drainpipe was observed on the eastern wall of the building. Sanitary sewer services are not available in the vicinity of the site. It is likely the business utilizes a septic system. The septic system represents a REC of the site.

Additional site information is discussed in Section 6.2 of this report.

The site is located in a rural area of Liberty. The site is bound on the north by single family residences, wooded land, Old 421 Road, railroad tracks, Orange Blossom Drive and Macedonia Loop Road; on the east by Troy Smith Road, agricultural fields and wooded land; on the south by U.S. Highway 421, Starmount Road, wooded land and agricultural land; on the west by single family residences, Julian Airport Road and wooded land.

According to historical research, the site contained undeveloped land, agricultural fields, single family residences and agricultural structures since at least 1937. The building occupied by Yates American Machine Co. (Parcel 2) was reportedly constructed in 1980. The building currently occupied by Crutchfields Automotive Repair (Parcel 56) has been located on the site since at least 1993.

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances of the site. The EDR report does not identify the subject site on the databases researched. The EDR report identified two properties in the vicinity of the site. However, based on the regulatory status, the distance and/or the groundwater flow direction inferred from the surface topography, releases from these properties are not expected to impact the site. More detailed information pertaining to these off-site releases are reported in Section 5.2.

ASTM E-1527-13 defines a "data gap" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." ECS only reports data gaps that affect the ability to identify conditions indicative of releases or threatened releases of hazardous substances.

ECS was contracted by Randolph County EDC to perform a Phase I ESA in conformance with the scope and limitations of ASTM Standard E 1527-13, of the approximate 1,496 acre site located east of Highway 421, south of Old 421 Road and west of Troy Smith Road near Liberty, Randolph County, North Carolina. As documented and qualified by this report, this assessment has revealed no evidence of RECs in connection with the site; except for the following:

- Stained soil from fluids from the various machine parts was observed on the dirt floor of the structure located on Parcel 6;

- The septic system associated with Yates American Machine Co. on Parcel 4;
- Stained soil in the vicinity of the storage sheds located on Parcel 30; and,
- The septic system associated with Crutchfields automobile repair facility on Parcel 56.

Additional Considerations

Numerous 55-gallon drums and containers of various sizes containing a variety of chemicals and paint were observed on the site. These drums and containers should be disposed of in accordance with applicable regulations.

Several debris piles and dilapidated structures were observed on the site. Hazardous materials were not observed on the surfaces of the debris piles or in the vicinity of the structures. If hazardous materials or petroleum products are encountered during the removal of the debris piles or structures, these materials should be disposed of in accordance with applicable regulations.

10.0 REFERENCES

ASTM, 2013, ASTM E 1527-13. Standard Practice for Environmental Site Assessment Phase I Environmental Site Assessment Process.

The EDR DataMap Area Study dated January 21, 2015, prepared by Environmental Data Resources, Inc. (EDR).

Certified Sanborn Map Report dated January 21, 2015, prepared by EDR.

Randolph County NRCS, Aerial Photographs dated 1937, 1957 and 1966.

Google Earth, Aerial Photographs, dated 1993, 2005 and 2014.

Randolph County GIS Website, Aerial Photograph dated 2010.

Geological Map of North Carolina, compiled by the North Carolina Geological Society, dated 1985.

USGS Topographic Map, Climax, North Carolina Quadrangle dated 1970 and revised 1982.

USGS Topographic Map, Kimesville, North Carolina Quadrangle dated 1970 and revised 1982.

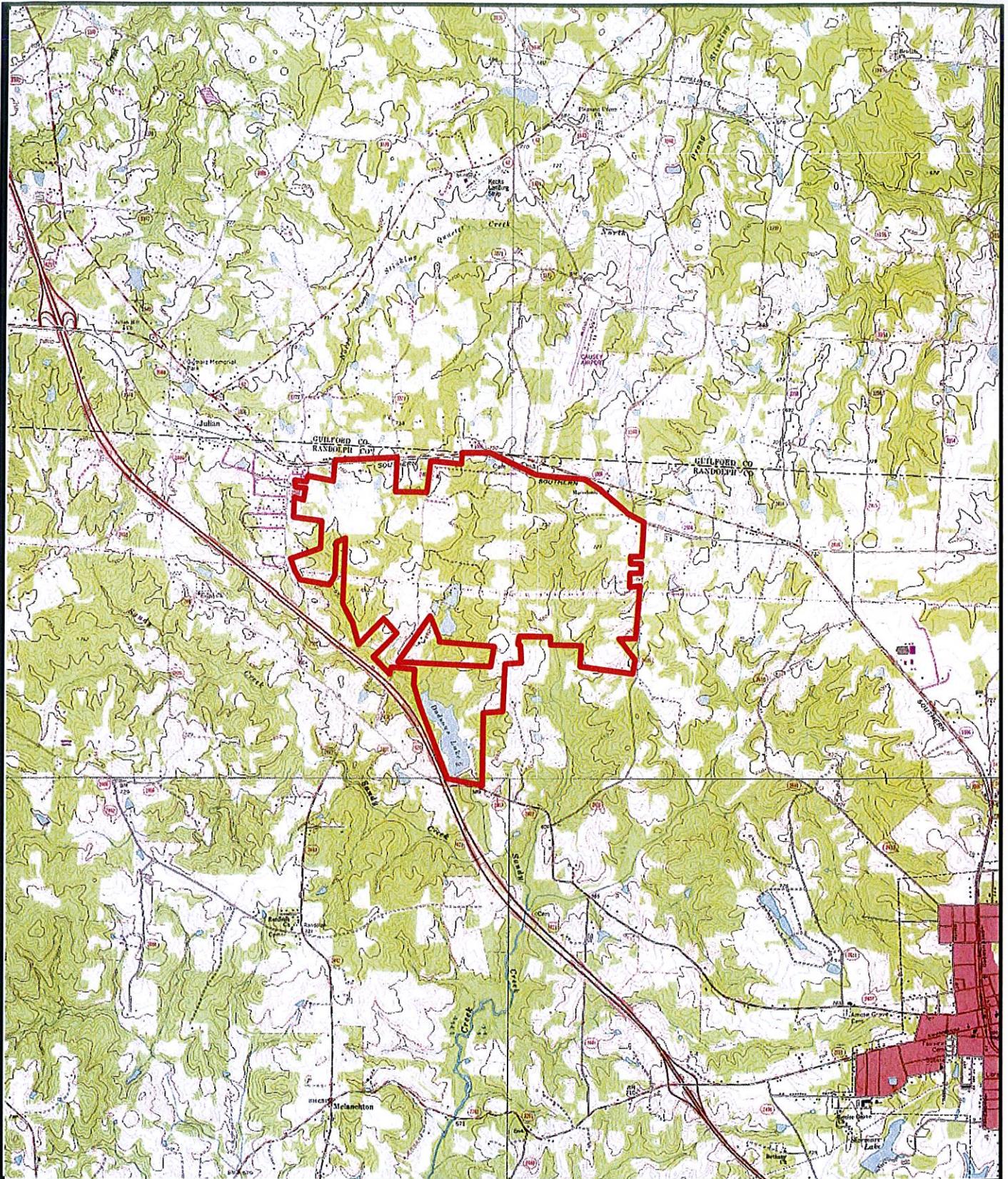
USGS Topographic Map, Grey Chapel, North Carolina Quadrangle dated 1974.

USGS Topographic Map, Liberty, North Carolina Quadrangle dated 1974.

Randolph County GIS Website, Parcel Information.

APPENDIX I

FIGURES

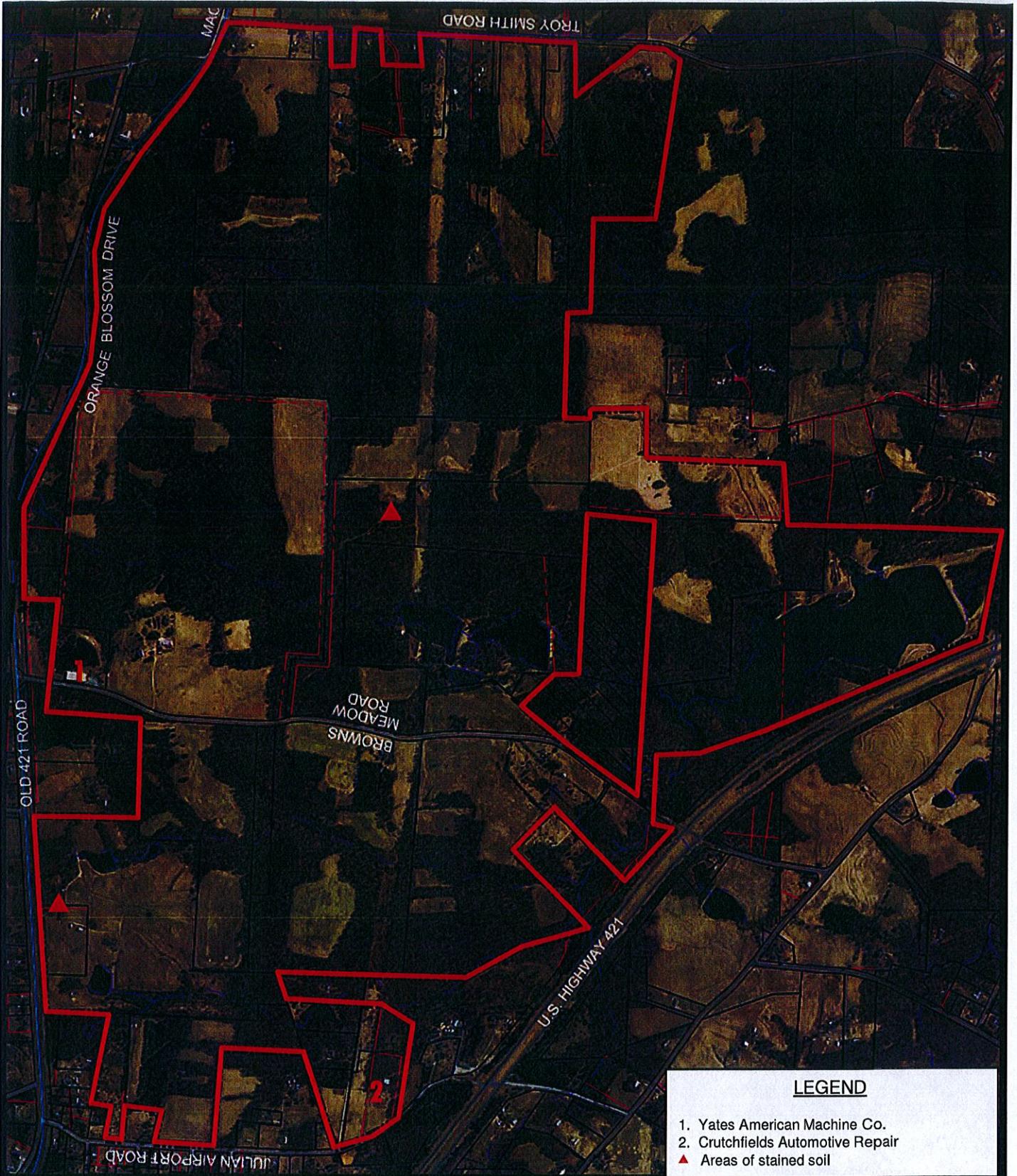


SOURCE:
 USGS TOPOGRAPHIC MAP
 CLIMAX, NC QUADRANGLE,
 DATED 1970 REVISED 1982; KIMESVILLE, NC
 QUADRANGLE DATED 1970 REVISED 1982; GREY
 CHAPEL, NC QUADRANGLE, DATED 1974; LIBERTY,
 NC QUADRANGLE, DATED 1974

SCALE 1" = 4,000'



FIGURE 1
SITE LOCATION MAP
 LIBERTY MEGA SITE
 HIGHWAY 421
 LIBERTY, NORTH CAROLINA
 ECS PROJECT NO. 09-24982



LEGEND

- 1. Yates American Machine Co.
- 2. Crutchfields Automotive Repair
- ▲ Areas of stained soil

SOURCE:

GOOGLE EARTH SATELLITE IMAGERY
 AERIAL PHOTOGRAPH, DATED 2014

NTS

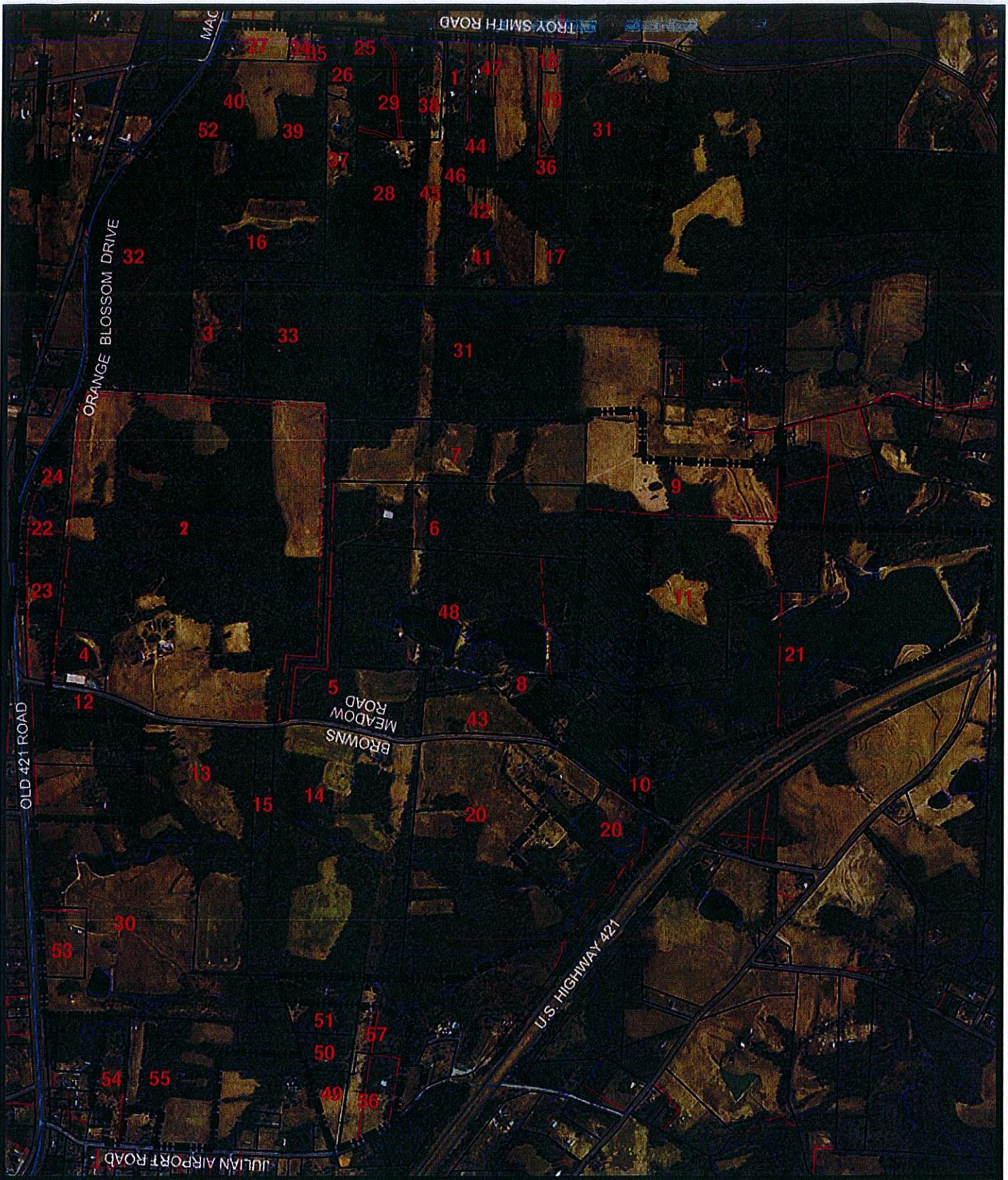


← **N**

**FIGURE 2
 SITE MAP**

LIBERTY MEGA SITE
 HIGHWAY 421
 LIBERTY, NORTH CAROLINA

ECS PROJECT NO. 09-24982



SOURCE:

GOOGLE EARTH SATELLITE IMAGERY
AERIAL PHOTOGRAPH, DATED 2014

NTS



**FIGURE 3
PARCEL LOCATION MAP**

LIBERTY MEGA SITE
HIGHWAY 421
LIBERTY, NORTH CAROLINA
ECS PROJECT NO. 09-24982

APPENDIX II

CORRESPONDENCE AND USER QUESTIONNAIRE



Environmental Questionnaire for User

Completion required for conformance with ASTM E 1527-13. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: Greensboro Liberty Megasite

Name and Title of Person Completing Questionnaire (Please Print):
Bonnie R. Renfro

Signature of Person Completing Questionnaire:
Bonnie R. Renfro

Date: 11-25-14

Name of Your Company and Your Contact Number (Please Print):
Randolph County Development Corporation / 336.686.2135

ASTM E 1527-13 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: Site evaluation for future industrial development

Will you provide Property Title Records and a Legal Description to ECS?

Please select one: NO YES

Will you provide a 50-year chain of title abstract to ECS?

Please select one: NO YES

Please Send Information Promptly

(1a.) Environmental liens that are filed or recorded against the site (40 CFR 312.25). ASTM E 1527-13 states that the user should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, ECS can obtain this information from a third party provider for an additional fee. Please let ECS know if you would like to contract ECS for this service.

Please select one: Client to Provide ECS to Provide for Additional Fee

(1b.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one: NO YES
If yes, please explain: _____

(2.) Specialized knowledge - As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please select one: NO YES
If yes, please explain: _____

(3.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

(a.) Do you know the past uses of the property?

Please select one: NO YES
If yes, please state uses: residential, woodland, agriculture

(b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one: NO YES
If yes, please explain: _____

(c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one: NO YES
If yes, please explain: _____

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one: NO YES
If yes, please explain: _____

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please select one: NO YES
If no, please explain: _____

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one: NO YES
If yes, please explain: _____

(5.) Parcel Property Owner(s) & Contact Number(s):

- A. See attached list
- B. _____
- C. _____
- D. _____

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: Sam Simpson 336.508.2801 (m)
Occupant/Tenant: _____
Occupant/Tenant: _____

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Please select one: NO YES
If yes, please explain: _____

TABLE 1: Site Parcels (Figure 3)

PARCEL	PARCEL#	OWNER	ADDRESS	ACRAGE
1	8717895590	Birchette, George A.	5353 Troy Smith Road	5.72
2	8718326247	Blakley Family LLC	Unknown	197.38
3	8718622185	Blakley, Dexter E. Trustee	Unknown	22.54
4	8718237518	Blakley, Dexter E. Trustee	5892 Browns Meadow Road 5900 Browns Meadow Road	8.03
5	8718203615	Blakley, Dexter E. Trustee	Unknown	24.67
6	8717491558	Blakley, Dexter E. Trustee	Unknown	47.90
7	8717498573	Blakley, Dexter E. Trustee	Unknown	43.50
8	8717283760	Blakley, Dexter E. Trustee	5252 Three Lakes Dr	1.07
9	8717475282	Blakley, Dexter E. Trustee	Unknown	36.74
10	8717173435	Blakley, Dexter E. Trustee	5240 Browns Meadow Road	2.10
11	8717364737	Blakley, Dexter E. Trustee	Unknown	51.70
12	8718232522	Blakley, Dexter E. Trustee	5915 Browns Meadow Rd	4.87
13	8718029180	Brown, Frank H.	5777 Browns Meadow Rd	50.00
14	8718006776	Brown, Johnnie Greeson	5545 Browns Meadow Rd 5569 Browns Meadow Rd	92.90
15	8718019509	Brown, Steven K.	5691 Browns Meadow Rd	8.00
16	8718712763	Obriant, Nancy Graves Life Estate	Unknown	21.26
17	8717688450	Coble, Gerald B.	5243 Troy Smith Rd	2.38
18	8717888572	Coble, James B.	Unknown	1.04
19	8717881455	Coble, James B.	Unknown	13.64
20	8717097208	Demaria, Michael P.	5373 Browns Meadow Rd	97.79
21	8717257655	Dodson Lake INC.	5990 Starmount Road	107.27
22	8718337986	Piedmont Triad Partnership	5184 Orange Blossom Dr 5226 Orange Blossom Dr	7.78
23	8718333976	Ferguson, Barry W.	Unknown	3.86
24	8718435778	Ferguson, Barry W.	5301 Orange Blossom Dr	3.90
25	8718809618	Breedlove, Jimmy Edwin	5487 Troy Smith Road	2.11
26	8718807740	Hinshaw, Kristy M. Foust	5469 Troy Smith Rd	2.41
27	8718911708	Able Swordplay, LLC	5593 Troy Smith Rd 5595 Troy Smith Rd	6.19
28	8718703247	Piedmont Triad Partnership	5585 Kimrey Ln	22.16
29	8718805301	Piedmont Triad Partnership	NA	10.67
30	8708929917	Langlois, Steven Michael	8805 Old 421 Rd 8915 Old 421 Rd	77.09
31	8717687310	Leonard, Frank Robert	5163 Troy Smith Rd	110.62
32	8718629905	Lindley, Ferment M. JR	Unknown	59.62
33	8718519048	Lindley, Ferment M. JR	Unknown	39.31
34	8718910164	Maillet, Kenneth	5537 Troy Smith Rd	1.91
35	8718900964	Maillet, Kenneth	5515 Troy Smith Rd	1.38
36	8717787555	Messer, Anita C.	5273 Troy Smith Rd	2.54
37	8718706850	Piedmont Triad Partnership	5587 Kimrey Ln	15.20
38	8717895776	Piedmont Triad Partnership	5642 Kimrey Ln	6.87
39	8718812478	Obriant, Howard L.	5682 Macedonia Loop Rd	33.46
40	8718820192	Obriant, Nancy Graves Life Estate	NA	11.13
41	8717786954	Puck, Timothy J.	5313 Troy Smith Rd 5317 Troy Smith Rd	36.81
42	8717793276	Puck, Timothy J.	Unknown	1.23
43	8717290473	Salamander Holdings LLC	Unknown	11.78
44	8717893205	Sugg, Jeffery Alan	5329 Troy Smith Rd 5331 Troy Smith Rd	7.97
45	8717793706	Sugg, Jeffery Alan	Unknown	12.42
46	8717795560	Sugg, Jeffery Alan	Unknown	4.00
47	8717897195	Sugg, Jeffery Alan	Unknown	1.15
48	8717392106	Three Lakes Club INC.	5296 Three Lakes Dr 5347 Three Lakes Dr 5331 Three Lakes Dr	77.00

49	8708800779	Hildebrand, Terence M	Unknown	5.33
50	8708805737	Hildebrand, Terence M	4593 Crutchfield Farm Rd	5.33
51	8708808779	Neal, Phillip W	4635 Crutchfield Farm Rd	5.33
52	8718821157	Obriant, Nancy Graves Life Estate	5680 Macedonia Loop Rd	1.00
53	8708937765	Langlois, Steven Michael	8807 Old 421 Rd	7.95
54	8708832126	Galimore, Landscaping, Inc.	NA	8.97
55	8708822458	Vaughn, Robert Larry	5938 Julian Airport Rd	34.60
56	8708801435	Crutchfield, Alfred Noland	5616 Julian Airport Rd	10.89
57	8708807291	Georgevich, James K (Georgevich, Judiann E)	4606 Crutchfield Farm Rd	6.02

Total Acreage: 1496.49